

Stratford-on-Avon District Local Development Framework Annual Monitoring Report 2009



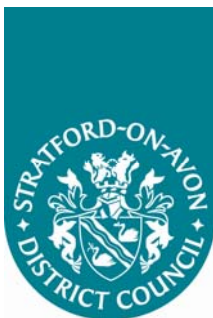
DECEMBER 2009

Stratford-on-Avon District
Local Development Framework

Annual Monitoring Report 2009

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Stratford-on-Avon District
Local Development Framework

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Contents

1. Introduction
2. Summary
3. Analysis of Indicators
 - A. Contextual indicators
 - B. National and regional core output indicators
 - C. Local indicators
 - D. Significant effects indicators
4. Local Development Scheme – progress and review
5. Glossary

Appendices

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 is the fifth Annual Monitoring Report (AMR) that the District Council has produced under the 2004 Act. It assesses performance against a wide range of national, regional and local indicators and is now able to provide a well-established time series of data. However, there are a number of matters that the District Council continues to find difficult to monitor. The AMR identifies where improvements to the scope of the monitoring process could be made in the future if resources and the availability of data permit.

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

This report covers the monitoring period 1 April 2008 to 31 March 2009, 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.

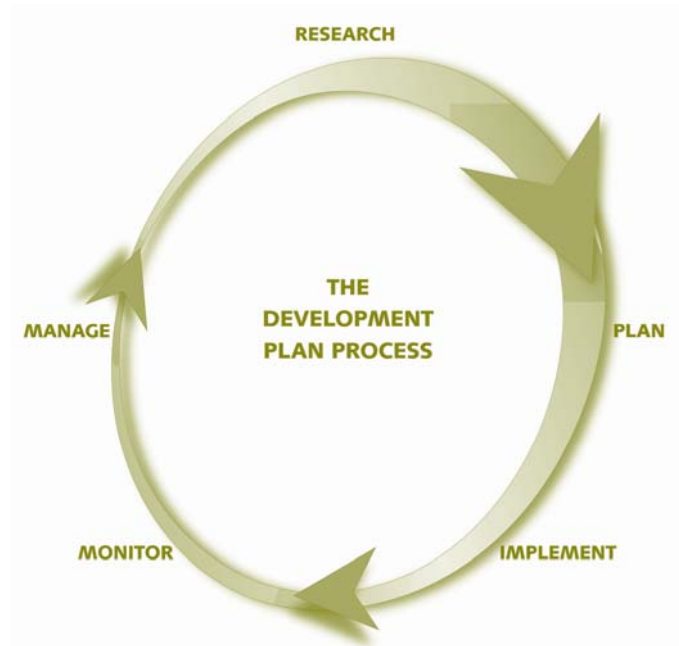
Research

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 Sustainable Community Strategy that has been produced by the Local Strategic Partnership and approved by the District Council in April 2009. 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.

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

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 be produced to assess the likely effects of the Core Strategy.



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.

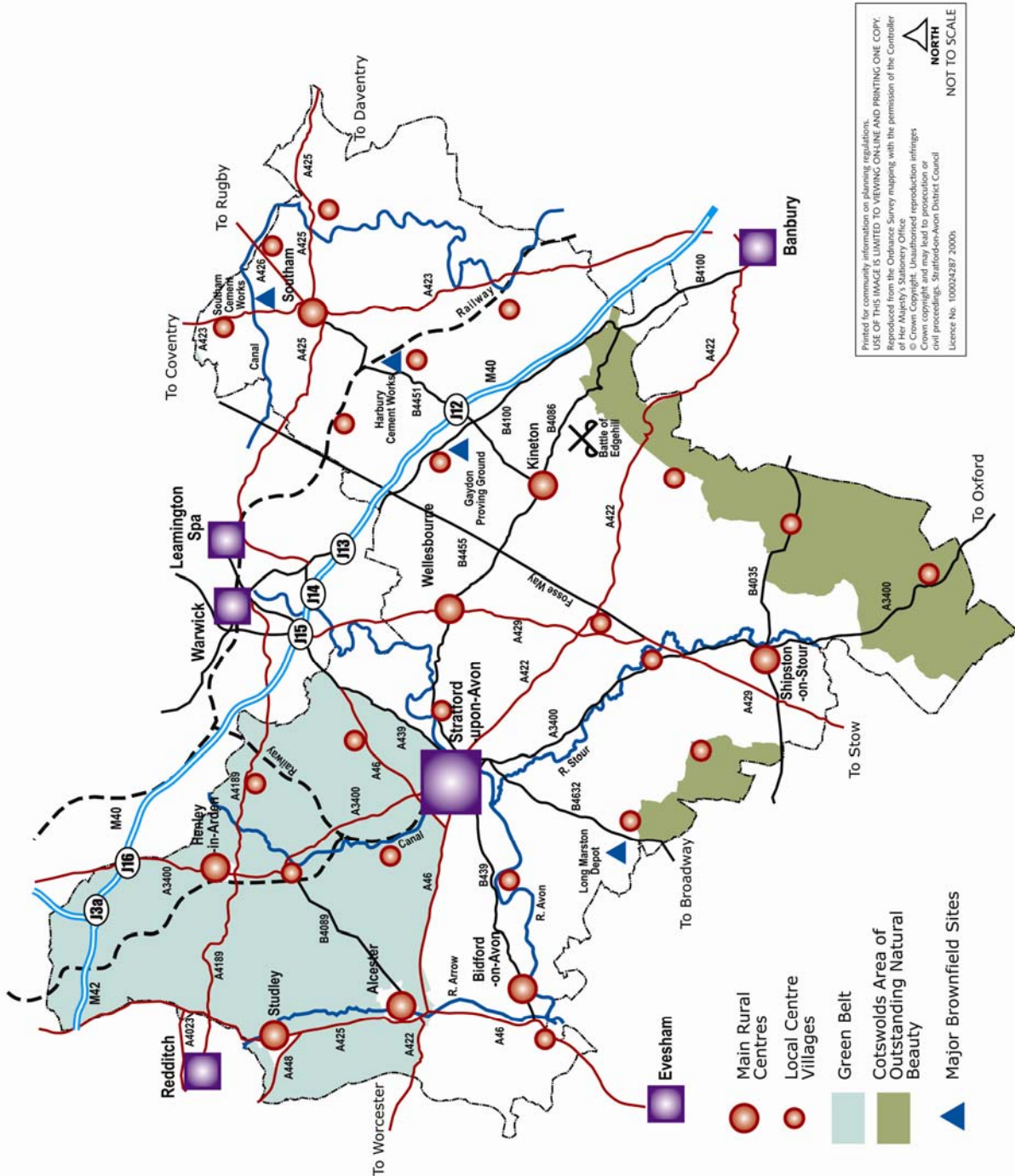
Manage

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. The updated version of the LDS in terms of the intended timetable for preparing a range of Development Plan Documents is provided towards the back of the AMR.

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.
- The proportion of employment development on brownfield land has been much lower in the past three years (39%) than during the period 1996-2006.
- The housing trajectory shows that the current housing land supply is clearly insufficient to deliver the housing growth envisaged for the District in the Regional Spatial Strategy Phase Two Revision Preferred Options. This is unsurprising in that the Core Strategy which will identify the main locations for new housing has to proceed through several stages before it is adopted. This means that sites shown in the Draft Core Strategy cannot be included in the trajectory.
- Consistent with the housing trajectory, a five year housing land supply cannot be demonstrated in the District.
- The number of completed houses has shown a further decrease, falling to its lowest level for at least 20 years (275 completions).
- The decrease in completions has hit the affordable housing sector with only 44 dwellings being completed in 2008/9 compared with 136 in 2007/8.
- Recent house building activity has remained concentrated on brownfield land with 92% of completions in 2008/9 on this type of site.
- The measure of the health of biodiversity within the District (NI197 - local sites under positive management), suggests a decline (36% falling to 18%) but the reporting methodology has been changed and it is difficult to make a valid comparison.
- There has been very little by way of developer contributions towards transport schemes and public open space during the past monitoring year due to the limited number of development proposals that have come forward.
- A revised set of Sustainability Indicators have been identified. This rationalises the number of objectives identified while still focusing on the critical issues facing the District.
- Preparation of the Core Strategy has slipped again due to further work required as a result of likely changes to the Regional Spatial Strategy Revision regarding the housing requirements for the District.



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

Our District lies at the heart of England. The total population of the District is 118,800 (2008 estimate). 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 attractive, small market towns of Alcester, Henley-in-Arden, Shipston-on-Stour and Southam.

Stratford District has a distinctly rural character and this is reflected in the fact that 80% of its residents live outside the main town of Stratford-upon-Avon. Nearly 45% of residents live in parishes with a population of less than 3,000. It easily has the lowest population density of any district in Warwickshire.

Stratford-upon-Avon is, of course, famous the world over for being the birthplace and resting place of William Shakespeare. It is known as 'the international market town'. With this come significant economic benefits but also major challenges in managing the three million or so visitors that come to the town each year while also retaining the character of the town and the quality of life for its residents.

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 lowland 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. The pleasant countryside is appreciated as a major asset and its protection is a priority.

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 (2001 Census). This trend is likely to continue. The aging population and reducing household size, as well as the decline of traditional agricultural employment and new shopping patterns have led to a cutback in services in many rural areas.

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.

A substantial amount of housing development has taken place in the District in recent decades. The overall number of dwellings has increased by some 38% since 1981. Much of this has been concentrated in the larger settlements, with Stratford-upon-Avon seeing an increase in dwellings of 52%, while Wellesbourne has grown by 73%, Bidford by 84% and Shipston by 95%.

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.

On the strategic transport front, the M40 cuts across the District, although there is not a major junction within its area. Junction 15 at Longbridge, just outside Warwick, is about six miles to the 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 major challenges at the present time given the ever-increasing competition nationally and internationally.

Unemployment levels fell consistently throughout the mid and late nineties. Although this reduction has levelled off since 2001, the current rate of 2.5% (August 2009) is well below the national situation (4.2%) and is one of the lowest in the West Midlands which has been hit particularly badly by the economic recession.

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.

The past ten years or so have seen a further 86 hectares of land developed for industrial uses². This has been distributed widely across the District, including three new business parks on the edge of Stratford-upon-Avon and a significant expansion of manufacturing and distribution activities at Southam and Wellesbourne. However, nearly one-third of the increase has been at Gaydon Proving Ground associated with the research, development and production of motor vehicles.

These characteristics mean that the District cannot be treated and planned in isolation; we have to understand and respond to all these characteristics and influences.

