Stratford-on-Avon District
Local Development Framework
Annual Monitoring Report 2011

SDC/0681/DECEMBER 2011

Stratford-on-Avon District

Local Development Framework

Annual Monitoring Report 2011

A large print copy, electronic copy or more copies of this publication are available on request

Corporate Support
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford-upon-Avon CV37 6HX
Telephone **01789 260321**
e-mail **planning.policy@stratford-dc.gov.uk**
website **www.stratford.gov.uk**

SDC/0681/JAN12

Stratford-on-Avon District

Local Development Framework

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Contents

1. Introduction

The preparation and publication of an Annual Monitoring Report is a part of the planning system introduced by the Planning and Compulsory Purchase Act 2004. It forms part of the suite of documents which make up the Local Development Framework (LDF).

The 2004 Regulations accompanying the Act currently require each local planning authority to submit an annual report to the Secretary of State by 31 December each year. It is expected to contain information on the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents, such as the Local Plan Review/Core Strategy, are being achieved. This monitoring approach is continued in the 2011 report to provide consistency and comparison.

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.

This is the seventh AMR produced by the Council and will be the last in its current format. The contents of the reports have been a useful source of information for the whole of the organisation. The monitoring relates to the objectives of both the Council's Sustainable Community Strategy and the Corporate Strategy. It assesses performance against a range of indicators and is now able to provide a well-established time series of data.

Changes to the 2011 AMR

The Localism Act (December 2011) includes reforms to the planning system which will have implications for the publication of AMRs.

During 2011 the Government proposed changes to AMRs and has:

- Withdrawn the guidance on local plan monitoring.
- Removed the Core Output Indicators (relating to business development, town centres, housing and environmental quality) from the single data list for 2011-12.
- Put the onus on Councils to decide what information to include in future monitoring reports.
- Removed the requirement to send AMRs to the Secretary of State. From January 2012 monitoring reports will be expected to contain information of interest to local people.

The recent consultation by DCLG on the changes to the 2004 Planning Regulations suggested that Local Planning Authorities' monitoring reports should set out the following minimum additional information:

- Net additional affordable housing,
- Community Infrastructure Levy receipts,
- number of neighbourhood plans adopted,

- action taken under duty to cooperate and that;
- Information should be made available online and in Council offices as soon as it is available rather than annually.

The District Council is preparing its Core Strategy that will provide the foundation for its Local Development Framework and eventually replace the District Local Plan. A third draft is currently in progress and is priority work for the Council. This has resulted in a more limited scope for the 2011 AMR. Key indicators for housing, employment, business and visitors are reported but there are no environmental indicators in this edition. This will be remedied in future publications as the Sustainability Appraisal objectives and indicators are defined and developed. (See Section 6 Other Indicators)

This report covers the monitoring period 1 April 2010 to 31 March 2011. This excludes the section on the Local Development Scheme (Section 5) which sets out the situation at the time of publication.

The Development Plan System

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.

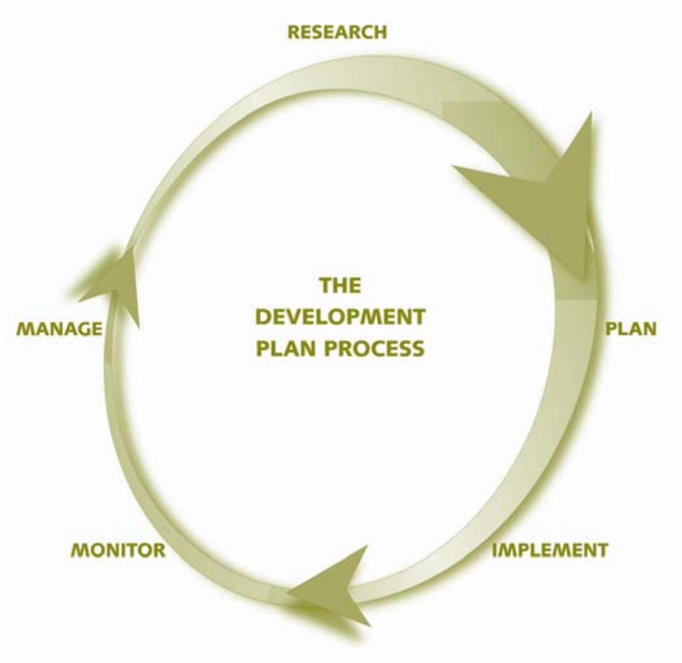
In practice, the process is a continuous one in that there is no specific start or end point. What is more, the various components often overlap or take place in a different sequence depending on specific circumstances.

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. 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 2028. 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 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 current 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.

