

**Stratford-on-Avon District
Local Development Framework
Annual Monitoring Report 2010**

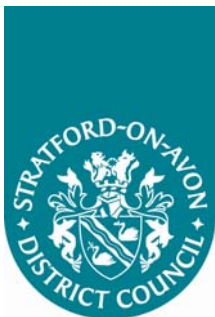


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Local Development Framework

Annual Monitoring Report 2010

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1. Introduction

The preparation and publication of an Annual Monitoring Report (AMR) is one of the fundamental planks of the planning system introduced by the Planning and Compulsory Purchase Act 2004. The Coalition Government has recently published the Localism Bill which intends to bring forward reforms to the planning system and will have implications for the publication of AMR's.

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 currently 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 sixth Annual Monitoring Report (AMR) that the District Council has produced under the 2004 Act. It assesses performance against a wide range of former national, regional and local indicators and is now able to provide a well-established time series of data. This monitoring is continued in the 2010 report to provide consistency and comparison. However, the situation has changed under the Coalition Government. The future of National Indicators is uncertain and Regional Spatial Strategies are due to be abolished.

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 2009 to 31 March 2010, apart from the section on the Local Development Scheme which sets out the situation at the time of publication.

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

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.

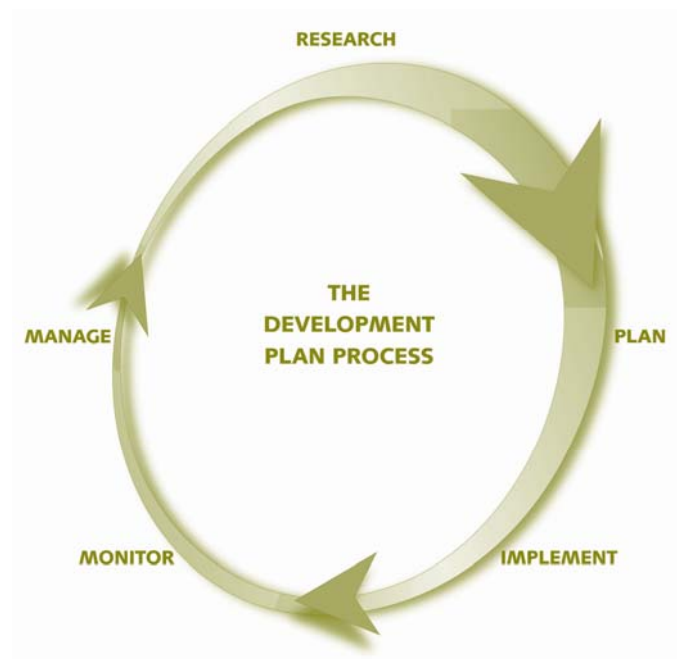
In practice, the process is a continuous one in that there is no specific start or end point. What is more, the various components often overlap or take place in a different sequence depending on specific circumstances.

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 the Corporate Strategy of the District Council, the draft 2011-2015 version is currently out for consultation. These are themselves based on a clear understanding of the area and future aspirations.

Plan

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

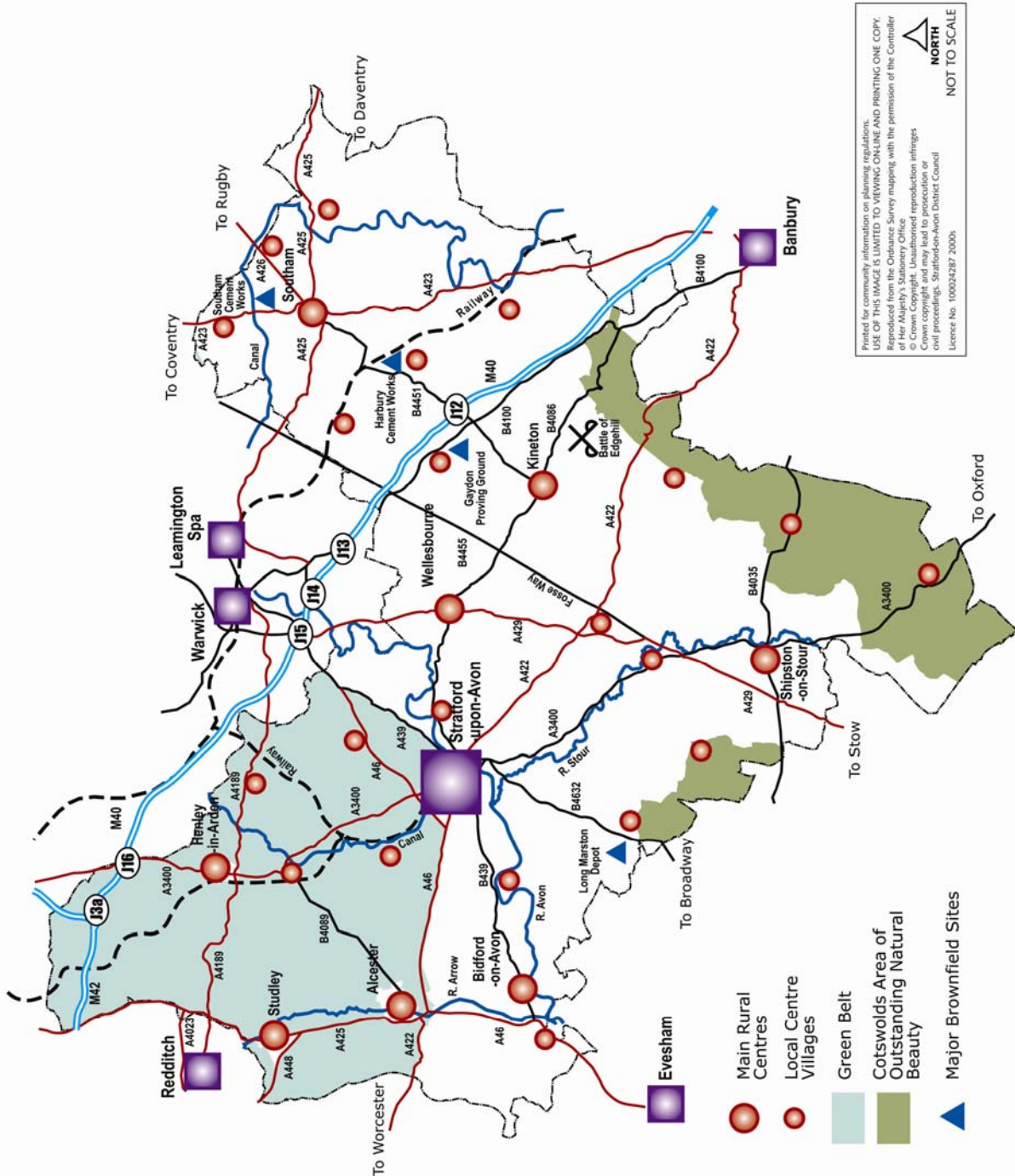
2. Key Findings

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

- The amount and type of employment land available provides scope to satisfy a range of business needs in the District.
- There has been a substantial increase in the amount of employment land in the District during the monitoring year as a result of the permanent permission granted at Long Marston Depot.
- There is a lack of opportunities in the District specifically for research and design/high technology businesses.
- Any additional large-scale retail and office development that is needed should be located in Stratford-upon-Avon town centre, in accordance with a sequential test.
- A significant increase in vacant properties has been experienced in Stratford-upon-Avon town centre in the past two years.
- There continues to be an increase in visitor accommodation within Stratford-upon-Avon and in various other parts of the District.
- The housing trajectory is now related to the requirements of the adopted West Midlands Regional Spatial Strategy, and against these figures housing delivery in the district will give rise to a significant surplus against targets. This is unsurprising given the low level of housing provision for Stratford-on-Avon District sought by the RSS and the high level of housing completions in the last decade.
- Measured against the adopted RSS housing figures, the district can demonstrate a five year land supply.
- House building in 2009/10 (net of losses) was higher than that in the previous year, but it was still at a low level compared with building in much of the last decade. Also, the trajectory suggests a significant reduction in house building in 2010/2011.
- There was a small increase in the number of new affordable dwellings provided in 2009/10 (74 compared with 51 in 2008/9).
- Recent house building activity has remained concentrated on previously developed land (brownfield) with 92% of completions in 2009/10 on this type of site.
- The main measure of the health of biodiversity in the district (NI197 – local sites under positive management) shows a modest improvement over the situation in 2009 (23% compared with 18%) and it is suggested that this upward trend will continue.
- Planning permissions continued to be granted in accordance with Environment Agency guidance on the protection of flood risk areas. There was only one minor case where the recommendation of the EA was not followed.
- No major schemes for the renewable technologies have been granted planning permission during this period.
- There has been a substantial amount of developer contributions towards public transport schemes secured through Section 106 Agreements during the past monitoring year. Most of this has been due to planning permissions for

large-scale developments at Long Marston Depot and the Tesco store at Southam. The Egg Packing Station housing development on Bishopton Lane, Stratford-upon-Avon will make a large contribution to public open space provision in the town.

- There has been an increase in the number of Parish Plans adopted by the District Council (6 compared to 3 in 2008/9). The Council has adopted 40 Parish Plans since 2003.
- The Local Development Scheme has been updated to reflect current circumstances. This anticipates a further consultation period in September/October 2011, followed by submission to the Secretary of State in May 2012. Following an Examination in Public adoption is anticipated by the end of 2012.



**Stratford-on-Avon District Local Development Framework
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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 118,900 (2009 estimate). The town of Stratford-upon-Avon is the largest settlement with a population of only 25,000. 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 up to 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 4.9 million people visited the District in 2009, 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 1.4% (November 2010) is well below the national situation (3.5%) and is one of the lowest in the West Midlands (4.4%) 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 136 hectares of land developed for industrial uses. 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, half of this increase has been due to the permanent planning permission granted in February 2010 for a range of employment uses at Long Marston Depot.