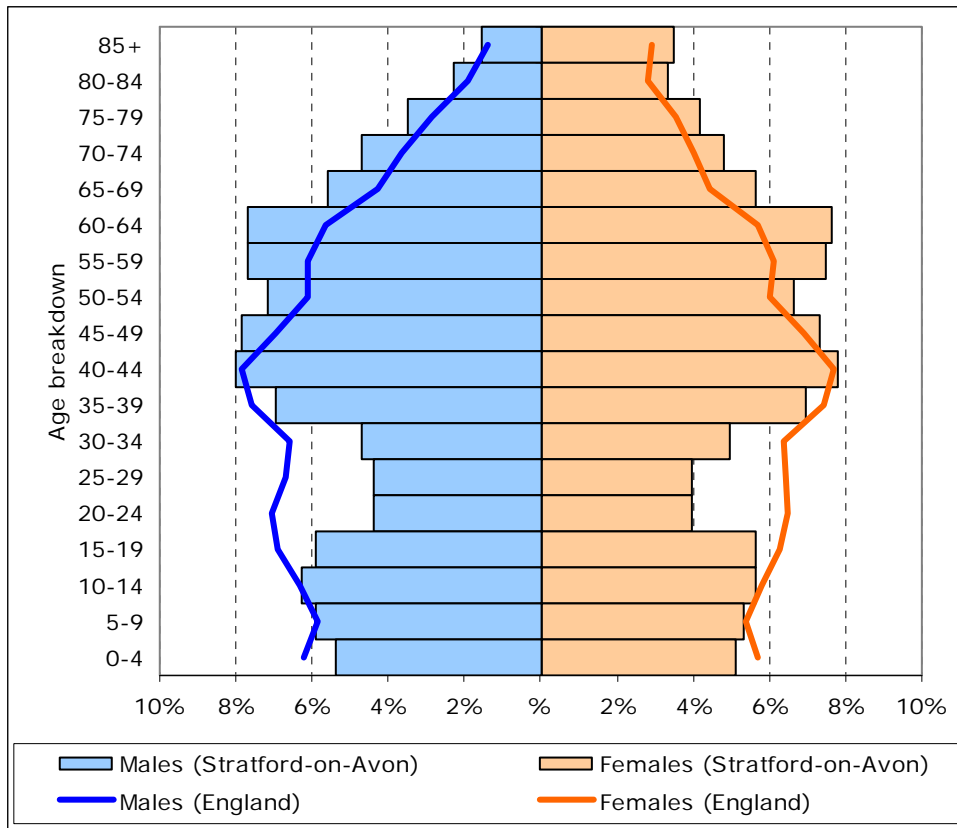
Population

Stratford District population 118,800

(Source: ONS midyear population estimates 2008)

The population profile for Stratford District compared to the England average shows an above England average for all age groups over 45, a low young working age population (20-34) and below England average for age groups 15-39.

² Class B uses only as defined in the Town and Country Planning (Use Classes) Order

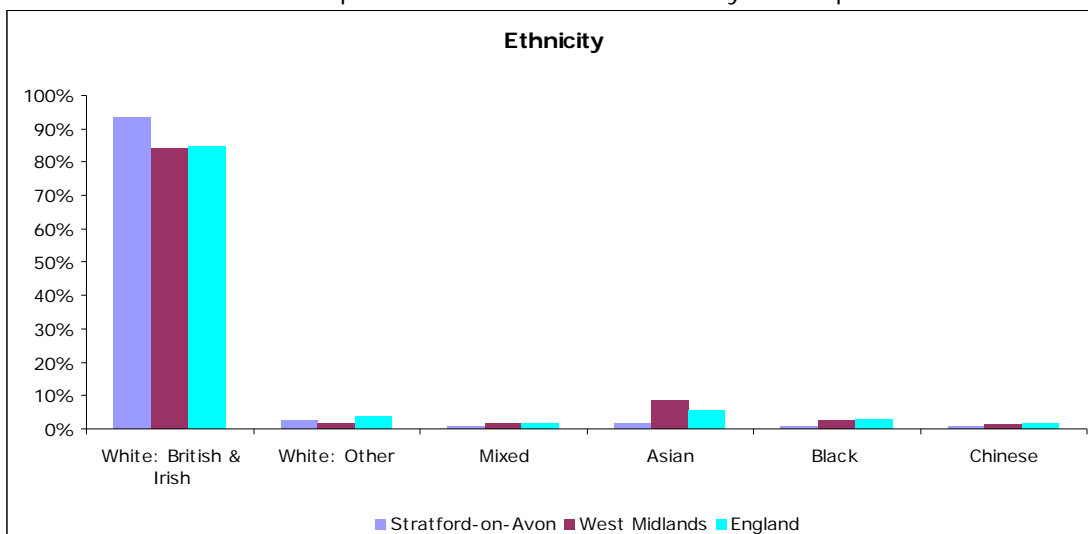


Source: Warwickshire Observatory from ONS Population Estimates 2007

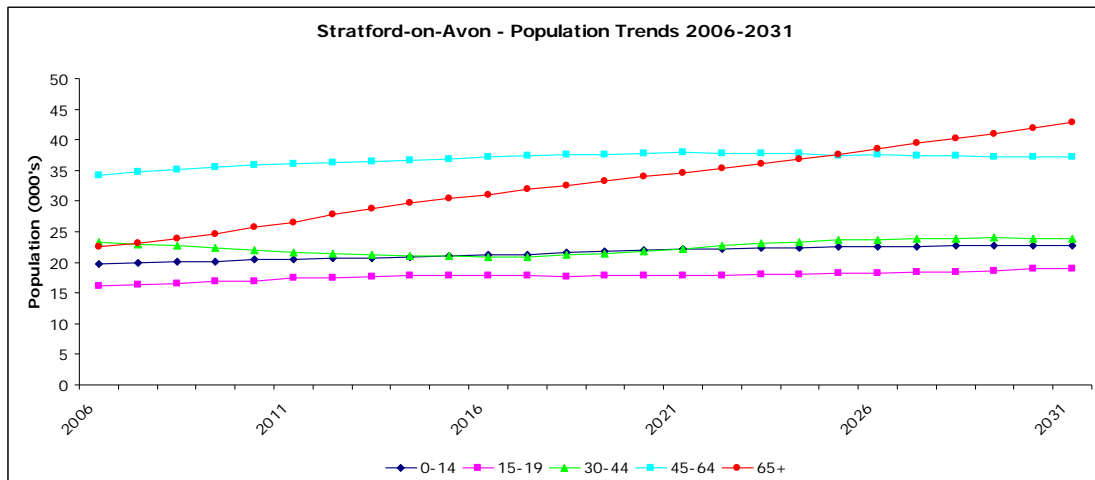
Ethnicity	Stratford-on-Avon	West Midlands	England
White British	93.5%	84.3%	84.8%
White Other	2.6%	1.8%	3.5%
Mixed	1.0%	1.8%	1.7%
Asian	1.5%	8.4%	5.7%
Black	0.7%	2.5%	2.8%
Chinese	0.7%	1.2%	1.5%

Source: ONS population estimates by ethnic group 2007

The 2007 estimates show an increase in 'white other' population, mainly from Eastern European countries. These numbers are pre-recession estimates and may not be permanent.



Population Trends



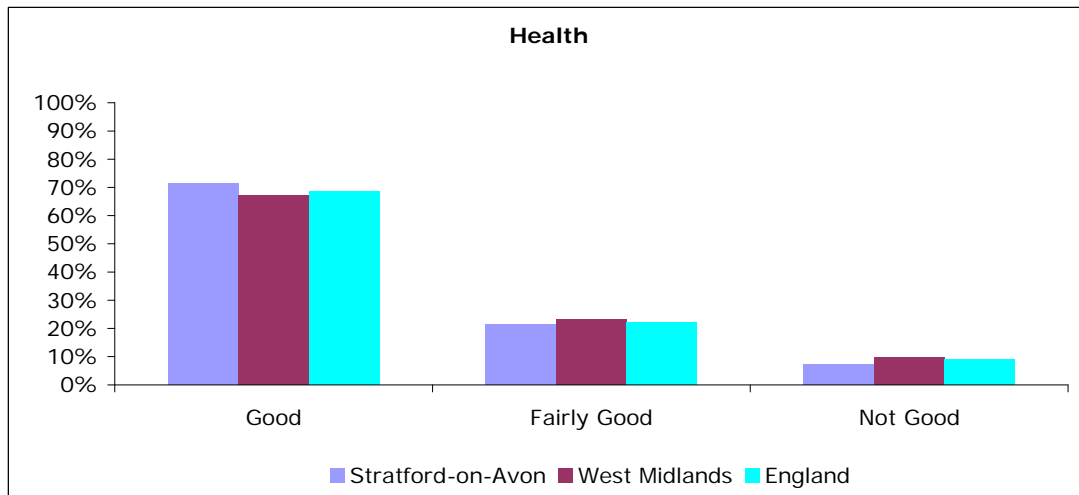
Source: 2006-based subnational population projections (Warwickshire Observatory)

Population trends indicate that over 60's are projected to increase from 28% to 36.5% by 2031. Over 85's to increase by almost 200% compared to an England average of 130%. By 2031 there will be an additional 5,700 over 85's in Stratford district.

Health

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



Housing and Households

Total number of Houses

53,397 (including vacant) - Source SDC Council Tax, April 2009

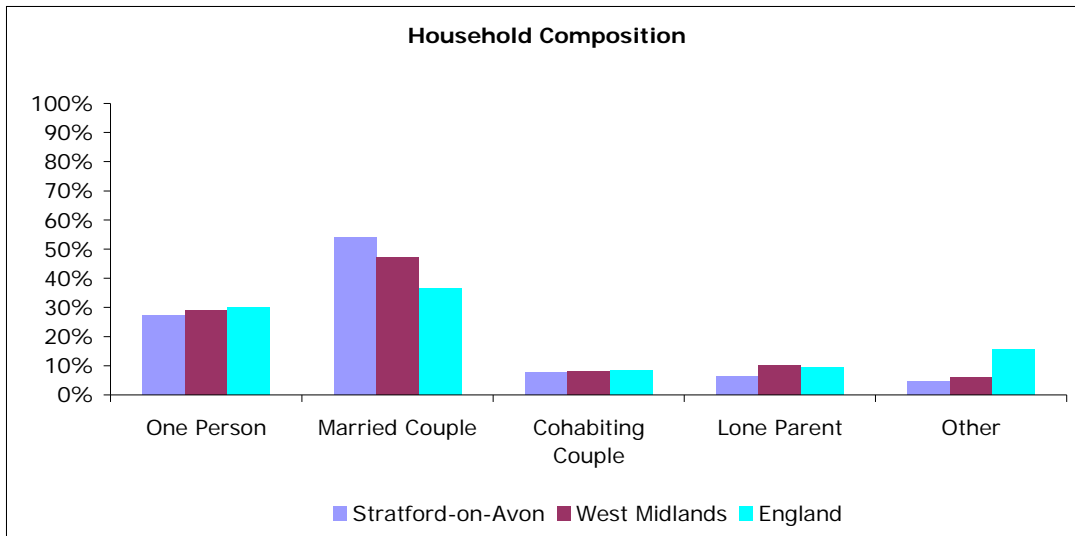
Total number of Households

52,199 - Source SDC Council Tax, April 2009

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

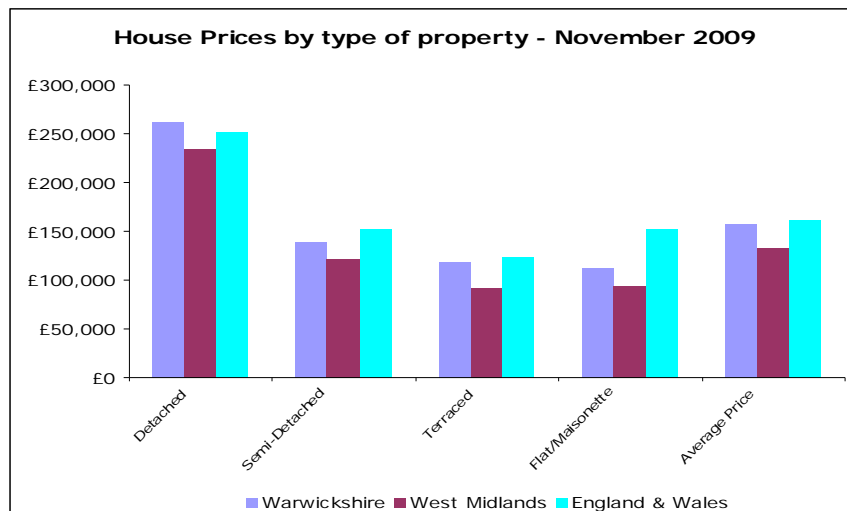
Household Composition	Stratford-on-Avon	West Midlands	England
One Person	27.2%	28.8%	30.1%
Married Couple	54.2%	47.2%	36.5%
Cohabiting Couple	7.7%	7.9%	8.3%
Lone Parent	6.5%	10.1%	9.5%
Other	4.5%	6.0%	15.6%

Source: 2001 Census



Residential Property Prices – November 2009	Warwickshire	West Midlands	England & Wales
Detached	£262,699	£242,705	£245,368
Semi-Detached	£139,534	£126,228	£153,949
Terraced	£118,741	£95,116	£124,700
Flat/Maisonette	£111,774	£97,414	£153,164
Average Price	£156,709	£137,493	£161,883

Source: HM Land Registry November 2009



Average Property Prices – November 2008-2009	Warwickshire	West Midlands	England & Wales
November 2008	£164,917	£137,669	£162,023
May 2009	£151,869	£129,950	£152,814
November 2009	£156,709	£132,787	£161,554

Source; HM Land Registry November 2009

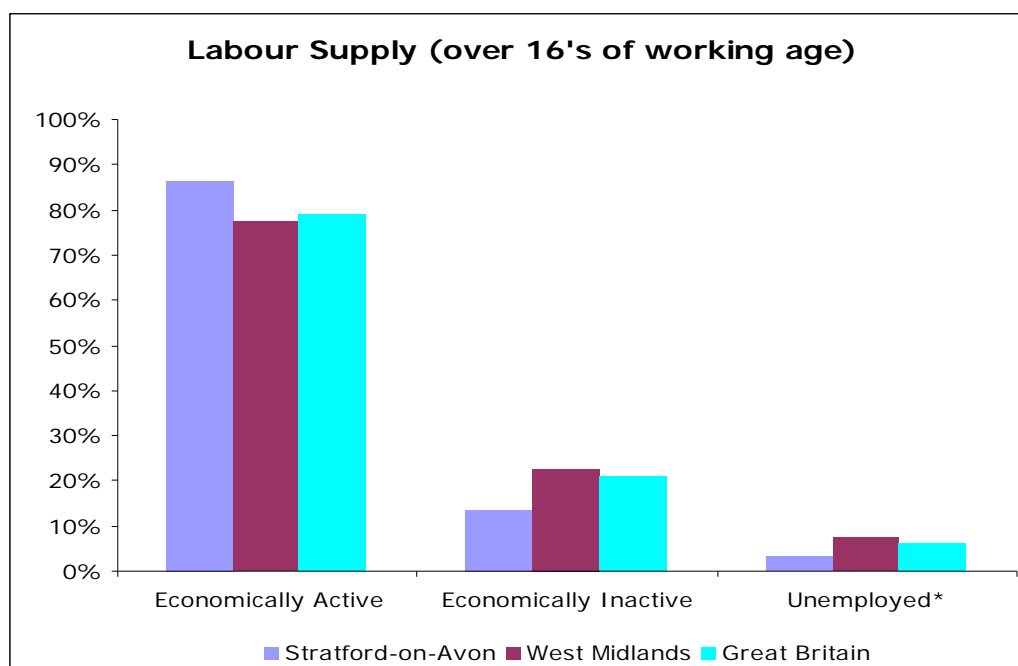
Employment and Skills

Working Age Population (16 – 59/64)

65,100 Economically active

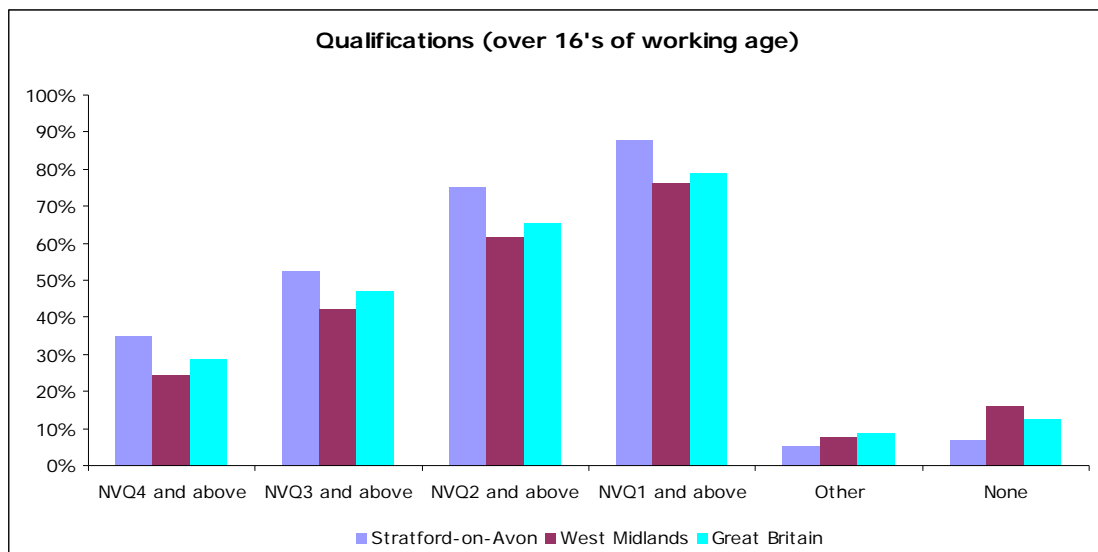
9,300 Economically inactive

Labour Supply - over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
Economically Active	86.6%	77.2%	78.9%
Economically Inactive	13.4%	22.8%	21.1%
Unemployed*	3.4%	7.5%	6.2%
* Proportion of economically active			
<i>Source: ONS Annual Population Survey – April 2008 – March 2009 (NOMIS)</i>			



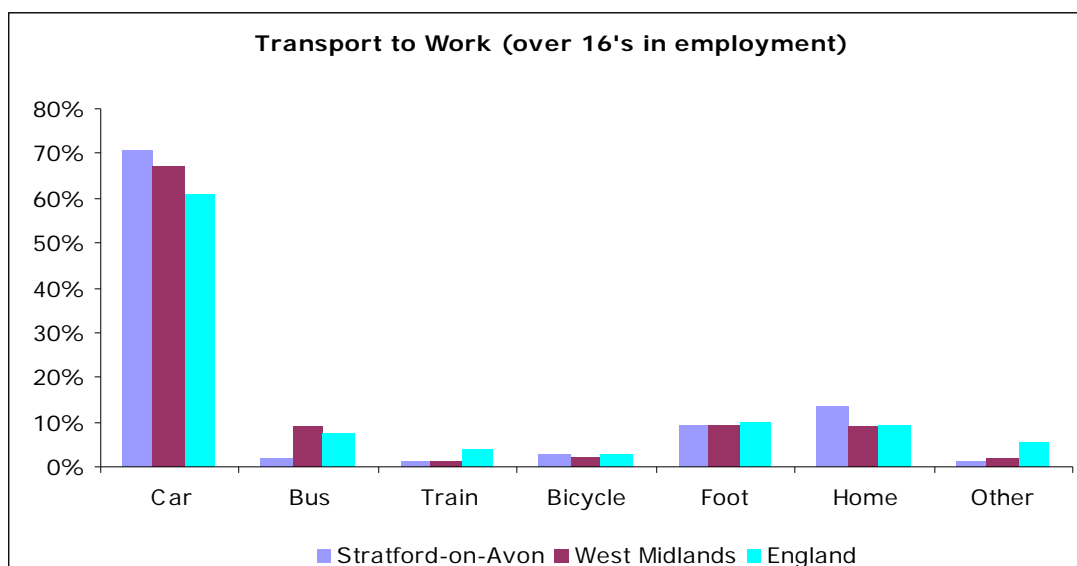
Qualifications – over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
NVQ4 and above HND/ Degree	35.1%	24.5%	29.0%
NVQ3 and above 2+ A Levels or equivalent	52.5%	42.3%	47.0%
NVQ2 and above 5+ A-C GCSE or equivalent	75.2%	61.6%	65.2%
NVQ1 and above Fewer than 5 A-C GCSE or equivalent	87.9%	76.4%	78.9%
Other Foreign/professional	5.2%	7.6%	8.7%
None No formal qualifications	6.9%	16.0%	12.4%

Source: ONS annual population survey - Jan-Dec 2008(NOMIS)



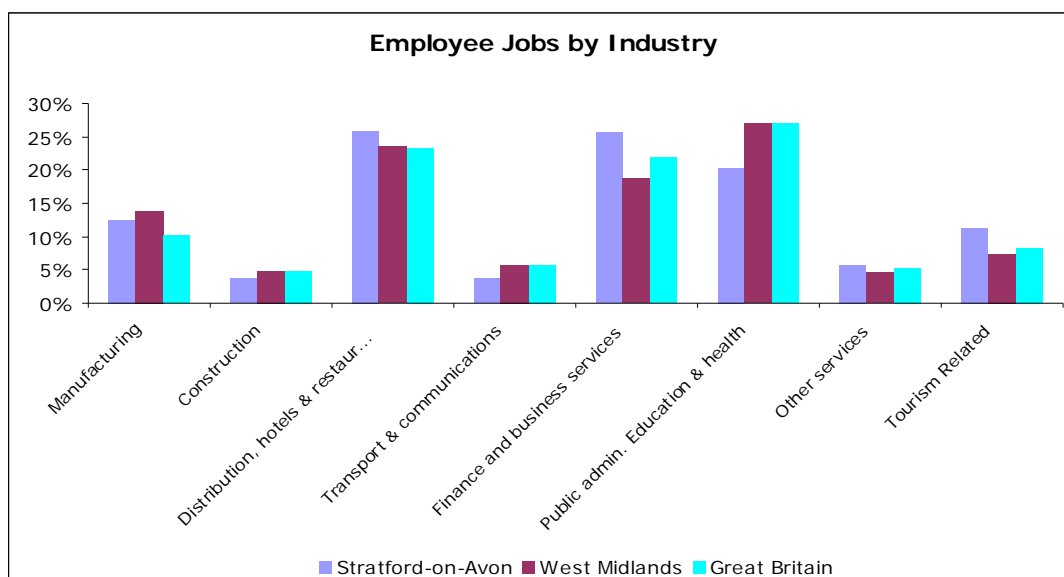
Transport to Work – 16+ in employment	Stratford-on-Avon	West Midlands	England
Car Driver/passenger	70.4%	67.2%	61.0%
Bus	1.8%	8.8%	7.5%
Train	1.2%	1.5%	4.2%
Bicycle	2.6%	2.3%	2.8%
Foot	9.4%	9.5%	10.0%
Home Work from home	13.2%	8.9%	9.2%
Other Underground/motorcycle/taxi/other	1.4%	1.8%	5.3%