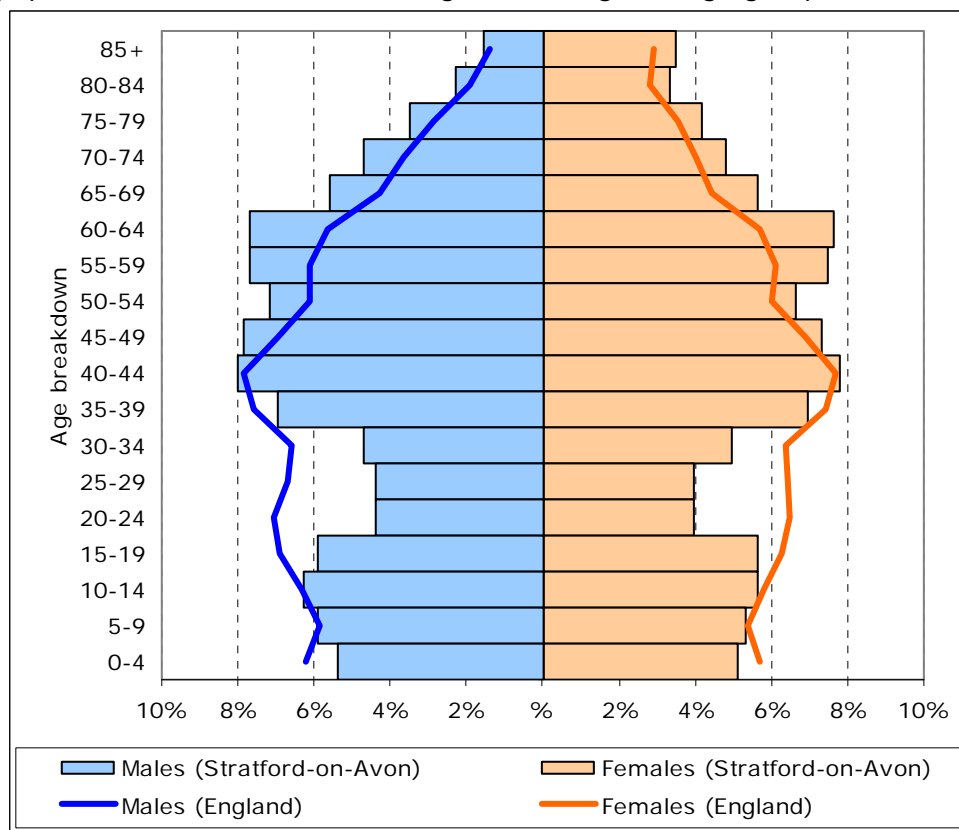
These characteristics mean that the District cannot be treated and planned in isolation; we have to understand and respond to all these characteristics and influences.

Population

Stratford District population 118,900

(Source: ONS midyear population estimates 2009)

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.

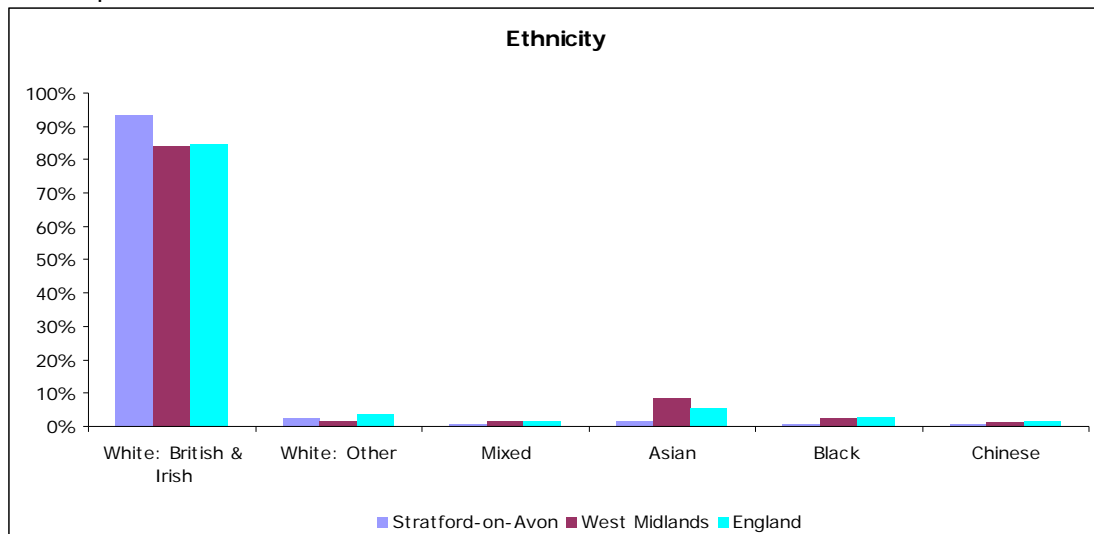


Source: Warwickshire Observatory from ONS Population Estimates 2007

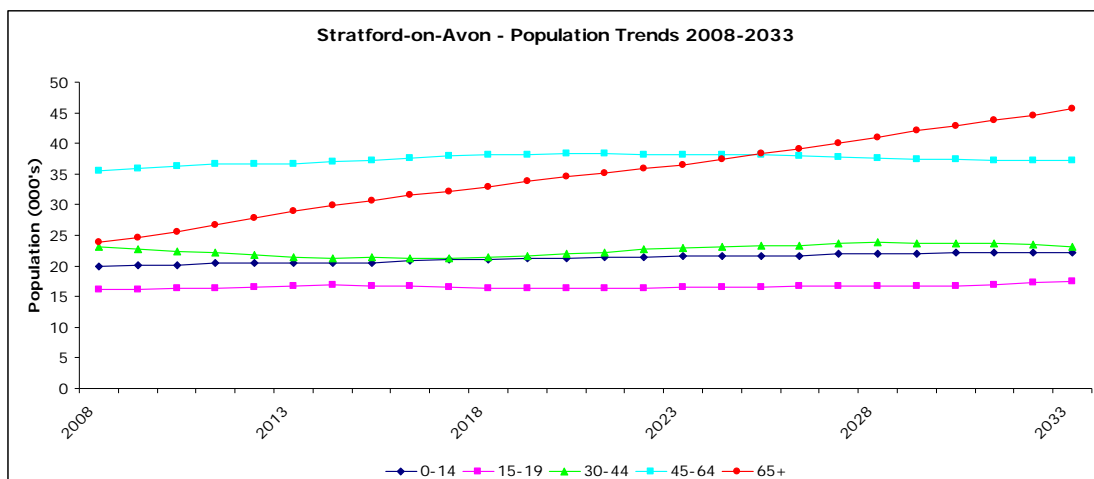
Ethnicity	Stratford-on-Avon	West Midlands	England
White British	93.5%	84.3%	84.8%
White Other	2.6%	1.8%	3.5%
Mixed	1.0%	1.8%	1.7%
Asian	1.5%	8.4%	5.7%
Black	0.7%	2.5%	2.8%
Chinese	0.7%	1.2%	1.5%

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: 2008-based subnational population projections (Warwickshire Observatory)

There is a projected increase in Stratford District's population of 22.6% between 2008 and 2033 compared to 13% for the West Midlands and 18% for England. The majority of the increase is in 'older' age groups. Population trends indicate that the number of over 60's are projected to increase from 28% of the population to 38.4% by 2033. Over 85's to increase by almost 232% compared to a Warwickshire average of 194%. By 2033 there will be an additional 7,200 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

54,061 (including vacant) - Source SDC Council Tax, December 2010

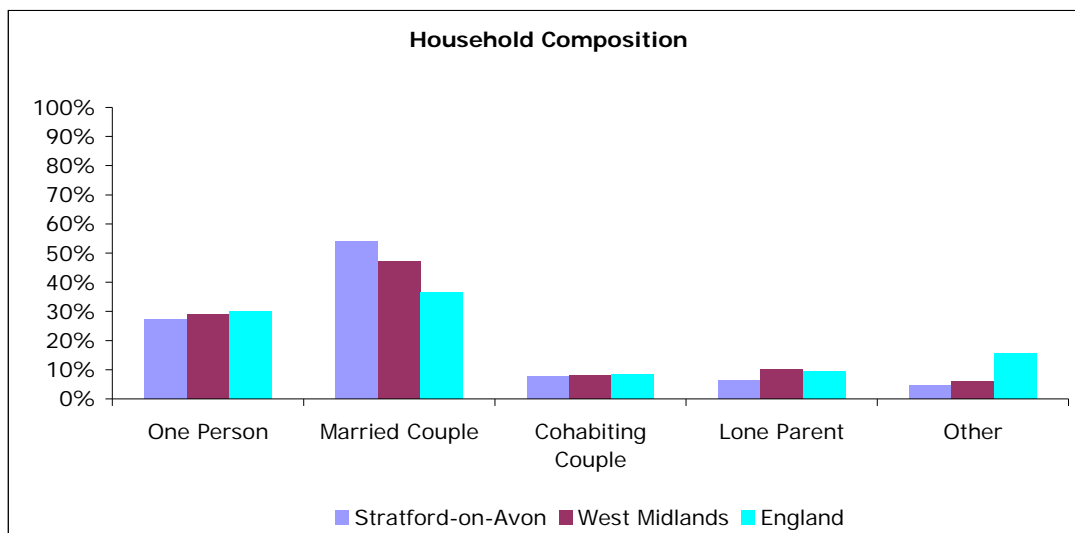
Total number of Households

52,400 - Source SDC Council Tax, April 2010 (assuming a 3% vacancy rate).