Source: 2001 Census



Employee Jobs by Industry	Stratford-on-Avon	West Midlands	England
Manufacturing	12.4%	13.8%	10.2%
Construction	3.8%	4.9%	4.8%
Distribution, hotels & restaurants	25.9%	23.6%	23.4%
Transport & communications	3.6%	5.8%	5.8%
Finance and business services	25.5%	18.6%	22.0%
Public admin. Education & health	20.2%	27.0%	27.0%
Other services	5.7%	4.6%	5.3%
Tourism related	11.2%	7.4%	8.2%

*Source: Annual Business Inquiry employee analysis 2008 (NOMIS)
Excludes self employed and HM Forces*



Employment by Occupation	Stratford-on-Avon	West Midlands	England
Group 1-3 managerial and professional	47.4%	40.0%	43.5%
Group 4-5 administrative and skilled trades	26.8%	23.1%	22.2%
Group 6-7 personal and customer services	11.6%	15.9%	15.9%
Group 8-9 manual and elementary trades	14.2%	21.0%	18.4%

Source: ONS Annual Population Survey – April 2008 – March 2009 (NOMIS)

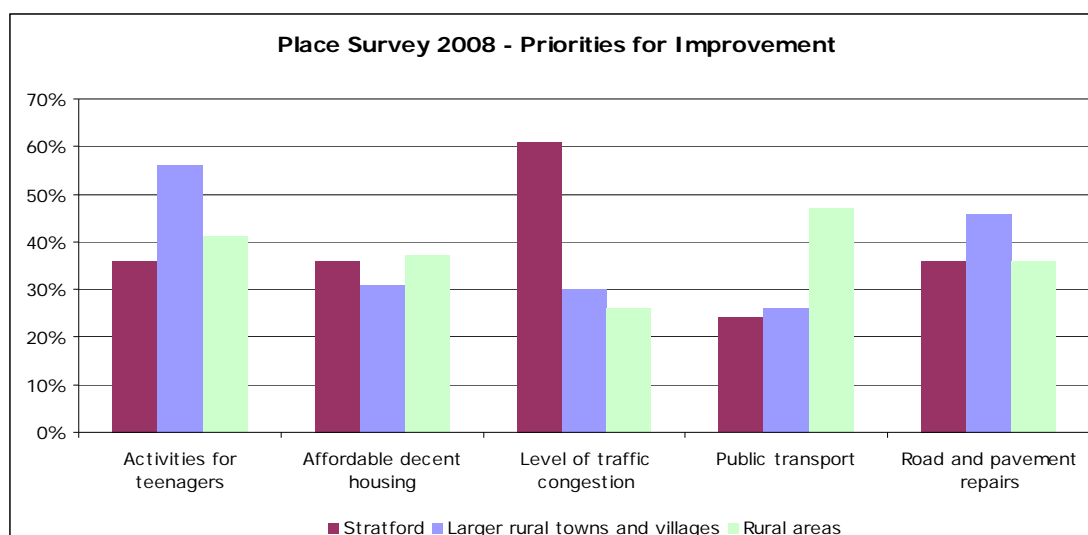


For more Stratford and Warwickshire statistics see 'Quality of Life in Warwickshire 2009' published by Warwickshire Observatory: www.warwickshireobservatory.org – Quality of Life section.

2008 Place Survey

89% of Stratford District residents who responded to this survey were satisfied with the local area as a place to live. The top 5 most important things making somewhere a good place to live were: level of crime, health services, clean streets, affordable decent housing and access to nature.

Comparing results for Stratford-upon-Avon, larger rural towns and villages, and rural areas and smaller settlements, the priorities for improvement were very different. The priority in Stratford-upon-Avon is traffic congestion, larger rural towns and villages want 'activities for teenagers' and rural areas want better public transport.



Overall, when the importance and improvement results are compared against each other the two priorities for the District as a whole are affordable decent housing and better public transport.

Locality areas have other distinctive priorities for improvement, for example:

Alcester and Wellesbourne – activities for teenagers - 55%
Alcester, Henley and Studley – traffic congestion - 47%
Wellesbourne and Kineton – sports and leisure facilities - 37%
Henley and Studley – level of crime - 28%
Shipston – job prospects - 25%
Southam – clean streets - 20%

Anti-social behaviour issues such as rubbish and litter, vandalism and graffiti, drug using and dealing are seen as a bigger problem in the larger towns and villages when compared to Stratford and rural areas. Drunk and rowdy behaviour is a bigger problem in Stratford than elsewhere.

51% of respondents from larger rural towns and villages cite teenagers hanging around the streets as a problem, compared with only 25% in Stratford and 12% in rural areas. They are also less likely to agree that the police and other services are dealing with these issues. Fewer facilities for young people, less police presence and poor public transport in the evenings clearly contribute to this problem.

B. National and Regional Core Output Indicators

A series of national core 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.

The national core indicators are prone to being amended so the degree of correlation between these and the key regional indicators are now different to some extent. The current guidance was published in July 2008.³ The national core indicator reference is given as appropriate.

In many cases, the Annual Monitoring Report provides data for recent years as well as the current year 2008-09 so that trends can be identified.

It should be noted, however, that the District Council is only able 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 mostly relates to the Stratford-on-Avon District Local Plan Review that was adopted on 14 July 2006. This plan covers the period 1996 to 2011. The District Local Plan expired on 13 July 2009 but the Secretary of State has confirmed that many of its policies and proposals can be 'saved' and continue to operate.

However, we are now in a period of transition between the current Regional Spatial Strategy and the revision version that covers the period from 2006 to 2026. The Local Development Framework, that will replace the policies of the District Local Plan, is being prepared against and will have to be consistent with the RSS Revision.

As part of this shift, this edition of the AMR provides an assessment of certain housing and employment indicators against the provisions of the emerging RSS Revision, based on the recommendations of the Panel that examined the draft document producing by the Regional Assembly.

Business development

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.

A schedule of industrial sites in the District indicating their status and progress is provided at Appendix 1.

³ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 – Department of Communities and Local Government

Amount of land developed for employment

	Total 1996-06	Annual Average 1996-06	RSS Revision period				
			2006-07	2007-08	2008-09	Total 2006-09	Annual Average 2006-09
Hectares	73.4	7.3	8.5	4.5	2.9	15.9	5.3

Comment

This table indicates the rate of completion of sites for industrial development, which equates to 6.9 hectares 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 development rate of 5.4 hectares per annum. It is evident, therefore, that sufficient employment land has been provided in the District in recent years.

The annual rate of employment land development expected in Stratford District in accordance with the RSS Revision is 68 hectares over a twenty year period, ie. 3.4 hectares per annum. The first three years of this plan period continues to see sufficient employment development taking place, although there has been a significant reduction year on year since 2006.

Total amount of additional employment floorspace completed by type [National Core Indicator BD1]

The national indicator 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:

	2004-05 (sq.m.)	2005-06 (sq.m.)	RSS Revision period			
			2006-07 (sq.m)	2007-08 (sq.m)	2008-09 (sq.m)	Total 2006-09 (sq.m)
B1(a) offices - inside/adjacent to Stratford-upon-Avon town centre	0	0	2,300	0	0	2,300
B1(a) offices - elsewhere in Stratford-upon-Avon	2,000	2,000	10,200	0	0	10,200
B1(a) offices - elsewhere in Stratford District	0	0	2,650	2,450	9,700	14,800
B1(b) research & development, high tech., etc.	0	0	0	2,600	0	2,600
B1(c) light industry	4,250	1,000	0	1,670	260	1,930
B2 general industry	1,750	3,700	0	3,340	0	3,340
B8 warehouses, distribution, etc.	900	0	9,450	1,930	2,840	14,220
Total	8,900	6,700	24,600	11,990	12,800	49,390

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 RSS Revision to locating such development in city and town centres, in accordance with national Planning Policy Statement 6 'Planning for Town Centres'. Stratford-upon-Avon is the only town centre in the District identified in the RSS hierarchy of centres. The RSS Revision sets a requirement of 20,000 square metres of additional office floorspace to be provided in the town centre between 2006 and 2026.

It is evident that attention needs to be given to this matter and the Core Strategy will seek to address the situation by identifying appropriate opportunities for office development within and on the edge of the town centre. However, it should be pointed out that the large amount of office development that has taken place elsewhere in the District in the past monitoring year relates to two schemes that have had planning permission for a considerable period of time and have finally been implemented.

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

	Total 1996-06	RSS Revision period			Total 2006-09
		2006-07	2007-08	2008-09	
Total land developed (ha)	73.8	8.5	4.5	2.9	15.9
Total brownfield land developed (ha)	56.3	3.2	2.5	0	5.7
%age	76.2	37.6	55.6	0	35.8

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.

Neither the current RSS nor the Revision provides such a target. Nevertheless, it is national policy to maximise the re-use of brownfield land. Consequently, the District Council will seek to take advantage of such opportunities subject to the site being suitable for the purpose and in an appropriate location.

Percentage of 1b (above) which is on previously developed land [National Core Indicator BD2]

	Total 1996-06	RSS Revision period			Total 2006-09
		2006-07	2007-08	2008-09	
Total floorspace developed (sq.m.)	Not available	24,600	11,990	12,800	48,460
Total on brownfield land (sq.m.)	Not available	12,100	7,350	0	19,450
%age	Not available	49.2	61.3	0	40.1

**Employment land available by type
[National Core Indicator BD3]**

	B1(a)	B1(b)	B1(c)	B1 mixed	B2	B1/B2 mixed	B8	B1/B2/B8 mixed	Total
As at 31.03.09 (hectares)	15.5	0	0	8.5	0	3.7	0	16.6	44.3

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 in the District Local Plan 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.

The Core Strategy will allocate a range of further opportunities for employment development to meet the RSS Revision requirement of 68 hectares during the period 2006 to 2026. Sites identified in the Draft Core Strategy published in October 2008 have not been included at this stage.