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

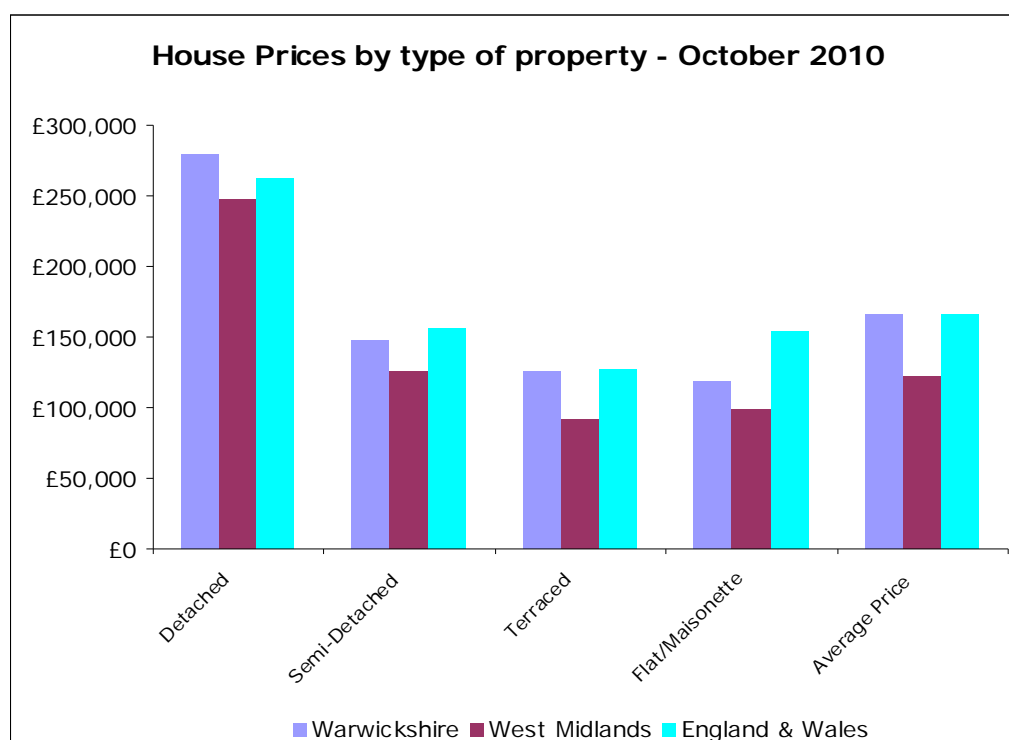
Household Composition	Stratford-on-Avon	West Midlands	England
One Person	27.2%	28.8%	30.1%
Married Couple	54.2%	47.2%	36.5%
Cohabiting Couple	7.7%	7.9%	8.3%
Lone Parent	6.5%	10.1%	9.5%
Other	4.5%	6.0%	15.6%

Source: 2001 Census



Residential Property Prices – October 2010	Warwickshire	West Midlands	England & Wales
Detached	£278,844	£247,247	£261,772
Semi-Detached	£148,109	£125,057	£156,176
Terraced	£126,038	£91,423	£126,282
Flat/Maisonette	£118,633	£98,214	£153,679
Average Price	£166,153	£121,886	£165,505

Source; HM Land Registry October 2010



Average price increase in Warwickshire up 6.3% on November 2009 prices
 Average price increase in West Midlands up 2.9% on November 2009 prices
 Average price increase in England and Wales up 3.4% on November 2009 prices

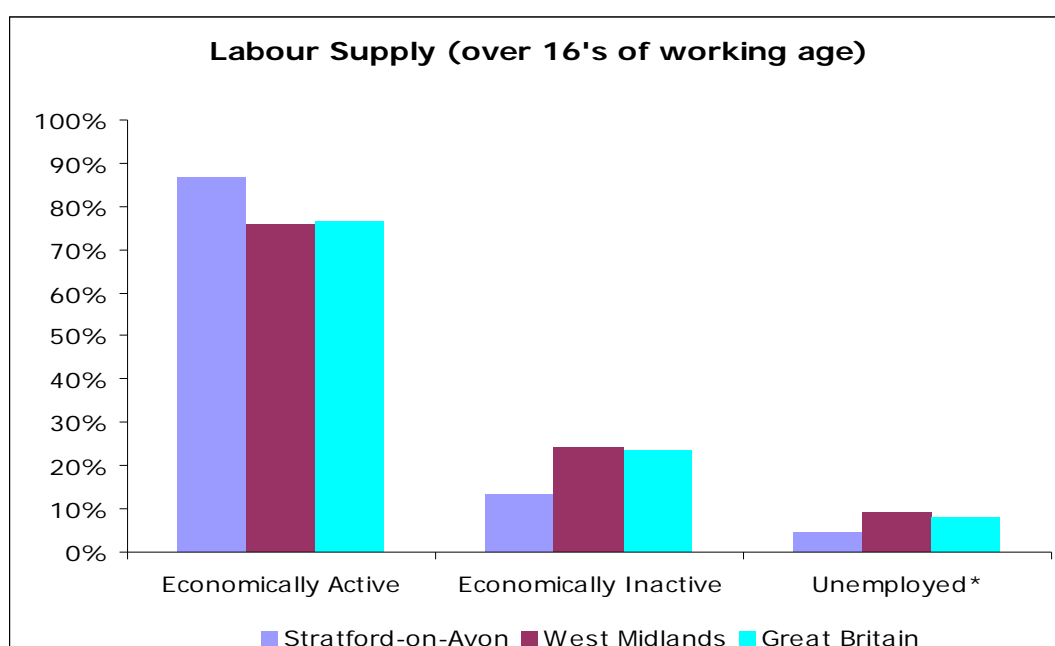
Employment and Skills

Working Age Population (16 – 59/64)

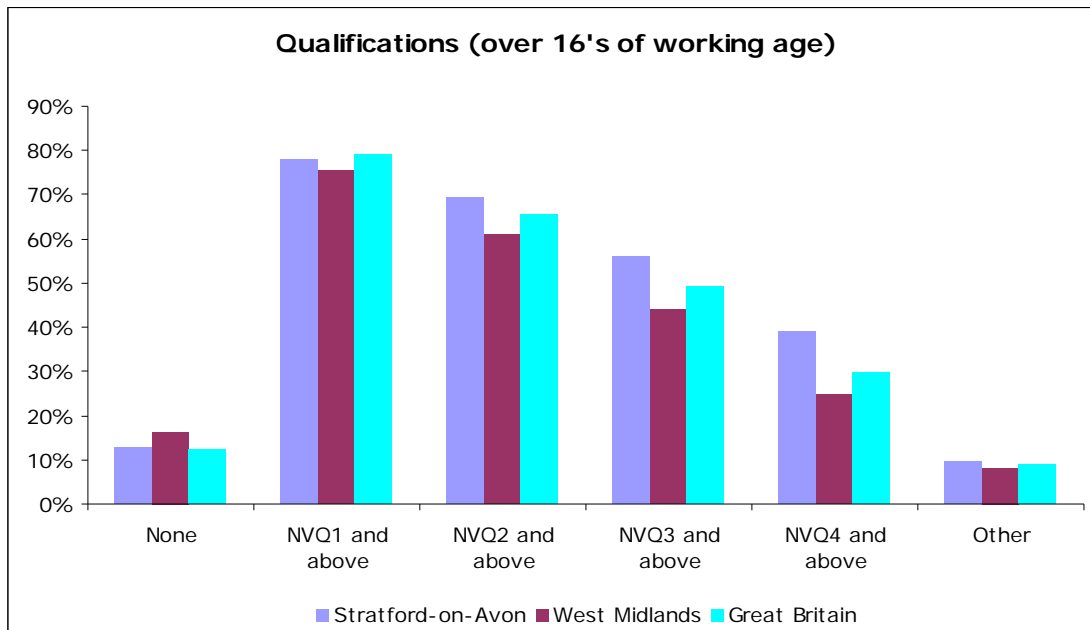
66,700 Economically active

9,900 Economically inactive

Labour Supply - over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
Economically Active	86.6%	75.6%	76.5%
Economically Inactive	13.4%	24.4%	23.5%
Unemployed*	4.4%	9.3%	7.9%
* Proportion of economically active			
<i>Source: ONS Annual Population Survey – April 2009 – March 2010 (NOMIS)</i>			



Qualifications – over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
NVQ4 and above HND/ Degree	39.0%	24.8%	29.9%
NVQ3 and above 2+ A Levels or equivalent	56.0%	43.8%	49.3%
NVQ2 and above 5+ A-C GCSE or equivalent	69.4%	60.9%	65.4%
NVQ1 and above Fewer than 5 A-C GCSE or equivalent	77.9%	75.6%	78.9%
Other Foreign/professional	9.4%	8.2%	8.8%
None No formal qualifications	12.7%	16.2%	12.3%
<i>Source: ONS annual population survey - Jan-Dec 2009 (NOMIS)</i>			



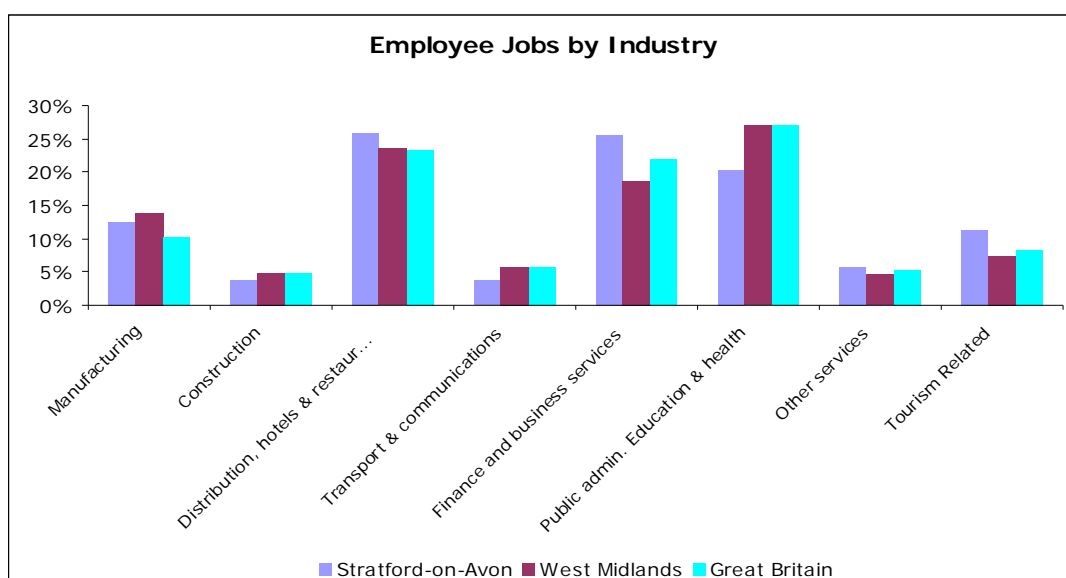
Transport to Work – 16+ in employment	Stratford-on-Avon	West Midlands	England
Car Driver/passenger	70.4%	67.2%	61.0%
Bus	1.8%	8.8%	7.5%
Train	1.2%	1.5%	4.2%
Bicycle	2.6%	2.3%	2.8%
Foot	9.4%	9.5%	10.0%
Home Work from home	13.2%	8.9%	9.2%
Other Underground/motorcycle/taxi/other	1.4%	1.8%	5.3%

Source: 2001 Census



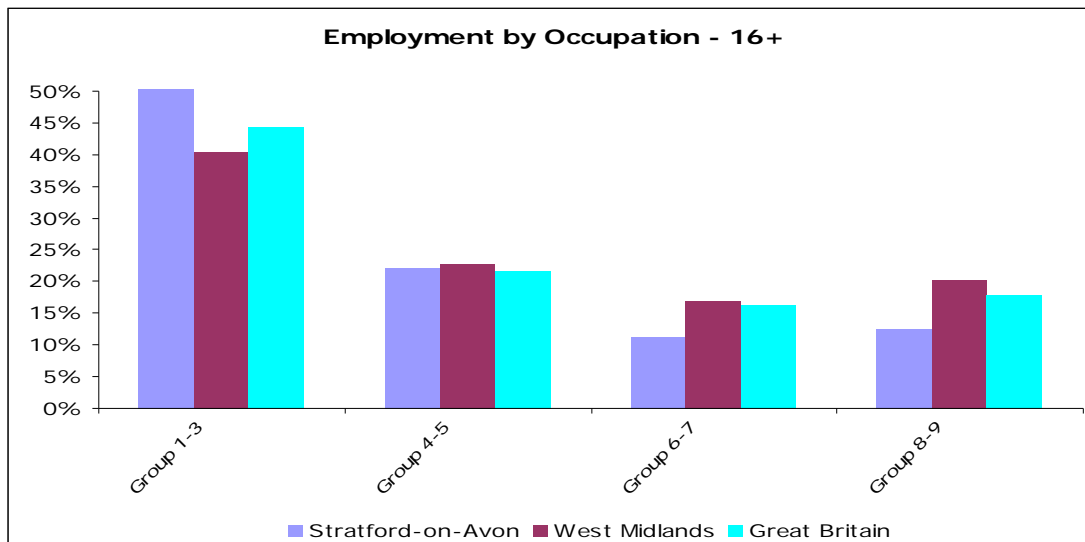
Employee Jobs by Industry	Stratford-on-Avon	West Midlands	England
Manufacturing	12.4%	13.8%	10.2%
Construction	3.8%	4.9%	4.8%
Distribution, hotels & restaurants	25.9%	23.6%	23.4%
Transport & communications	3.6%	5.8%	5.8%
Finance and business services	25.5%	18.6%	22.0%
Public admin. Education & health	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	54.2%	40.3%	44.3%
Group 4-5 administrative and skilled trades	22.1%	22.7%	21.6%
Group 6-7 personal and customer services	11.3%	16.8%	16.2%
Group 8-9 manual and elementary trades	12.4%	20.3%	17.9%

Source: ONS Annual Population Survey – April 2009 – March 2010 (NOMIS)

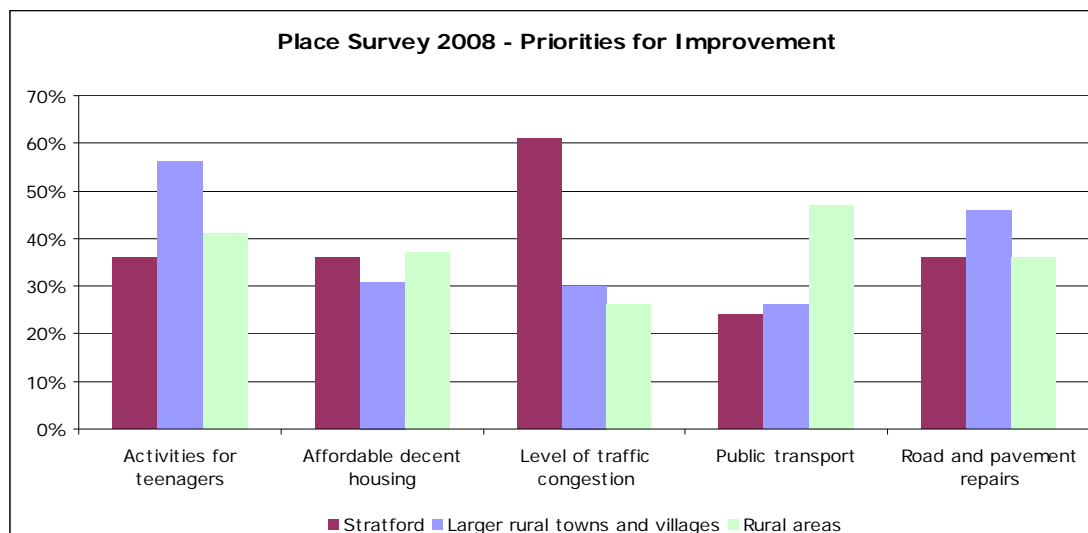


For more Stratford and Warwickshire statistics see 'Quality of Life in Warwickshire 2009' published by Warwickshire Observatory: www.warwickshireobservatory.org – Quality of Life section.

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.

Parish Plans

In November 2000 Government's Rural White Paper '*Our Countryside – The Future*' launched the concept of town and parish Plans. They were intended to develop previous work such as village appraisals and village design statements and set a framework for communities to plan their own futures. Their purpose is to: "*set out a vision of what is important, how new development can best be fitted in, the design and quality standards it should meet, how to preserve valued local features and map out the facilities which the community needs to safeguard for the future.*"

Stratford District Council is keen to support town and parish plans and adopt them as material considerations for the determination of planning applications and as an important source of local information. The Council has adopted 40 Parish Plans since 2003. The main themes coming out of the Parish Plans adopted since March 2009 are set out below:

- Adult Education and Activities
- Business Development
- Communication (eg. Broadband)
- Crime (burglaries, anti-social Behaviour and general policing)
- Dog fouling and litter
- Environment (including heritage, energy conservation and carbon reduction measures, footpaths, village appearance, bulk buying of fuel/food)
- Facilities and Amenities - allotments
- Flooding
- Facilities and Amenities - allotments
- Health Care
- Housing Needs
- Older People support
- Planning and Development
- Public Transport
- Roads (improvement and speeding problems)
- Utilities
- Young People (education and employment, local activities and under 10s)

B. Core Output Indicators

A series of national core indicators were defined by the previous Government as part of the new planning system introduced by the Planning and Compulsory Purchase Act 2004. These were then adopted by the West Midlands Regional Assembly to assist the monitoring of the region's spatial plans. In this way the objectives of the Regional Spatial Strategy could be monitored to check the extent to which they were being met in each constituent part of the region.

Previous editions of the District Council's Monitoring Report have sought to cover these national and regional indicators to the extent that data has been available. However, the situation has changed under the Coalition Government. The future of National Indicators is uncertain, although it is intended to retain the established set of national core output indicators. Regional Spatial Strategies are due to be abolished and future monitoring arrangements at regional and sub-regional level are uncertain.

Despite this, it is reasonable and useful for these established indicators to remain the basis for monitoring by the District Council, at least until they are replaced by some other form of assessment. Doing so provides continuity and maintains a time series of data that can be assessed and used as appropriate.

Previous editions of the AMR have related mostly to the Stratford-on-Avon District Local Plan Review that was adopted on 14 July 2006. This plan covers the period 1996 to 2011 as it was prepared to conform to the Warwickshire Structure Plan at that time. While the District Local Plan expired on 13 July 2009, the Secretary of State confirmed that many of its policies and proposals could be 'saved' and continue to operate.

In this edition, some of the key indicators, particularly relating to housing provision, are measured against a 2001 base date. This is because the District Council is currently using the approved Regional Spatial Strategy as the basis for calculating housing supply in the District. This covers the period 2001-2021.

Conversely, unlike last year's edition of the AMR, the emerging RSS Revision has not been considered as the Government does not intend to take it forward. Instead, it is envisaged that a new foundation for defining the amount of future development in the District will be established as part of the localism approach to governance. This will require new evidence to be gathered and, eventually, this will form the basis for ongoing monitoring work.

Business development

It should be noted that this section relates solely to land in industrial uses, defined as Use Classes B1, B2 and B8. This has been the basis for monitoring employment land over many years as it was the definition used by the Warwickshire Structure Plan.

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

Amount of land developed for employment

	Total 2001-06	2006-07	2007-08	2008-09	2009-10	Total 2001-10	Annual Average 2001-10
Hectares	48.6	8.5	4.5	2.9	71.2	135.7	15.1

Comment

This table indicates the rate of completion of sites for industrial development since 2001. The amount of development completed in the past year has been inflated by the granting of a permanent permission for 68.0 hectares of land for Class B employment uses at Long Marston Depot. This site has had a series of temporary permissions for a number of years, but only now by gaining permanent permission has it been included in the industrial land supply for the District.

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

This information is not readily available before 2004 but the amount of employment floorspace (in square metres) completed during the past six years is as follows:

	2004-05 (sq.m)	2005-06 (sq.m)	2006-07 (sq.m)	2007-08 (sq.m)	2008-09 (sq.m)	2009-10 (sq.m)	Total 2004-10 (sq.m)
B1(a) offices - inside/adjacent to Stratford-upon-Avon town centre	0	0	2,300	0	0	0	2,300
B1(a) offices - elsewhere in Stratford-upon-Avon	2,000	2,000	10,200	0	0	1,960	16,160
B1(a) offices - elsewhere in Stratford District	0	0	2,650	2,450	9,700	590	15,390
B1(b) research & development, high tech., etc.	0	0	0	2,600	0	0	2,600
B1(c) light industry	4,250	1,000	0	1,670	260	28,670	35,850
B2 general industry	1,750	3,700	0	3,340	0	29,440	38,230
B8 warehouses, distribution, etc.	900	0	9,450	1,930	2,840	29,440	44,560
Total	8,900	6,700	24,600	11,990	12,800	90,100	155,090

Comment

It is appropriate 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 also provides a more detailed assessment of the location of office development in the District given the particular emphasis of national Planning Policy Statement 4: Planning for Sustainable Economic Growth, which expects office uses to be concentrated in main town centres. It is evident that there has been very little development of this type in and adjacent to Stratford-upon-Avon town centre since 2004.