The RSS Revision expects 17 hectares of land to be identified in the District that has a realistic prospect of being developed for employment uses during any five year period, known as the 'reservoir'. An assessment of those sites that are currently available for employment development, ie. either with planning permission or allocated for the purpose, shows that 18.5 hectares can be assumed to fall into this reservoir.

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

	Total 1996-2006	RSS Revision period			Total 2006-09
		2006-07	2007-08	2008-09	
Hectares	7.6	0.7	9.8	0.3	10.8

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. 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.

Amount of employment land lost to residential development

Of the 18.9 hectares in 1e (above), 14.6 hectares have been redeveloped for residential uses.

Town centres

Amount of floorspace completed for town centre uses [National Core Indicator BD4]

This indicator was only introduced during 2008 so this is the first monitoring year that data has been collected in a form that allows for such an assessment to be made.

The only strategic town centre identified in the current Regional Spatial Strategy and the emerging revision is Stratford-upon-Avon. This is reflected in the settlement hierarchy identified by the District Council.

While there are four rural market towns in the District, these are not treated as strategic centres for the purposes of retail and other commercial and leisure uses.

	2008-09			
	Stratford-upon-Avon town centre (sq.m.)	Elsewhere in Stratford-upon-Avon (sq.m.)	Outside Stratford-upon-Avon (sq.m.)	%age within Stratford-upon-Avon town centre
Retail (A1)	0	12,550	570	0
Office (A2)	0	0	0	-
Office (B1a)	0	0	6,330	0
Leisure (D2)	0	2,500	1,600	0
Total	0	15,050	8,500	0

Comment

It is evident that attention needs to be given to encouraging these forms of development in Stratford-upon-Avon town centre. The emerging Core Strategy will seek to identify specific opportunities for these uses in the town centre.

It should be noted that a large proportion of retail development has taken place in the town through the extension of a retail park that was allocated and fully justified through the Local Plan process. Likewise, much of the additional office floorspace that has been developed in the past year took place on a business park close to Stratford-upon-Avon and represents the final phase of a site that was allocated in the first District Local Plan during the 1990s.

Housing

Housing targets, supply and delivery [National Core Indicators H1, H2(a), H2(b), H2(c), H2(d)]

The purpose of these indicators is to show the level of housing provision made within the current plan period. The assessment is expected to identify the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered and actually delivered over the period involved.

Housing trajectory

See Figure 1

Comment

The trajectory, illustrated in Figure 1, 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 (2009/10). It monitors housing delivery against housing provision figures set out in the West Midlands Regional Spatial Strategy (WMRSS) Phase Two Revision Preferred Option submitted to Government in December

2007. The use of the latter for assessing progress represents a change from the approach employed in the 2008 AMR which referred to the housing growth figures specified in the WMRSS approved in 2004. This change conforms with the practice to be adopted by the West Midlands Regional Assembly in its 2009 AMR. The Assembly considers that it is more important to monitor against a more up to date planning framework, albeit one that is still subject to consultation and change. This means that progress towards higher levels of housing provision is being assessed, relative to those that were sought in the adopted WMRSS.

Unlike the adopted WMRSS, the Phase Two Revision Preferred Option provides proposed district specific net housing growth requirements. In the case of Stratford-on-Avon District, these amount to a total of 5,600 dwellings to be completed within the period 2006-2026, at an indicative annual rate of 280 dwellings per annum. The latter is actually less than the average annual rate of dwelling completions experienced in the period 2001-2009 (approx. 500), although the annual rate has been rapidly declining since the high point of over 800 completions in 2004/05.

The other significant difference between the adopted WMRSS and the Phase Two Revision WMRSS is that they cover different periods. The former covered the period 2001 to 2021, while the latter covers 2006 to 2026. The difference of base date has a significant effect on the outcome of housing delivery assessment. The high rates of delivery experienced in the period 2001-2006 are not accounted for in the monitoring of progress towards the Phase Two Revision housing requirement, while in last year's AMR they made a substantial contribution to the housing trajectory. The latter also included the potential contribution of the three strategic reserve sites that were identified in the Local Plan Review. However, this year these sites have been omitted in order to be consistent with the treatment of sites of this status in the West Midlands AMR. This omission also has had the effect of reducing the projected housing completions, although it is likely that one or more of the reserve sites will make a contribution at some stage during the plan period.

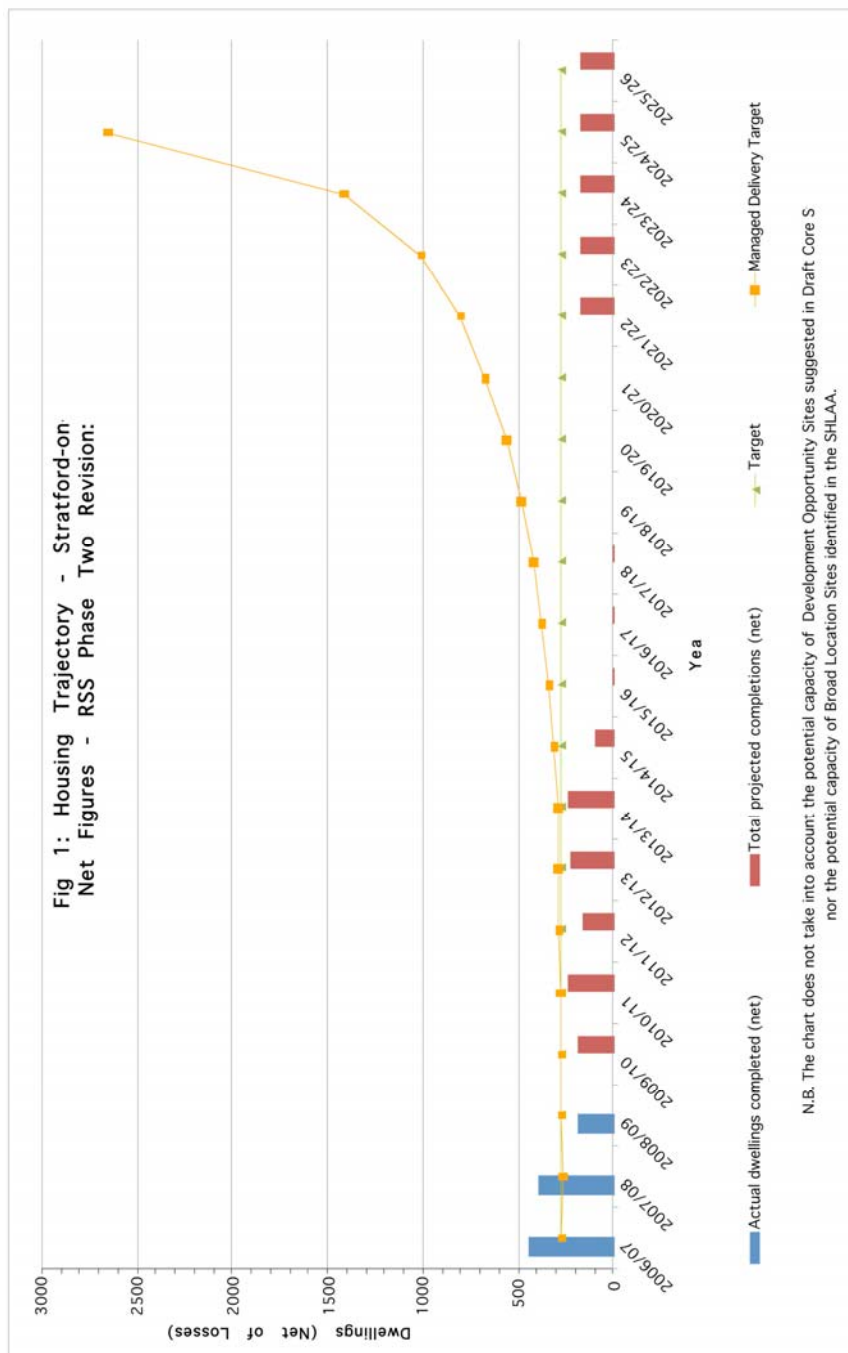
The main component of the housing trajectory is the set of annual projected completions which is then compared with the annual rates proposed in the WMRSS. The projections show rates of house building well below those intended by the WMRSS. The projections do not represent what will actually happen on the ground. They are based on what could be delivered from currently identified sites and allowance for unforeseen windfall sites in the last five years of the plan period. At this point in time they are unable to include houses that will be built on additional sites that will come forward in this period, particularly those that are yet to be identified by the Local Development Framework (LDF), including those that will be shown in the Core Strategy. One of the purposes of the LDF is to identify sufficient sites to meet strategic housing growth requirements. Although the Draft Core Strategy has suggested a range of such sites, in accordance with the guidance provided by the WMRA, they are not of sufficient status to be included in the trajectory. Indeed, there may be significant changes to housing land proposals before the Core Strategy is finalized.

What the trajectory clearly shows is the need for the current housing land supply to be considerably increased to enable the district to meet strategic housing requirements. The gap between the latter and current provision will be extended if the higher housing growth figures recommended in the WMRSS Phase Two Revision Examination in Public Panel Report are approved by the Secretary of State. The scale of the current shortfall of provision is highlighted in the "Managed Delivery Target" line shown in Figure 1. If no additional housing provision were to be made, by the end of the plan period the notional annual rate of provision necessary to address the shortfall would have increased to over 2000 dwellings, a rate of development not experienced in this district for very many years, if at all.

The trajectory estimates the potential delivery of new houses on sites identified in the 2009 Review of the Strategic Housing Land Availability Assessment (SHLAA), in particular those sites regarded by SHLAA as developable. The SHLAA also gave details of a range of other sites that are considered to be potentially suitable for development in the longer term. However, they are not included within the trajectory because they are located outside currently defined built-up area boundaries and their release for development is currently constrained. They include the three "Strategic Reserve Sites" proposed in the Stratford-on-Avon District Local Plan Review. These sites (or equivalent alternatives) were accounted for in the 2008 AMR trajectory but this year it has been decided to omit these sites to be consistent with the WMRA advised approach adopted for sites suggested in the Draft Core Strategy.

Some additional housing provision will also arise through the implementation of planning permissions for housing on sites that will not be subject to specific residential allocation within the Local Development Framework. These “windfall” sites are usually small in capacity (many accommodate less than 5 dwellings). Although no allowance for such sites to deliver houses before 2021, as soon as planning permission is granted for housing on a windfall site, it can be recognized in the housing supply figures. The extent of their contribution is likely to increase once the housing moratorium is lifted. The omission of an allowance for windfall sites prior to 2021 is another reason for treating the trajectory’s projected housing numbers with a great deal of caution. House building in the district will not come to a virtual standstill in 2015 as the trajectory suggests.

Note: the data that forms the basis for Figure 1 is provided in Appendix 2.