Percentage of employment development which is on previously developed land

	Total 2001-06	2006-07	2007-08	2008-09	2009-10	Total 2001-10
Total land developed (ha)	48.6	8.5	4.5	2.9	71.2	135.7
Total brownfield land developed (ha)	35.8	3.2	2.5	0	68.0	109.5
%age	73.7	37.6	55.6	0	95.5	80.7

Comment

The Warwickshire Structure Plan set an indicative target of 60% for new industrial development on previously developed land in Stratford-on-Avon District for the period 1996-2011. While most of the Structure Plan no longer operates, it can be seen that its objective has easily been achieved.

The approved RSS does not provide a target relating to previously developed land. Nevertheless, it is national policy to maximise the re-use of such 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. Saved Policy STR.4 from the District Local Plan expects brownfield land to be utilised for new development.

Percentage of additional employment floorspace which is on previously developed land [National Core Indicator BD2]

This information is not readily available before 2006 but the amount of employment floorspace (in square metres) completed during the past four years is as follows:

	2006-07	2007-08	2008-09	2009-10	Total 2006-10
Total floorspace developed (sq.m.)	24,600	11,990	12,800	90,100	139,490
Total on brownfield land (sq.m.)	12,100	7,350	0	80,380	99,830
%age	49.2	61.3	0	89.2	71.6

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 31.03.10 (hectares)	14.0	0	0	8.5	0	2.6	0	14.0	39.1

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 look to identify a range of further opportunities for employment development to meet the future needs of the local economy and to provide new jobs in the District. The appropriate amount, location and purpose of land for employment development are still to be assessed.

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

	Total 2001-2006	2006-07	2007-08	2008-09	2009-10	Total 2001-2010
Hectares	3.9	0.7	9.8	0.3	3.1	14.7

Comment

The figures above illustrate the significant amount of land previously in employment use that has been redeveloped for other purposes since 2001. The loss of such sites should be taken into account when considering the overall supply of industrial land in the District.

Of the 14.7 hectares overall table in the table above, 11.3 hectares have been redeveloped for residential uses.

It is important to make sure that a good mix of employment opportunities 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. This is a factor that will be taken into account in the preparation of the Core Strategy.

Town centres

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

This indicator was introduced during 2008 so this is only the second monitoring year that data has been collected in a form that allows such an assessment to be made. The indicator covers those uses defined in Planning Policy Statement (PPS) 4: Planning for Sustainable Economic Growth (para.7), for which town centre policies should apply.

The only strategic town centre identified in the approved Regional Spatial Strategy is Stratford-upon-Avon. This is reflected in saved Policy COM.19 from the District Local Plan Review.

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.

	2008-10			
	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	15,200	2,705	0
Office (A2)	0	0	0	-
Office (B1a)	0	1,960	6,920	0
Hotels (C1)	0	2,500	3,380	0
Leisure (D1)	0	0	0	0
Leisure (D2)	0	0	0	0
Total	0	19,660	13,005	0

Comment

It is evident that attention needs to be given to encouraging these forms of development in Stratford-upon-Avon town centre to the extent that further provision is needed. 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 the retail development which has taken place elsewhere in the town is due to the extension of the Maybird Retail Park that was allocated and fully justified through the Local Plan process. A foodstore in the middle of Studley has opened in the past year, along with two local stores serving the south-eastern side of Stratford-upon-Avon.

Much of the office floorspace that has been developed took place on Ryon Hill 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, and at Shottery Business Park on the northern edge of the town.

The hotel floorspace in Stratford-upon-Avon comprises the Travelodge on Birmingham Road, while the provision outside the town is mostly due to extensions to hotels at Claverdon (Lye Green) and Kings Coughton.

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 and Appendix 2.

Comment

The trajectory, illustrated in Figure 1, with supporting data set out in Appendix 2, covers the period up to 2026 in accordance with the Department of Communities and Local Government (DCLG) Core Output Indicators – Update 2/2008, i.e. at least a 15 year period from the current monitoring year (2010/11). In the absence of an adopted Local Plan or Local Development Framework covering the 15 year period, the trajectory monitors housing delivery against the housing figures specified in the West Midlands Regional Spatial Strategy (WMRSS) originally adopted in 2004. This represents a change from the 2009 AMR which monitored against the WMRSS Phase Two Revision Preferred Option, and a reversion to the approach taken in the 2008 AMR. The change back to the approved WMRSS reflects the need to have full regard to the latter as part of the statutory development plan. At the same time the Government has abandoned the WMRSS Phase Two Revision process, while the West Midlands Regional Assembly which was advocating monitoring against the Preferred Option has been abolished. These changes cast doubt over the use of the Preferred Option figures for monitoring housing delivery.

The adopted WMRSS provided county level housing growth requirements. The Government Office for the West Midlands (GOWM) has recommended a method of distributing the county requirements between the different districts and boroughs in the region. This method has been adopted by the District Council to determine the amount of new housing required in the district. It applies the proportion of housing growth assigned to each district and borough in the Phase Two Revision Preferred Option to the county figures in the adopted WMRSS. In the case of Stratford-on-Avon District, a calculation on this basis provides relatively low levels of housing requirement, reflecting the Preferred Option's proposed strategy to direct much of the housing growth to other parts of the sub-region. This low level requirement which is at most 256 dwellings per annum, reducing to 170 dwellings from 2011 onwards, is well below the annual average rate of dwelling completions in the period 2001-2010 (473 p.a.) although the annual rate has been rapidly declining since the high point of over 800 completions in 2004/05.

Because the period covered by the adopted WMRSS commences in 2001, it covers the years of very high building rates in the last decade. The many dwellings that were completed in this period, shown in the blue columns in the trajectory illustrated in Figure 1, mean that the whole of the WMRSS requirement will soon be delivered, even when extrapolated to cover a 25 year period. Furthermore, the data shown in Appendix 2 that underlie the trajectory indicated that the currently identified land supply will provide sufficient additional dwellings to exceed the extrapolated 25 year requirement within 3 years. In fact the current land supply would support house building well in excess of this 25 year requirement.

The main component of housing trajectory is the set of annual projected completions which is then compared with the annual rates proposed in the WMRSS. The trajectory suggests a very uneven pattern of housing delivery over the 25 period, starting with building rates well in excess of the required rate, then rates on a par with the required rate, then falling well below and finally reaching par again on the back of notional windfall allowances. However, it must be said that for the most part 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 an allowance for unforeseen windfall sites in the last five years (21/22 to 25/26). At this point in time the projections 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 any sites that may be identified in the Core Strategy which is currently under preparation. Most of the proposed development sites included in the two draft versions of the Core Strategy have not been shown in the trajectory because they have insufficient status. They are only shown if they could be released in accordance with current Local Plan Review policies and proposals.

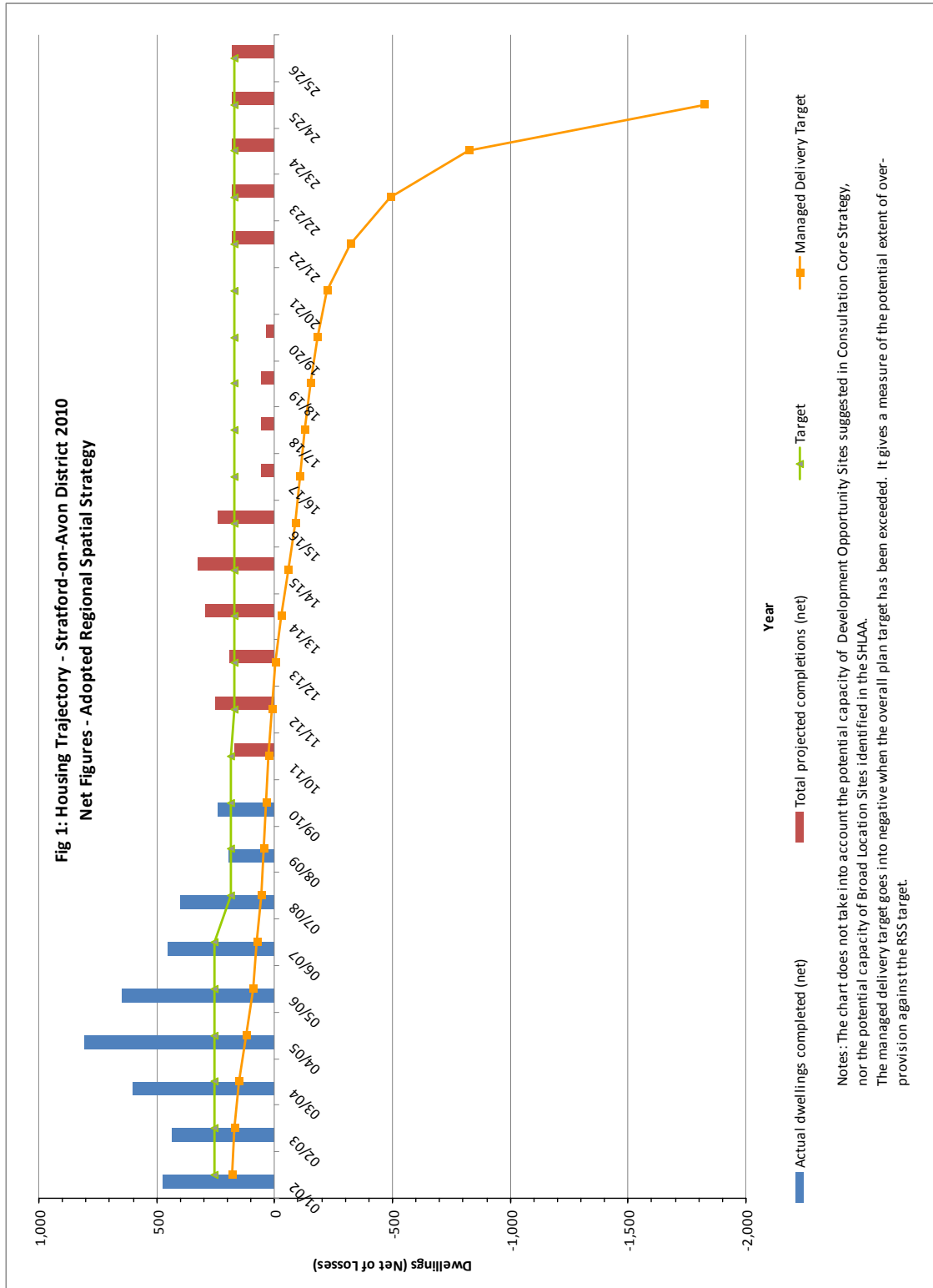
Compared with the trajectory provided in the 2009 AMR, the 2010 version shows a very different picture. It portrays the prospect of substantial over-provision against strategic requirements instead of under-provision, an unsurprising outcome given the very low annual average completion rates based on the adopted WMRSS. It also shows that the existing land supply can sustain only a very low level of housing development in the second half of this decade, although in reality this minimal supply will be supplemented by sites released through the LDF and by windfall development.

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 therefore their release for development would be constrained. They include the two "Strategic Reserve Sites" west of Shottery and at Kipling Road, Stratford-upon-Avon proposed in the Local Plan Review but which do not have planning permission. They are omitted from the trajectory because it is as yet unclear whether they will be released for development, and if so, when release might occur.

The 2010 trajectory includes a category of development site that has not been recognized in previous trajectories. This category comprises housing sites in rural areas that are being promoted through Local Plan policies COM.1 and CTY.5, in

other words “local choice” sites and “exception” sites. The sites included in the trajectory are those where there is a good prospect of housing delivery within the next five years and these are listed in Appendix 2.

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). To accord with Government policy expressed in PPS3 the trajectory makes no allowance for such sites to deliver houses before 2021, although once planning permission is granted for housing on a windfall site, it can be recognized in the housing supply figures as a commitment. The extent of their contribution is likely to increase after the housing moratorium expires on 31 March 2011. 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.



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

**Housing Land Supply Assessment for 2011-2016
Situation at 31 March 2010
Based on Adopted West Midlands RSS**

Year	Annual Housing Provision Target Adopted RSS Annual Net Requirement*	Existing Housing Land Supply 31-3-2010 Dwelling Capacity of Identified Sites**	Balance of Supply against Target
2011/12	170	252	+82
2012/13	170	190	+20
2013/14	170	293	+123
2014/15	170	327	+157
2015/16	170	239	+69
Totals 2011-2016	850	1301	+451

Notes

* Calculated in accordance with GOWM advice dated 16 March 2010. Does not take into account extent of house building in the 2001-2011 period.
** For details of sites see Appendix 2.

Length of land supply (years)

7.7

NI 159: % of five year land requirement that can be built on deliverable sites

153% (Government advice states that good performance is where the percentage is 100% or greater.)

RSS housing requirements for Stratford-on-Avon District

Using GOWM formula which relates provision to the district growth proportions in the Preferred Option.

Phase 1 (2001-2007)

1533

Phase 2 (2007-2011)

749

Phase 3 (2011-2021)

1694

Total (2001-2021)

3976

Comment

Reversion to the housing requirements of the adopted West Midlands RSS means that the housing land situation has changed significantly from that described in the 2009 AMR which showed a shortfall when assessed against the RSS Phase Two Revision Preferred Option. The lower annual requirements that result from the adopted WMRSS paint a picture of housing land supply surplus and a very healthy NI 159 indicator.

The above assessment does not take into account the extent of housing growth since the WMRSS base year of 2001. Appendix 2 shows that over 4,000 dwellings have already been built since 2001, exceeding the requirement for the whole of the plan period (3976). However, the assessment takes a pragmatic view of housing requirements with an acceptance that the need for housing in the district does not stop with the early achievement of the strategic requirement. The WMRSS annual requirement of 170 dwellings for the period 2011 to 2021 is therefore retained as a measure of housing provision in the assessment period, pending the adoption of new housing figures through the LDF Core Strategy.

Percentage of new and converted dwellings on previously developed land (PDL)

[National Core Indicator H3]

Dwellings Completed 2009/10 (Gross)		
PDL (brownfield)	246	92%
Greenfield	22	8%
Total	268	100%

Comment

The figures for 2009/10 show no change from those of the previous year. The percentage of dwellings completed on PDL has probably reached its maximum at this point, with no significant greenfield sites being constructed at this time. The figures also pre-date the deletion of garden sites from the definition of PDL. In future garden infilling will be included in the greenfield category which may have some effect on the figures, although the new Government sees the change in the definition as helping planning authorities resist this form of development in inappropriate locations. Meanwhile the new Government has retained the national annual target which states that at least 60% of new housing should be provided on previously developed land. In Stratford-on-Avon District this PDL target has once again been exceeded by a considerable margin. PDL sites in Stratford-upon-Avon, Southam and Tiddington have provided many of the dwelling completions in the district in the last year.

Gross affordable dwellings completions

[National Core Indicator H5]

Dwellings Completed 2009/10	
Social rented dwellings completed	32
Intermediate dwellings completed	42
Net additional affordable dwellings	74

Comment

The figure of 74 affordable dwelling completions (including 11 existing dwelling acquisitions) represents a small increase over the number completed in 2009/10 (51 dwellings including 7 acquisitions). It represents a higher proportion of total dwelling completions than last year, excluding acquisitions (24% as opposed to 16% in 08/09). The Strategic Housing Market Assessment Review 2009 estimated a net annual need of 532 affordable dwellings in the district, so current provision still falls far short of meeting the full extent of need. The relatively small number of new affordable dwellings is partly related to the generally low level of house

building activity, with a shortage of mixed tenure schemes which could deliver affordable dwellings wholly or partly funded by developer contributions.

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

Pitches Delivered 2009/10	
Type of Pitch	2009/10
Additional permanent pitches	6
Temporary pitches	3

Comment

The figures relate to pitches that have been authorized during 2009/10. Unauthorized pitches are excluded. The temporary pitches are those subject to a planning condition that requires removal of the caravans by a certain date, often within two of three years of the date of when planning permission

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.

There was only one such case during the 2009-10 monitoring year. This related to a small hot food outlet in open countryside. A two year temporary permission was granted on the basis that the cost of providing a connection to the main foul drainage system would have been too onerous in the circumstances.

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 former 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 – 2010	
Total Local Wildlife Sites & Local Geological Sites	81
No. being positively managed	19
% being positively managed	23%

Former NI 197 is 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 & geological 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.

Data compiled by Warwickshire Museum Field Services suggest that 23% of local wildlife and geological sites are known to be subject to positive conservation management. The Museum is anticipating an upward trend in this percentage due to factors such as the impact of the Campaign for the Farmed Environment (CFE) which promotes voluntary measures which can be taken by farmers and landowners to protect the countryside, its wildlife, soils and water quality. The also Museum sees the availability of finance through the English Woodland Grant Scheme and other environmental grant schemes as having a beneficial effect on Local Wildlife and Geological Sites in the district over the next few years.

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 2009-10. However, it should be noted that there is an increasing level of interest in promoting solar (photo-voltaic) schemes in the District.

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

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 indicators that were operating until this year, and which have been retained as core indicators for the purposes of this edition of the AMR (see section B. above).

a. To satisfy housing needs (see Policies STR.2, COM.13, COM.14)

This topic is mostly covered in the H2, H3 and H5 Core Output Indicators above. In addition, the following data is provided:

Types and sizes of dwellings

Dwellings Completed 2009/10 (Gross)		
One bedroom houses/bungalows	1	0.4%
Two bedroom houses/bungalows	17	6.3%
Three bedroom houses/bungalows	51	19.0%
Four bedroom houses/bungalows	34	12.7%
Five or more bedroom houses/bungalows	21	7.8%
Houses/bungalows - total	124	46.3%
One bedroom flats	17	6.3%
Two bedroom flats	125	46.6%
Three bedroom flats	2	0.7%
Four bedroom flats	0	0%
Five or more bedroom flats	0	0%
Flats – total	144	53.7%

Comment

Completions in 2009/10 showed a slight swing back to houses and bungalows although flats still provided the majority of completions. This trend was predicted in last year's AMR. In 2008/9 the proportion of completions in the form of flats was 57.1%. However, 2009/10 was very similar to the previous year in terms of the overall number of houses and flats being built. As noted in the previous two years 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 2009/10 again saw only a small number of these being completed (68 in total).

Last year's AMR also noted the demographic trend towards greater number of single person households, but evidence was suggesting that many of these would be seeking dwellings of at least two bedrooms in size. Small flats would not answer the needs of these households.

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

This topic is covered in the Core Indicators section 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 & PR.2)

Area of greenfield development allowed in the Cotswolds AONB and the Green Belt

(Reference to the Special Landscape Areas has been omitted as they are not covered by a saved policy of the Local Plan.)

The District Council is unable 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 saved policies of the District Local Plan that seek to focus most forms of development within or 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 09/10 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:

- 84.6% of the area covered by SSSIs in the District is in favourable condition;
- 15.4% is in unfavourable condition but in the process of recovery.

The proportion in favourable condition has declined slightly since last year (86.6% in 2009), but remains well above the national level (43%), the regional level (34%) and the county level (79%). '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 (12.8% in 2009), but there are now no SSSIs that fall into the 'unfavourable and unchanging' and 'unfavourable condition and declining' categories which is good news.

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

The Ecosite designation is being superseded in some cases by the Local Wildlife Site designation. 49 of the latter had been designated in Stratford-on-Avon District by 31 March 2010, together with 32 Local Geological Sites, but they 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 Core Output Indicator E2.

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

No development has led to the loss or destruction of a scheduled ancient monument during 2009/10, although damage may have occurred in other ways, e.g. natural processes or routine land management. Such problems are highlighted in English Heritage's 'Heritage at Risk' Register.

There has been a single case of a listed building being lost in the district during 2009/10, although in this case the loss was due to fire rather than through development. This was Cutlin Mill Cottage at Atherstone-on-Stour, a Grade II listed structure.

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 time to facilities

This information has been provided in previous editions of the AMR. However, the view is now taken that this indicator is rather crude as an appropriate or optimum travel time by public transport depends upon the nature of the facility, eg. that which applies to a primary school compared with a secondary school, or between a doctors surgery and a hospital.

Number of Green Transport Plans completed

- since supplementary planning guidance was adopted by the District Council in July 1998, 26 such Green Transport Plans (or equivalent) have been completed through a legal agreement linked to a planning permission. Of these, three have been completed during 2009-10. These related to planning permissions for Long Marston Depot, Atherstone-on-Stour Industrial Estate and the Tesco store at Southam.