Provision of ready to develop housing sites (Five Year Housing Land Supply)

Situation at 31-3-2009 Assessment for Five Years 2010-2015 Based on RSS Phase Two Revision Preferred Option		
	No. of Dwellings	Notes
Sites deliverable within five years		
Dwellings being built	87	Excludes those dwellings likely to be built in 2009/10
Dwellings with p.p. not started	643	Ditto
Sites identified in SHLAA not subject to p.p.	249	15% discount applied to allow for some sites to be omitted from LDF and for non-take-up
Total	979	Does not include Local Plan Review Strategic Reserve Sites and proposed Development Opportunities identified in the Draft Core Strategy
RSS Phase Two Revision Preferred Option Requirement		
District requirement 2006-2026	5600	The Regional Planning Body has asked local planning authorities to monitor housing delivery against this requirement. The RSS Panel recommends that this figure be increased to 7,500.
Annual average growth	280	
Completions 2006-2009	1048	Net of losses
Estimated completions 2009-2010	186	Ditto
Balance to be built 2010-2026	4366	
Five Year Requirement 2010-2015		
Required average annual rate	273	
Five year requirement 2010-2015	1364	The NI 159 approach is to take a forward look at the period commencing 1 April after the end of the current financial year.
Balance of supply against five year requirement	-385	
Length of Land Supply		
Number of years current land supply can sustain require annual growth rates	3.6	
NI 159		
NI159: % of five year land requirement that can be built	71.8%	

Comment

An NI159 assessment was not included in last year's AMR. It has been added to the 2009 AMR because of its significance in relation to the determination of planning applications. The above table shows a deficit consistent with the low housing delivery figures illustrated in the housing trajectory. The deficit arises as a consequence of switching to the Phase Two Revision housing requirement for the district. Previously use of the adopted RSS to gauge progress indicated that the district had a healthy land supply, mainly due to the high levels of house building in the 2001-2006 period. As explained in the commentary on the trajectory, these housing completions are not taken into account when assessing delivery against the RSS Phase Two Revision.

The emerging LDF Core Strategy provides opportunity to identify measures to address the shortfall in housing land supply, while PPS7⁴ states that Local Planning Authorities should consider favourably planning applications for housing when there is a shortfall in five year land supply, having regard to the policies of the PPS.

⁴ Para 71

**Percentage of new and converted dwellings on previously developed land
[National Core Indicator H3]**

Dwellings Completed 2008/09 (Gross)		
PDL (brownfield)	252	92%
Greenfield	23	8%
Total	275	100%

Comment

The figures for 2008/09 continue the recent trend towards housing development on PDL with the strong bias towards the latter remaining well ahead of the national annual target which states that at least 60% of new housing should be provided on previously developed land. Little greenfield housing development has happened recently in the district, while brownfield sites within Stratford-upon-Avon town continue to contribute a significant proportion of the new dwellings built within the reporting year (57%).

**Gross affordable dwellings completions
[National Core Indicator H5]**

Dwellings Completed 2008/09	
Social rented dwellings completed	33
Intermediate dwellings completed	11
Net additional affordable dwellings	44

Comment

The figure of 44 affordable dwelling completions represents a large reduction from the number completed in 2007/8 (136 dwellings). It also represents a lower proportion of total dwelling completions (16% as opposed to 30% in 07/08). The Strategic Housing Market Assessment Review 2009 estimated a net annual need of 532 affordable dwellings in the district. The latter is a lower rate of need than previously estimated (954 dwellings per annum), but clearly the current rate of provision still falls far short of meeting the scale of need. The lack of new affordable dwellings completions is a reflection of the overall decline in house building activity, particularly in a situation where there has been a reliance on mixed tenure schemes to deliver affordable dwellings wholly or partly funded by developer contributions. Unfortunately the current low level of affordable housing provision will mean that it will take many years for local housing need to be addressed.

**Additional pitches provided for gypsies and travellers
[National Core Indicator H4]**

This is a new indicator and is intended to show the net increase in pitches delivered in the District.

	2008-09
Additional permanent pitches	0
Temporary pitches	16

Environmental Quality

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

[National Core Indicator E1]

The purpose of this indicator is to show the number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.

It is understood that there were no such cases in the District during the monitoring year 2008-09.

Change in areas of biodiversity importance

[National Core Indicator E2]

This purpose of this indicator is to show the losses or additions to biodiversity habitat. It is not yet possible to monitor this indicator rigorously because the data is not available from sources such as Natural England. The assessment provided below relates to NI 197 on improved local biodiversity. This shows the proportion of local sites where positive conservation management has been or is being implemented.

NI 197: Local Sites – Management - 2008	
Total number of Local Wildlife Sites & RIGs	42
Number 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 SINC's) 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 generation

[National Core Indicator E3]

The purpose of this indicator is to show the amount of renewable energy generation by installed capacity and type

The District Council is not able to monitor this indicator systematically at the present time. Consideration will be given to how this can be done effectively but there are concerns as to whether any meaningful data can be collected and analysed on a comprehensive basis.

In relation to major installations, no scheme has been implemented during the monitoring year 2008-09.

It is not possible or practical to monitor small-scale installations relating to domestic, commercial and community developments. This is compounded by the indicator relating to

implementation which would be extremely demanding on resources. Furthermore, the effectiveness of small-scale installations cannot be readily gauged.

For these reasons, the District Council remains unconvinced by the value of monitoring this topic on the basis currently expected.

Minerals

[National Core Indicator M1]

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

Waste

[National Core Indicator W1]

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

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 the National and Regional Core Output Indicators above. In addition, the following data is provided:

Types and sizes of dwellings

Dwellings Completed 2008/09 (Gross)		
One bedroom houses/bungalows	1	0.4%
Two bedroom houses/bungalows	11	4.0%
Three bedroom houses/bungalows	46	16.7%
Four bedroom houses/bungalows	33	12.0%
Five plus bedroom houses/bungalows	27	9.8%
Houses/bungalows - total	118	42.9 %
One bedroom flats	52	18.9%
Two bedroom flats	103	37.5%
Three bedroom flats	2	0.7%
Four bedroom flats	0	0%
Five or more bedroom flats	0	0%
Flats – total	157	57.1%

Comment

Completions in 2008/9 show a further swing towards flats with a clear majority being of that type. In 2007/8 the proportion was 44.1%. The figures reveal a substantial reduction in the number of houses completed, a 54% drop in fact from the 254 completed in 2007/8. By comparison, the reduction in flat completions was 22%. The figures show an even greater dependence on higher density urban sites to deliver new dwellings. As noted last year, the provision of flats is not answering the housing type shortfalls identified in the 2006 Joint Housing Assessment for South Warwickshire. The latter highlighted a

shortage of two and three bedroomed family dwellings, but 2008/9 saw only a small number of these being completed (57 in total).

At the same time the Strategic Housing Market Assessment Review 2009 shows household projections that indicate substantial growth in the number of one person households, particularly in the age range 45-64. However, the Review is suggesting that these households will still be looking for dwellings of at least two bedrooms in size, and small flats will not answer their needs. Planning permissions for sites which have commenced construction but not yet completed suggest that there will be a move back towards houses rather than flats in the next year or two.

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

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

c. To secure high quality design (see Policies PR.1, DEV.1)

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 2008/09 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:

- 86.6% of the area covered by SSSIs in the District is in favourable condition;
- 12.8% 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.

The proportion in favourable condition has declined slightly since last year (89.6% in 2008), but remains well above the national level (44%), the regional level (35%) and the county level (76%). "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. The percentage in the "unfavourable but recovering" category has increased slightly (9.8% in 2008).

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 lie 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). 34 of these sites have been designated in Stratford-on-Avon District so far, together with 32 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 have been no such cases in the District during the 2008-09 monitoring year.

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

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.

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

Percentage of new residential development within 30 minutes public transport journey 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 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	168	61.3
Warwickshire	1,557	954	61.7

ii. Access to GPs

	Total housing completions 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	380	83.7
Warwickshire	1,557	2131	90.1

iii. Access to Main Areas of Employment *

	Total housing completions 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	233	85.0
Warwickshire	1,557	1,470	94.4

* defined as locations with 500+ jobs

iv. Access to Primary Schools

	Total housing completions 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	233	85.0
Warwickshire	1,557	1,445	92.8

v. Access to Secondary Schools

	Total housing completions 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	233	85.0
Warwickshire	1,557	1,468	94.3

vi. Access to Major Retail Centre

	Total housing completions 2008-09	Total completions within 30 minute travel time	%
Stratford-on-Avon District	274	174	63.50
Warwickshire	1,557	1,222	78.5

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.

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. However, none were completed during the monitoring year 2008-09.

Value of developer contributions towards sustainable transport

- Between 1996 and March 2008, approximately £4.1m 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 £610,000 for pedestrian and cycling facilities.

Only a contribution of £910 towards public transport in Shipston-on-Stour has been secured during the monitoring year 2008-09. This is because there have been very few proposals for residential development in the District in recent times.

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

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

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

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

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 2008-09 a number of small schemes were granted planning permission involving the conversion of rural buildings to a business use. This continues the trend over recent years which 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 tend to 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)

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.

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

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).

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.

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.

Zone A shopping rents

	2001	2003	2005	2006	2007	2008	2009
Stratford	120	125	130	130	130	135	135
Leamington	95	105	115	120	125	125	120
Banbury	90	95	120	120	130	125	100
Solihull	200	200	205	210	210	210	195
Redditch	110	110	115	115	115	115	100
Evesham	-	50	55	60	60	55	50

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, but all of these have experienced falling rental values in the past year. 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.

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).

The situation has worsened in the past year due to the economic recession, but it is apparent that the town centre is performing relatively well compared with many others across the country.

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.

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.

	Location of schemes	No. of bedrooms	Progress
2005-06	Bidford Grange Hotel, near Bidford-on-Avon	70	Not started
2006-07	Evesham Road, Dodwell	31	Not started
	Walton Hall, Wellesbourne	167	Completed
	Banbury Road, Gaydon	180	Not started
	Banbury Road, Warmington	12	Completed
	Bridgefoot, Stratford-upon-Avon	52	Not started
2007-08	Birmingham Road, Stratford-upon-Avon	92	Completed
	Pimlico Lane, Alveston, near Stratford-upon-Avon	18	Not started
	Ardencote Manor Hotel, Lye Green, Claverdon	40	Completed
	Birmingham Road, Henley-in-Arden	40	Not started
	Birmingham Road, Kings Coughton, near Alcester	23	Commenced
	Salford Hall Hotel, Abbots Salford, Salford Priors	10	Not started
2008-09	Castle Road, Studley	28	Not started
	Swan's Nest Lane, Stratford-upon-Avon	11	Not started
	Main Road, Tiddington	10	Not started

There has been a substantial increase in the amount of visitor accommodation granted permission in the District in recent 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 2008-09.

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 2005-08, a total of over £200,000 had been secured from development proposals in Alcester, Bidford, Henley, Southam, Stratford and Studley.

No further contributions have been secured during 2008-09. This is because there have been very few proposals for residential development in the District in recent times.

D. Significant Effects Indicators

The intention is that such indicators should be linked to the objectives 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.

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 revised Sustainability Appraisal Framework has been prepared, following a review of the version that was contained in the Sustainability Appraisal of Development Plan Documents Scoping Report published by the District Council in March 2007. This rationalises the number of objectives identified while still focusing on the critical issues facing the District which the planning process can help to address.

Sustainability Objective		Key Questions	Indicators
Developing Sustainable Communities			
1	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	Proportion of working age population claiming key benefits (Jobseekers Allowance, Incapacity Benefit, Severe Disablement Allowance, Disability Living Allowance and Income Support) (WCC Quality of Life report) % of Super Output Areas that fall within the 20% most deprived areas within the UK using the Index of Multiple Deprivation (IMD)
2	To reduce and prevent anti social activity, crime and fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime?	% of those very or fairly worried about being a victim of crime (SDC Best Value Performance Plan) No. of crimes by type recorded per 1000 population/households (SDC Best Value Performance Plan)
3	To protect, enhance and improve local services and community facilities and improve access to them	Will it maintain and enhance existing community facilities? Will it put unacceptable pressure on existing services and community facilities? Will it improve access to local services and facilities? Will it help retain/enhance village services? Will it help ensure that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?	Loss of local facilities Provision of new local facilities. Provision of new accessible green space

4	To improve health and well being	<p>Will it promote healthy lifestyles?</p> <p>Will it provide and improve access to health and social care services?</p> <p>Will it help reduce health inequalities among different groups in the community?</p> <p>Will it provide and/or enhance the provision of open space?</p> <p>Will it improve opportunities to participate in the district's cultural, sport and recreational opportunities?</p>	<p>Male/female life expectancy (WCC Quality of Life report)</p> <p>% of people who describe their health as good</p> <p>% of people with limiting long term illness</p>
5	To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type and size	<p>Is it enabling the housing target to be met?</p> <p>Does it provide for the development of balanced communities by encouraging an appropriate mix of housing (in terms of type, size and tenure)?</p> <p>Will it reduce homelessness and housing need?</p> <p>Will it reduce the number of unfit and empty homes?</p>	<p>Number of dwellings completed against the housing trajectory</p> <p>Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance</p> <p>Affordable housing completions</p> <p>Homeless households in priority need in temporary accommodation</p> <p>% private homes unfit for use</p> <p>% of council homes meeting decent homes standard</p> <p>no. of private dwellings empty for more than 6 months per 1000 dwellings</p> <p>House price (semi-detached) to earnings ratio (WCC Quality of Life report)</p>
6	To improve the education and skills of the population	<p>Will it place pressure on existing educational facilities at capacity</p> <p>Will the proposal be accessible to educational facilities?</p> <p>Will the proposal help facilitate educational facilities?</p>	<p>% of population of working age qualified to NVQ 3+</p> <p>Number of people in higher education</p>

7	<p>To promote a strong and stable economy and prosperity for the benefit of all the District's inhabitants</p>	<p>Will it help meet the employment needs of the local community?</p> <p>Will it help diversify the economy in general or the rural economy?</p> <p>Will it enhance the vitality and viability of town centres?</p> <p>Will it encourage or enable inward investment?</p> <p>Will it promote investment in future prosperity (for example by supporting R&D, small businesses and/or encouraging skills development)?</p>	<p>Amount of land available for employment development</p> <p>Amount of floor space developed for employment by type (B1, B2 B8)</p> <p>Loss of employment land to alternative uses</p> <p>Unemployment in Stratford-on-Avon District</p> <p>Unemployment rate as % of national unemployment rate</p> <p>Vacancy of business premises by settlement</p> <p>Loss of employment land to alternative uses</p> <p>Hotel Bedrooms approved and in use</p> <p>Floorspace of each Class A use approved and in use for each centre</p> <p>New VAT registrations as % of existing VAT registered businesses (WCC Quality of Life report / National Statistics)</p>
8	<p>To enhance the visitor experience of the District and balance the needs of visitors and local people</p>	<p>Will it improve the perception of the District to visitors?</p> <p>Will it reduce the impact of visitors on the local community?</p>	<p>Number of visitors to the District per annum</p> <p>Number of overnight stays in the District</p>
Protecting and Enhancing the Environment			
9	<p>To encourage the prudent use of land and natural resources</p> <p>(Note: energy sources are covered separately)</p>	<p>Will it encourage land use and development that optimises the use of previously developed land and buildings?</p> <p>Will it minimise development on greenfield land?</p> <p>Will it reduce the amount of derelict, degraded or underused land?</p> <p>Will it make efficient use of existing physical infrastructure (i.e. instead of requiring new infrastructure to be built?)</p> <p>Will it encourage resource-efficient design and/or construction (in terms of water and/or raw materials)?</p> <p>Will it encourage the use of materials from alternative and renewable sources?</p>	<p>Percentage of new dwellings completed at (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; (iii) above 50 dwellings per hectare</p> <p>Percentage of housing (i.e. new and converted buildings) on previously developed land</p> <p>Amount of open space lost to development</p>

10	To protect and enhance natural habitats, biodiversity, geodiversity and soil quality	<p>Will it protect and enhance species, habitats and sites designated for their nature conservation interest?</p> <p>Will it minimise adverse effects on ground and surface water quality?</p> <p>Will it impact on sites protected for their geodiversity?</p> <p>Will it retain the best quality agricultural land?</p>	<p>Change in areas and populations of biodiversity importance including: change in priority habitats and species (by type)</p> <p>Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance</p> <p>Biological Water Quality - % of water network graded "good"</p> <p>Loss of best and most versatile agricultural land to development</p>
11	To maintain and enhance the quality of landscapes and townscapes	<p>Will it improve the landscape and visual quality of urban and rural environments?</p> <p>Will it help provide a sense of identity and local distinctiveness?</p> <p>Will it protect or enhance the setting of towns and villages?</p>	<p>Number of proposals agreed by SDC where the advice of Natural England or the AONB Management Plan is not followed</p>
12	To encourage well-designed, high quality developments that enhance the built environment	<p>Will it promote design that enhances townscapes and/or landscapes?</p> <p>Will it protect or improve safety in built environments?</p>	
13	To protect and enhance the historic and cultural environment	<p>Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?</p> <p>Will it encourage appropriate use of and/or access to buildings and landscapes of historical/cultural value?</p>	<p>Number of listed buildings and conservation areas on English Heritage's register of buildings/sites 'at risk'</p> <p>% of conservation areas in the local authority area with an up to date character appraisal</p>
14	To minimise air, water, soil, light and noise pollution	<p>Will it maintain and improve local air quality?</p> <p>Will it affect air quality in the AQMAs?</p> <p>Will it minimise pollution of water and soil?</p> <p>Will it minimise light and noise pollution levels?</p>	<p>No. of days per year when air pollution is moderate or high</p> <p>Chemical Water Quality - % of water network graded "good" (Environment Agency/WCC Quality of Life report)</p>

Promoting Sustainable Transport			
15	To promote the use of sustainable transport modes	<p>Will it encourage the use of public transport, walking or cycling?</p> <p>Will it help reduce traffic congestion and/or improve road safety?</p>	<p>Modal share of trips made by bus</p> <p>Amount of completed development complying with car parking standards set out in the SPG</p> <p>Proportion of total trips undertaken on foot and cycle in the District</p>
Reducing and Adapting to Climate Change			
16	To minimise the District's contribution to the causes of climate change by reducing emissions of greenhouse gases	<p>Will it reduce overall energy use through increased energy efficiency?</p> <p>Will it reduce or minimise greenhouse gas emissions?</p> <p>Will it reduce the overall need to travel?</p> <p>Will it help reduce the movement of goods and people by car / lorry?</p> <p>Will it help focus development in the urban areas or support rural communities?</p>	<p>% of new homes completed above minimum code for sustainable homes standards</p> <p>% of new residential development within 600m of a regular peak hour bus service or a railway station</p> <p>% of new residential development within 600 metres walking distance of Stratford Town Centre, or the commercial core of a Main Rural Centre</p>
17	To minimise the District's contribution to the causes of climate change by increasing the proportion of energy generated from renewable and low carbon sources	<p>Will it increase the proportion of energy generated from renewable and low carbon sources?</p>	<p>Energy output of utility scale renewable energy schemes completed.</p> <p>Total domestic efficiency improvement 1996-present (WEEAC / WCC Quality of Life report)</p>
18	To ensure planning and development takes account of predicted climate change including flood risk	<p>Will it reduce or minimise the risk of flooding?</p> <p>Will it minimise sensitive development in medium and high risk flood zones?</p>	<p>Number of planning permissions contrary to the advice of the Environment Agency on either flood defence grounds or water quality</p> <p>Number of new development schemes incorporating SUDS.</p>

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.

Based on the revised objectives of the Sustainability Appraisal and the priorities of the Sustainable Community Strategy adopted by the District Council in April 2009, the following set of significant effects indicators are identified at this stage. They may be subject to adjustment during the preparation of the Core Strategy. They reflect the key challenges faced by the District in the coming years.

1. Improve access to a wide range of services
2. Provide scope for the delivery of affordable housing
3. Protect the District's distinctive character
4. Contribute to the control of climate change
5. Ensure that flood risk is not increased
6. Locate development to help reduce the use of the private car
7. Promote opportunities to secure economic diversification
8. Widen the range of visitor attractions

Consideration will now be given to identifying a set of measures that will provide the basis for assessing the performance of the District Council's planning and related activities in creating sustainable communities and an attractive environment while playing its role in managing the fundamental challenges of climate change and flood risk.

4. Local Development Scheme – progress and review

The table below sets out the current position on each of the documents listed in the current published Local Development Scheme (June 2009) and the changes of intent or to timescales proposed by the District Council in the latest revision to be submitted to the Government Office for consideration.

It will be noted that two additional Development Plan Documents (DPDs) are now to be prepared by the District Council to cover specific aspects of housing provision.

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	
New document to be prepared	

Name of Document	Current Position	Proposed Change to the LDS
Core Strategy DPD incorporating Strategic Allocations	Consultation on Issues and Options document carried out in May/June 2007. 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. A further consultation version of the Core Strategy is due to be published in February 2010.	Previous milestone to reach Proposed Submission stage by November 2009 has not been achieved for various reasons, in particular: <ul style="list-style-type: none"> • delays in the preparation of the Regional Spatial Strategy Phase Two Revision. • uncertainty over the role of the proposed Middle Quinton Eco-town at Long Marston. • the need to undertake further critical areas of research, eg. Water Cycle Study. As a consequence, subsequent milestones will also slip. A provisional indication is given

		<p>below:</p> <p>Publication of Proposed Submission version – September 2010</p> <p>Submission to Secretary of State – December 2010</p> <p>Pre-examination hearing – February 2011</p> <p>Public Examination – commences April 2011</p> <p>Inspector’s Report – July 2011</p> <p>Adoption – September 2011</p>
Gypsies and Travellers Sites DPD	<p>A separate DPD is to be prepared to allocate specific sites to meet the identified needs of gypsies and travellers.</p> <p>Work has not yet started. Resources are currently being focused on preparation of Core Strategy.</p>	<p>Publication of Proposed Submission version – November 2011</p> <p>Adoption – October 2012</p>
Development Management DPD	<p>Work has not yet started. Resources are currently being focused on preparation of Core Strategy.</p>	<p>Due to slippage in the preparation of the Core Strategy and the intention to produce a Gypsies and Travellers Sites DPD as the next priority, preparation of this DPD has been delayed:</p> <p>Publication of Proposed Submission version – September 2012</p> <p>Adoption – October 2013</p>
Village and Non-Strategic Development Sites DPD	<p>This will identify small site allocations to meet local needs for housing in Local Service Villages. It will also identify small sites on the edges of Stratford-upon-Avon and the Main Rural Centres with consequent changes to Built Up Area Boundaries.</p>	<p>Publication of Proposed Submission version – February 2013</p> <p>Adoption – April 2014</p>
Proposals Map	<p>Will be maintained and updated to reflect the provisions of each DPD as it is adopted.</p>	

5. 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. Comprises 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.