Value of developer contributions towards sustainable transport

- Between 1996 and March 2009, 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, nearly £1.5m towards public transport and just over £600,000 for pedestrian and cycling facilities.

During the monitoring year 2009-10, Section 106 Agreements have been completed to secure a further £894,000 from developers, of which about

£863,000 is for public transport and £31,000 is for walking and cycling schemes. The major contributions relate to Long Marston Depot and the Tesco foodstore development at Southam.

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

This topic is covered in the Core Indicators section above.

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

This topic is covered in the Core Indicators section 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 2009-10 a considerable number of small schemes (12 in total) were granted planning permission involving the conversion of farm buildings to a business use. This continues the trend over recent years which have seen a number of redundant farm buildings being granted permission for conversion to such uses, although in practice a proportion tends not to be implemented.

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

Area of new commercial development permitted in Main Rural Centres

The District Council wishes to bolster the role of the larger rural centres given their importance in providing for the needs of their residents and surrounding communities. A number of new foodstore developments have taken place in these centres in recent years.

Year of completion	Location of scheme	Type of scheme	Floorspace (gross)
1998	Salford Road, Bidford-on-Avon	Foodstore	980 sq.m.
1998	Loxley Road, Wellesbourne	Foodstore	810 sq.m.
2003	Loxley Road, Wellesbourne	Foodstore extension	330 sq.m.
2004	Alcester Road, Studley	Foodstore (replacement)	No increase
2009	Birmingham Road, Studley	Foodstore	1,290 sq.m.
2010	Off Kineton Road, Southam	Foodstore	2,602 sq.m.

I. 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

An occupancy survey of units in the town centre is carried out by the District Council on a biennial basis. The findings for ground floor uses are as shown in the table below.

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 survey shows that only 1% of the total number of retail units in the town centre are convenience goods outlets.

Occupancy by type of use	Number of units at July 2010	% at July 2010	% at July 2008	% at July 2006
Retail - convenience	5	1.2	1.4	1.7
Retail - comparison	174	41.7	47.8	49.0
Financial & professional	24	5.7	6.7	8.9
Food & drink	77	18.5	17.3	16.3
Other services	56	13.4	10.8	6.3
Vacant	36	8.6	5.2	4.8
Residential	33	7.9	7.9	7.9
Hotels	3	0.7	0.7	0.7
Visitor attractions	2	0.5	0.5	1.0
Miscellaneous	7	1.7	2.2	3.4
Total	417	100.0	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 understood to be 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. At the time, this was the seventh-highest level of operator demand amongst all the city and town centres in the region.

Zone A shopping rents

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Stratford	120	125	125	125	130	130	130	135	135	140
Leamington	95	100	105	105	115	120	125	125	120	120
Banbury	90	95	95	120	120	120	130	125	100	100
Solihull	200	200	200	200	205	210	210	210	195	195
Redditch	110	110	110	110	115	115	115	115	100	90
Evesham	-	50	50	55	55	60	60	55	50	50

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

Comment

This is a 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 higher than that for Banbury, Leamington Spa and Redditch, although considerably lower than for Solihull, but all these centres have experienced falling rental values in recent years. 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

There has been a significant increase in vacant units since the 2008 survey. The figure now stands at 8.6%. This is no doubt partly due to the economic recession. It should be noted that nine of the 36 vacant units are in Town Square due to the specific circumstances that it faces.

However, the proportion of vacant units is considerably lower than that experienced by many other town centres. The regional and national average is about 13%.

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. 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 only commenced in 2005 and covers schemes involving more than five bedrooms.

Year of pl.perm.	Location of scheme	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, nr. 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, nr. Alcester	23	Completed
	Salford Hall Hotel, Abbots Salford, Salford Priors	10	Commenced
	Payton Street, Stratford-upon-Avon	85	Commenced
2008-09	Castle Road, Studley	28	Not started
	Swan's Nest Lane, Stratford-upon-Avon	11	Not started
	Main Road, Tiddington	10	Completed
2009-10	Birmingham Road, Stratford-upon-Avon	130	Not started

There has been a substantial increase in the amount of visitor accommodation granted permission in the District over the past couple of years, although a number of schemes are still to be implemented.

This is a healthy situation for Stratford District which is heavily reliant on the tourism sector and visitors staying in the area. While many schemes are outside Stratford-upon-Avon, they have been justified for site specific reasons, such as 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. There has been one specific development in the District during the monitoring year 2009-10 that will provide a large area of public open space. This is the Wattons Lane housing scheme in Southam which is required to incorporate 0.6 hectares of public open space adjacent to the River Stowe. No cases involving the development of existing public open spaces have been granted planning permission during the year 2009-10.

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 2005-09, a total of over £200,000 had been secured from development proposals in Alcester, Bidford, Henley, Southam, Stratford and Studley.

During the monitoring year 2009-10, Section 106 Agreements have been completed to secure a further £150,000 from developers, of which £143,000 relates to Stratford-upon-Avon (mostly from the Egg Packing Station development) and £7000 to Bidford-on-Avon.

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.

The Sustainability Appraisal Framework is reproduced at **Appendix 3**.

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 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 to support the local economy.

Consideration will be given to identifying a set of indicators 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

Table 1 below sets out the current position on each of the documents listed in the District Council's published Local Development Scheme (June 2009).

It will be noted that this Local Development Scheme is to be reviewed and Table 2 reflects the proposed changes to the LDF for Government Office's consideration. The justification for these changes is recorded below and will be discussed by the District Council's Cabinet in January 2011.

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

Preparation on target	
Preparation delayed slightly	
Preparation delayed considerably	
New document to be prepared	

Table 1: Progress against published Local Development Scheme 2009-2011

Name of Document	Current Position	Progress with LDS milestone
Core Strategy DPD (incorporating Strategic Allocations)	<ul style="list-style-type: none"> • 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 was published in February 2010. 	<ul style="list-style-type: none"> • The scheduled milestone within the Local Development Scheme to reach Proposed Submission stage by November 2009 has not been achieved. As a result a series of updated milestones were established in the 2009 AMR. • These updated milestones have not been achieved for a number of reasons, in particular: <ul style="list-style-type: none"> • Staffing and recruitment issues • The Government's intention to revoke the RSS has caused uncertainty at a local level and has required a review of

	<ul style="list-style-type: none"> Provisional milestones set out in the 2009 AMR for the completion of the document were as follows: Publication of Proposed Submission version – September 2010 Submission to Secretary of State – December 2010 Pre-examination hearing – February 2011 Public Examination – commences April 2011 Inspector’s Report – July 2011 Adoption – September 2011 	all draft planning policies. As a result a revised timetable for the Core Strategy is detailed in Table 2.
Gypsies and Travellers Sites DPD	A separate DPD to allocate specific sites to meet the identified needs of gypsies and travellers. Publication of Proposed Submission version – November 2011 Adoption – October 2012	Work has not yet started on the document as resources are currently being focused on the preparation of Core Strategy.
Development Management DPD	Publication of Proposed Submission version – September 2012 Adoption – October 2013	Work has not yet started. Resources are currently being focused on preparation of Core Strategy.
Village and Non-Strategic Development Sites DPD	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. Publication of Proposed Submission version – February 2013 Adoption – April 2014	Work has not yet started. Resources are currently being focused on preparation of Core Strategy.
Proposals Map	Will be maintained and updated to reflect the provisions of each DPD as it is adopted.	The revised timetable for the Core Strategy in Table 2 applies.

Table 2: Proposed Local Development Scheme 2011 - 2013

Name of Proposed Document	Revised milestones
Core Strategy DPD	Revised draft Core Strategy consultation – September/October 2011 Submission version - May 2012 Adoption – December 2012
Proposals Map	Will be maintained and updated to reflect the provisions of each DPD as it is adopted.
Site Allocations DPD	Issues and Options consultation - January 2013 Draft Site Allocations DPD consultation – October 2013 Submission version – June/July 2014 Adoption – February 2015
Developer Contributions SPD	Adoption – December 2012
Residential Design Guide SPD	Adoption – October 2011

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.
Sustainable Community Strategy (SDC)	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.
Corporate Strategy (SDC)	The Corporate Strategy sets out how the District Council will work so that it can deliver improved quality of life and services to residents within the District.
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.
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.
Government Office for the West Midlands (GOWM)	The regional government office (GOWM) is responsible for implementing national policy and for ensuring that local authorities comply with national guidance and the Regional Spatial Strategy. It should be noted that GOWM will be abolished in March 2011.
Local Development Framework (LDF)	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.
Localism	The localism approach has been introduced by the Coalition Government as a means of decentralising power and extending decision making to the local level.

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.
National Indicators	A set of 198 national performance indicators including the Place Survey. The set has been ended by the Coalition Government and will be replaced by a single data list in April 2011.
Parish Plans	Parish Plans are community led plans which set out what is important, how new development can best be fitted in, the design and quality standards it should meet, how to preserve valued local features and map out the facilities which the community wishes to safeguard for the future.
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 Spatial Strategy (RSS)	The West Midlands RSS forms part of the development plan for the District. The Government intends to abolish RSS's but this will not happen until the Localism Bill is made law.
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 since 2001 – as at 1 April 2010

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY			STATUS			PROGRESS			Five Year Portfolio	
				Brownfield Similar Use	Brownfield Different Use	Green-Field	Outline p.p	Not Started	Detailed p.p. U/C + Built	Commitment	Built 1.4.01 - 31.3.10	Under Const. 31.3.10		Not Started 31.3.10
Stratford-upon-Avon														
Local Plan Proposals														
Cattle Market	SUA.I	0.4	B1a/b		0.4		0.4						0.4	0.4
Arden Street	SUA.J	0.2	B1a/b		0.2						0.2			0.2
Banbury Road (1)	SUA.V	1.2	B1a/b		1.2		1.2							1.2
Other sites														
Timothy's Bridge Road (1)		5.0	B1/2			5.0			5.0					
Birmingham Road		0.7	B1a	0.7										0.7
Banbury Road (2)		3.6	B1a/b		3.6		0.7	1.6	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
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										
Darlingscote Road, Shipston	SHIP.B	3.2	B1/2/8			3.2	0.4	0.7	1.2		0.9			2.6
Loxley Rd, Wellesbourne(1)	WEL.C	3.6	B1/2/8		3.6				0.8		2.8			2.8
Napton Brickworks	CTY.F	3.0	B1		3.0						3.0			3.0
Other sites														
Ryon Hill		3.7	B1a/b	0.6	3.1				3.7					3.7
Wellesbourne Airfield		8.5	B1/2/8		4.5	4.0		2.7	5.8					2.7
Arden Road, Alcester		3.5	B1			3.5			3.5		0.5			0.5
Kineton Road, Southam (1)		0.9	B1/8			0.9			0.9					0.9
Loxley Road, Wellesbourne(2)		2.2	B1/2/8		2.2				2.2					2.2
Kineton Road, Southam (2)		4.4	B1/2/8			4.4		2.4	2.0					2.4
Brookhampton Lane, Kineton		0.7	B1			0.7			0.7					0.7