Appendix 1 Provision of Industrial Land in Stratford-on-Avon District 1996-2011 – as at 1 April 2009

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY		STATUS			PROGRESS			Five Year Portfolio
				Brownfield Similar Use	Greenfield Different Use	Outline p.p.	Not Started	Detailed p.p. U/C + Built	Commitment	Built 1.4.96 - 31.3.09	Under Const. 31.3.09	
Stratford-upon-Avon												
Local Plan Proposals												
Cattle Market	SUA.I	0.4	B1a/b		0.4						0.4	0.4
Arden Street	SUA.J	0.2	B1a/b		0.2						0.2	
Banbury Road (1)	SUA.V	1.2	B1a/b		1.2	1.2					1.2	1.2
Other sites												
Timothy's Bridge Road (1)		5.0	B1/2			0.7	4.3			4.3	0.7	0.7
Birmingham Road		1.2	B1a	1.2		1.2						1.2
Banbury Road (2)		3.6	B1a/b		3.6	1.6	2.0			2.0		1.6
Timothy's Bridge Road (2)		0.4	B1a	0.4			0.4			0.4		
Masons Road (1)		1.2	B2		1.2		1.2			1.2		
Masons Road (2)		1.8	B1c/2/8		1.8	1.8					1.8	1.8
Maybrook Road		1.1	B1/2/8		1.1		1.1			1.1		
Timothy's Bridge Road (3)		0.9	B1a/2/8		0.9		0.9			0.9		
Remainder of District												
Local Plan Proposals												
High Street, Henley	HEN.D	0.4	B1a	0.4			0.4			0.4		
Darlingscote Road, Shipston	SHIP.B	3.2	B1/2/8		3.2	0.4	0.7	1.2	0.9	0.6		2.6
Loxley Road, Wellesbourne(1)	WEL.C	3.6	B1/2/8		3.6		0.8	0.8	2.8	0.8		2.8
Napton Brickworks	CTY.F	3.0	B1		3.0				3.0			3.0
Other sites												
Ryon Hill		6.0	B1a/b	0.6	5.4		6.0			6.0		
Wellesbourne Airfield		12.0	B1/2/8	6.0	6.0	2.7	9.3			9.3		2.7
Arden Road, Alcester		3.5	B1		3.5		3.5			3.0	0.5	0.5

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY		STATUS			PROGRESS			Five Year Portfolio	
				Brownfield Similar Use	Different Use	Greenfield	Outline p.p.	Detailed p.p. Not Started	U/C + Built	Commitment	Built 1.4.96 - 31.3.09		Under Const. 31.3.09 - 31.3.09
Waterloo Road, Bidford		0.6	B1/2/8	0.4		0.2		0.2				0.2	
Former station, Kineton		0.5	B1		0.5			0.5				0.5	
Goods Yard, Long Marston		0.8	B1/2		0.8			0.8				0.8	
Chestnut Farm, Sambourne		0.9	B1a		0.9			0.9				0.9	
Kineton Road, Southam (3)		2.1	B1/2/8			2.1		2.1				2.1	
Gaydon Proving Ground		45.6	B1/2		45.6		15.5	30.1				30.1	15.5
Roundhill Farm, Barcheston		0.6	B1/2/8		0.6		0.6					0.6	
Wixford Lodge, Wixford		0.8	B1		0.8			0.8				0.8	
Lower Farm, Stonythorpe		1.3	B1a		1.3			1.3				1.3	
Goldicote, Alderminster		0.8	B1/2/8		0.8			0.8				0.8	
Ettington Rd, Wellesbourne		0.5	B1a			0.5		0.5				0.5	
Alcester Lodge, nr. Alcester		1.0	B1		0.5	0.5		1.0				1.0	
Glebe Farm, Sambourne		0.4	B1			0.4	0.4					0.4	
Lower Barn Farm, Haselor		0.6	B8			0.6		0.6				0.6	
Langley Farm, Bishopton		0.4	B1/8		0.4			0.4				0.4	
Churchland Farm, Harbury		0.7	B1		0.7		0.3	0.4				0.4	0.3
College Farm, Bearley		0.6	B1			0.6	0.6					0.6	
Upton House Estate		0.4	B1a	0.4			0.4					0.4	
Hill Farm, Stockton		0.7	B1			0.7		0.7				0.7	
Harwoods House, Ashorne		0.9	B1a			0.9		0.9				0.9	

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY		STATUS			PROGRESS			Five Year Portfolio		
				Brownfield Similar Use	Greenfield Different Use	Outline p.p.	Not Started	Detailed p.p. U/C + Built	Commitment	Built 1.4.96 - 31.3.09	Under Const. 31.3.09		Not Started 31.3.09	
Bearley Airfield		0.5	B8		0.5		0.5				0.5			
Edstone Hall, Wootton Wwn.		0.6	B1a		0.6		0.6					0.6		
New Enclosure Fm, Combrook		0.5	B1		0.5		0.5					0.5		
Kineton Grange Farm		0.4	B1/2/8		0.4		0.4					0.4		
New Farm, Blackwell		0.9	B1		0.9		0.9				0.9			
Atherstone Airfield		1.3	B2/8		1.3		1.3				1.3			
Wincot Lands, Quinton		0.4	B1/2/8		0.4		0.4				0.4			
Welsh Road East, Southam		2.1	B1/2		2.1		2.1					2.1		
Wootton Park Fm, W.Wawen		0.8	B1a		0.8		0.8				0.8			
New House Farm, W.Wawen		0.6	B1		0.6		0.6				0.3	0.3	0.3	
TOTAL PROVISION		135.1		3.4	94.6	37.1	1.7	35.4	90.7	7.3	89.3	1.5	44.3	18.5
Net losses														
High Street, Henley		-1.1	n/a		-1.1						-1.1			n/a
Blakes, Loxley		-2.5	n/a		-2.5						-2.5			n/a
Lowes Lane, Wellesbourne		-0.6	n/a		-0.6						-0.6			n/a
Birmingham Rd, Stratford		-5.2	n/a		-5.2						-5.2			n/a
Tilemans Lane, Shipston		-3.9	n/a		-3.9						-3.9			n/a
Arden St. etc, Stratford	SUA.K	-0.6	n/a		-0.6						-0.6		-0.6	n/a
Regal Road, Stratford	SUA.L	-2.4	n/a		-2.4						-2.4			n/a
Bleachfield Street, Alcester	ALC.B	-0.7	n/a		-0.7						-0.7			n/a
High Street, Henley	HEN.D	-0.9	n/a		-0.9						-1.1			n/a
Tilemans Lane, Shipston	SHIP.C	-1.0	n/a		-1.0						-1.0		-1.0	n/a
Wattons Lane, Southam	SOU.C	-0.6	n/a		-0.6						-0.6			n/a
Alcester Road, Stratford		-0.5	n/a		-0.5						-0.5			n/a
Net losses total		-20.0			-20.0				-18.4	-1.6	-18.4		-1.6	n/a

Appendix 2 - Data for Figure 1 - 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																													
Actual dwellings completed (net)	472	436	602	806	649	453	401	194	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,013	1048 completions since base date of RSS Phase Two Revision	
Dwellings u/c 31-3-2009						0	0	0	181	84	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268	Estimated take-up rates. Sites least likely to be implemented during plan period have been omitted.	
Sites subject to p.p. 31-3-09						0	0	0	5	157	72	131	197	86	0	0	0	0	0	0	0	0	0	0	0	0	648	Ditto. Includes sites subject to resolutions of support pending completion of legal agreements.	
SHLAA sites (not already subject to p.p.)						0	0	0	0	0	88	99	43	19	6	6	7	0	0	0	0	0	0	0	0	0	266	15% discount applied to allow for non-take-up. From the SHLAA 2009 Review.	
Windfall allowance						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180	180	180	180	180	900	Rate from SHLAA. Confined to last five years of plan period in accordance with PPS3 para. 59.		
Total projected completions (net)						0	0	0	186	241	163	230	240	105	6	6	7	0	0	0	180	180	180	180	180	2,082			
Progress Indicators																													
Cumulative completions						453	854	1,048	1,234	1,475	1,638	1,867	2,107	2,211	2,217	2,223	2,230	2,230	2,230	2,230	2,410	2,590	2,770	2,950	3,130				
Target						280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	5,600		
Cumulative target						280	560	840	1,120	1,400	1,680	1,960	2,240	2,520	2,800	3,080	3,360	3,640	3,920	4,200	4,480	4,760	5,040	5,320	5,600				
Monitor Line						173	294	208	114	75	-42	-93	-133	-309	-583	-857	1,130	1,410	1,690	1,970	2,070	2,170	2,270	2,370	2,470			Difference between cumulative completions and cumulative target to date	
Managed Delivery Target						271	264	268	273	275	283	287	291	308	338	375	421	481	562	674	797	1,003	1,415	2,650					What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining
Number of years left in plan						19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0			RSS Phase Two Revision	
Anticipated Progress on Strategic Housing Land Availability (SHLAA) Sites																													
Former St. Nicholas School, School Road, Alcester						0	0	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35		
United Carriers, Bidford-on-Avon						0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18		
Former River House School, Stratford Road, Henley						0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15		
Henley-in-Arden, Warwick Road, Cattle Market						0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30		
Tillemans Lane, Shipston-on-Stour						0	0	0	0	0	10	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	50		
Nursery, Tavern Lane, Shotton						0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10		
Town Square, Stratford-upon-Avon						0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	14		
Banbury Road, Stratford-upon-Avon						0	0	0	0	0	20	20	20	15	0	0	0	0	0	0	0	0	0	0	0	0	75		
81-83 Tiddington Road, Stratford-upon-Avon						0	0	0	0	0	0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	15		
80 Tiddington Road, Stratford-upon-Avon						0	0	0	0	0	13	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25		
Brethrens Meeting Hall, Clopton Road, Stratford-upon-Avon						0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8		
Namco Tooling, Eagle Buildings, New Road, Studley						0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18		
Totals						0	0	0	0	0	103	116	50	22	7	7	8	0	0	0	0	0	0	0	0	0	313	Source: Appendices E & F of 2009 SHLAA. Some sites omitted where now subject to p.p. or where capacity now too small for inclusion.	



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