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY			STATUS				PROGRESS			Five Year Portfolio	
				Brownfield Similar Use	Brownfield Different Use	Green-Field	Outline p.p	Not Started	Detailed p.p. U/C + Built	Commitment	Built 1.4.01 - 31.3.10	Under Const. 31.3.10	Not Started 31.3.10		
Needle Industries, Studley		0.7	B1/2/8		0.7			0.7						0.7	
Arden Forest, Alcester		0.5	B1/2/8		0.5		0.1	0.4							0.5
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)		0.3	B1/2/8			0.3			0.3				0.3		
Gaydon Proving Ground		35.2	B1/2		35.2			15.5	19.7		0.6	14.9	19.7	0.6	14.9
Goldicote, Alderminster		0.2	B1/2/8		0.2				0.2				0.2		
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		
College Farm, Bearley		0.6	B1			0.6		0.6					0.6		
Hill Farm, Stockton		0.7	B1			0.7			0.7				0.7		
Harwoods House, Ashorne		0.9	B1a			0.9			0.9				0.9		
Bearley Airfield		0.5	B8			0.5			0.5				0.5		
New Enclosure Fm, Combrook		0.5	B1			0.5		0.5					0.5		
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				0.6		
Long Marston Storage Depot		68.0	B8	68.0					68.0				68.0		
Harp Farm, Southam		0.6	B1/2/8			0.6			0.6				0.6		
Ford Farm, Southam		0.6	B1/8			0.6			0.6				0.6		
Blackhill, Snitterfield		1.0	B1/2/8			1.0			1.0				1.0		
TOTAL PROVISION		171.6		70.1	70.8	30.7	1.2	31.0	132.5	6.9	131.4	1.1	39.1	13.6	

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY		STATUS			PROGRESS			Five Year Portfolio
				Brownfield Similar Use	Brownfield Different Use	Green-Field	Outline p.p	Detailed p.p. Not Started	U/C + Built	Commitment	Built 1.4.01 - 31.3.10	
Net losses												
High Street, Henley		-1.1	n/a	-1.1				-1.1				n/a
Birmingham Rd, Stratford		-5.7	n/a	-5.7				-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								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				-0.9				n/a
Tilemans Lane, Shipston	SHIP.C	-1.0	n/a	-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		-17.4		-17.4				-0.5	-15.3	-1.6	-15.3	-2.1

Notes to assist interpretation of table:

The total supply of industrial land in the District from 1 April 2001 to 31 March 2010 is 173.6 hectares. The category, status and progress sections of the table each assess the situation for individual sites and the overall supply. Therefore, the sum of all the figures in each section (apart from the five year portfolio) also equates to 173.6 hectares.

The five year portfolio figures are based on whether there is a realistic prospect of a site being implemented during the period April 2010 to March 2015.

Notes relating to table:

1. Industrial land is defined as falling within Use Classes B1, B2 and B8
2. Industrial element of mixed-use sites is estimated until a detailed scheme is approved
3. Minimum size of site included is 0.4 hectares although individual plots within sites can be smaller. There are also small remnants of larger sites shown.
4. Under 'brownfield' category of site
 - similar use means redevelopment within Class B or comparable type of use
 - different use means redevelopment/conversion to Class B from another Use Class

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		
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25		Adopted RSS covers the period up to 2021. Period extended to 2026 to provide 15 years from current monitoring year (10/11) in line with Gov't advice on Core Output Indicators.		
Estimation of Annual Build Rates																													
Actual dwellings completed (net)	472	436	602	806	649	454	401	196	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,256	Dwellings completed since base date of adopted West Midlands RSS.	
Dwellings u/c 31-3-2010	0	0	0	0	0	0	0	0	0	109	23	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	Estimated take-up rates. Sites least likely to be implemented during plan period have been omitted.	
Sites subject to p.p. 31-3-10 (excluding Long Marston)	0	0	0	0	0	0	0	0	0	61	103	31	146	197	147	0	0	0	0	0	0	0	0	0	0	0	685	Ditto. Includes sites subject to resolutions of support pending completion of legal agreements.	
Long Marston Leisure Village (C3 housing)	0	0	0	0	0	0	0	0	0	0	58	58	58	58	58	58	58	58	36	0	0	0	0	0	0	0	500	Has been granted planning permission. Delivery rates as supplied by developers' agents.	
SHLAA sites (not already subject to p.p.)	0	0	0	0	0	0	0	0	0	0	58	68	64	47	14	0	0	0	0	0	0	0	0	0	0	0	251	15% discount applied to allow for non-take-up. From the SHLAA 2009 Review.	
Rural housing sites being promoted through Local Plan policies COM.1 and CTY.5	0	0	0	0	0	0	0	0	0	0	10	25	25	25	20	0	0	0	0	0	0	0	0	0	0	0	105	Estimated delivery rates. Sites where there is a good prospect of delivery within the first five years.	
Windfall allowance	0	0	0	0	0	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	0	0	0	0	0	0	170	252	190	293	327	239	58	58	58	36	0	180	180	180	180	180	2,581	NB Excludes any additional sites to come forward through LDF.		
Progress Indicators																													
Cumulative completions	472	908	1,510	2,316	2,965	3,419	3,820	4,016	4,256	4,426	4,678	4,868	5,161	5,487	5,727	5,785	5,843	5,901	5,937	5,937	6,117	6,297	6,477	6,657	6,837				
Target	256	256	256	256	256	256	187	187	187	187	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	4,834	Adopted RSS covers period up to 2021. For period 21/22 to 25/26 it is assumed that the same annual target used in the preceding years will apply.	
Cumulative target	256	512	768	1,024	1,280	1,536	1,723	1,910	2,097	2,284	2,454	2,624	2,794	2,964	3,134	3,304	3,474	3,644	3,814	3,984	4,154	4,324	4,494	4,664	4,834				
Monitor Line	216	396	742	1,292	1,685	1,883	2,097	2,106	2,159	2,142	2,224	2,244	2,367	2,523	2,593	2,481	2,369	2,257	2,123	1,953	1,963	1,973	1,983	1,993	2,003			Difference between cumulative completions and cumulative target to date.	
Managed Delivery Target	182	171	151	120	93	74	56	48	36	27	11	-3	-27	-59	-89	-106	-126	-152	-184	-221	-321	-488	-821	-1,823				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. Goes negative when the overall target has been exceeded.	
Number of years left in plan	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0				
Anticipated Progress on Strategic Housing Land Availability (SHLAA) Sites																													
Local Plan Allocations																													
HEN.C, Henley-in-Arden, Warwick Road, Cattle Market	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Based on brownfield sites within 2009 SHLAA. Release of most of these sites would be dependent on lifting the housing moratorium.	
KIN.C (part), Banbury Road, Kineton	0	0	0	0	0	0	0	0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	0	0	0	15	No known constraints on eastern part of site.	
SHIP.C, Tileman's Lane, Shipston-on-Stour	0	0	0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Granted planning permission September 2010. Construction has commenced. Delivery brought forward.	
SOU.B, High Street, Southam	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	20	There is now a prospect of this site coming forward for redevelopment.	
SUA.N, Windsor Street, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	20	SDC is considering the release of the multi-storey car park site for redevelopment.	
SUA.Z (part), Banbury Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	60	2009 SHLAA incorrectly shows this site as unavailable.	
STUD.B, Part of Former Supermarket Site, Alcester Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20		
Other Sites																													
BID715, United Carriers, Bidford-on-Avon	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	18		
HEN905, Former River House School, Stratford Road, Henley-in-Arden	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Reduced to reflect possibility of new build element not being pursued.	
STR720, Nursery, Tavern Lane, Shotton	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10		
STR732, Town Square, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	14		
STR902, Brethrens Meeting Hall, Clopton Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8		
STUD701, Namco Tooling, Eagle Buildings, New Road, Studley	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	18		
Totals	0	0	0	0	0	0	0	0	0	0	68	80	75	55	17	0	0	0	0	0	0	0	0	0	0	0	295	Source: Appendices E & F of 2009 SHLAA. Some sites omitted where now subject to p.p. or where capacity now too small for inclusion.	
Rural housing sites being promoted through Local Plan policies COM.1 and CTY.5																													
	Capacity	Capacity				Capacity				Capacity				Total Capacity															
Oaktree Close, Bearley	5	Sutton Lane, Lower Brailes				8				Stockton Road, Long Itchington				12				Tothall Lane, Salford Priors				6				105			
Stratford Road, Bidford-on-Avon	12	Mill Lane, Broom				4				Fells Lane, Napton-on-the-Hill				11				Bearley Road, Snitterfield				10							
Gaydon Road, Bishops Itchington	12	Armscote Road, Ilmington				10				Stileman's Close, Lower Quinton				8				Barton Road, Welford-on-Avon				7							

Appendix 3. Sustainability Appraisal Framework

	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	<p>To improve health and well being</p>	<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	<p>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>	<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)</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	To promote a strong and stable economy and prosperity for the benefit of all the District's inhabitants	<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 District</p> <p>Unemployment rate as % of national 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	To enhance the visitor experience of the District and balance the needs of visitors and local people	<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

<p>9</p>	<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>
<p>10</p>	<p>To protect and enhance natural habitats, biodiversity, geodiversity and soil quality</p>	<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>	Number of proposals agreed by SDC where the advice of Natural England or the AONB Management Plan is not followed
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>	Number of listed buildings and conservation areas on English Heritage's register of buildings/sites 'at risk' % of conservation areas in the local authority area with an up to date character appraisal
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>



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