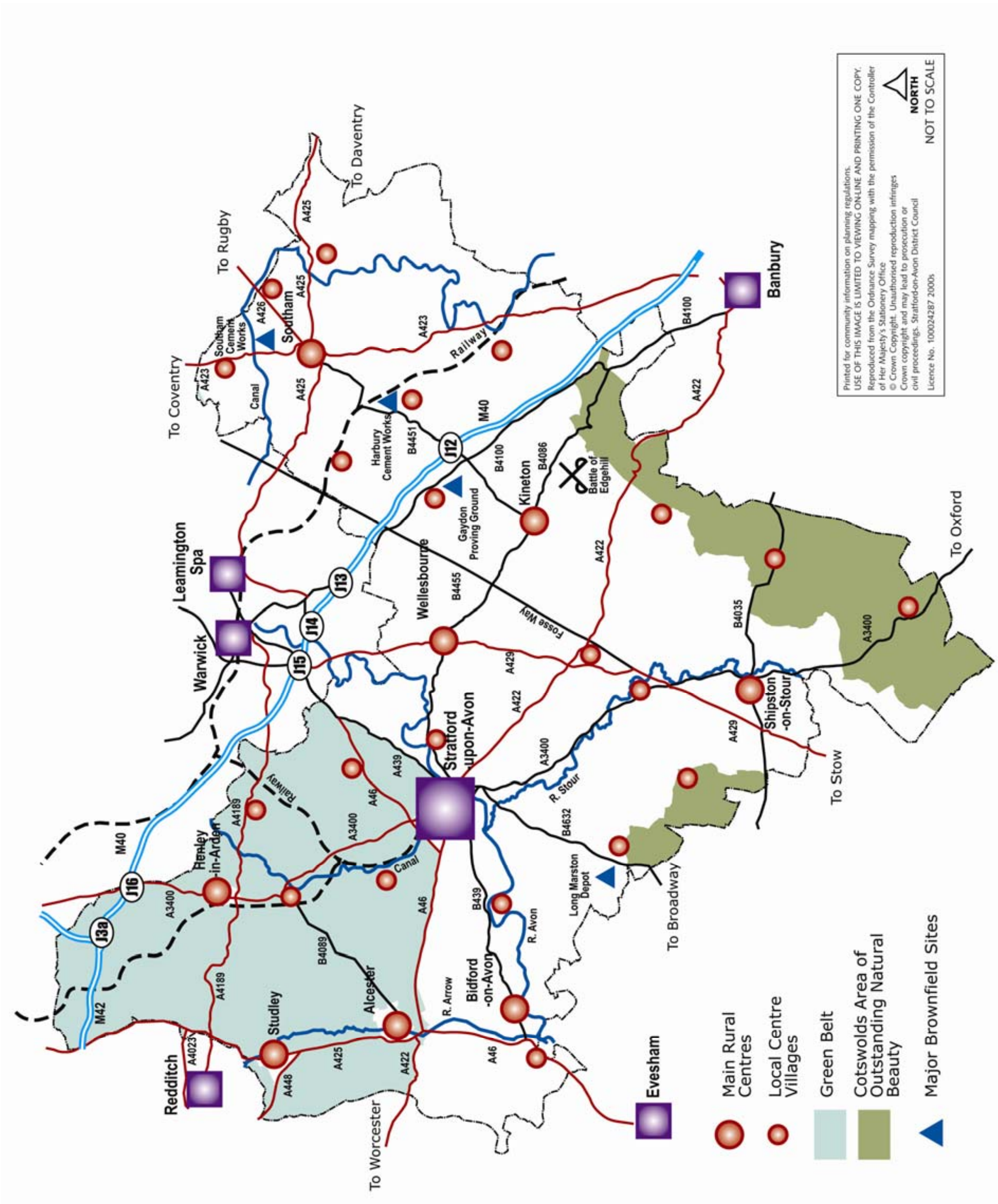
Manage

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 no increase in the amount of employment land in the District during the monitoring year.
- 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 recent 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 for 2010/11 relates to the requirements of the adopted West Midlands Regional Spatial Strategy, and against these figures housing delivery in the district shows a significant surplus against targets.
- Measured against the adopted RSS housing figures in place at 31 March 2011, the district demonstrated a five year land supply. The Council has since chosen to build 8000 new homes in the District up to 2028 and has a land supply of 3.4 years against this target.
- House building in 2010/11 (net of losses) was significantly reduced and at a low level compared with building in much of the last decade.
- There was a similar number of new affordable dwellings provided in 2010/11 (76 compared with 74 in 2009/10).
- No major schemes for the renewable technologies have been granted planning permission during this period.
- Two Parish Plans were adopted by the District Council in 2010/11. The Council has adopted 40 Parish Plans since 2003 and at least 23 parishes are currently engaged in the Parish/Neighbourhood Plan process.
- The Local Development Scheme has been updated to reflect current circumstances. This anticipates a further consultation period on the Core Strategy in February/March 2012, followed by submission to the Secretary of State in November 2012. Following an Examination in Public adoption is anticipated by the May 2013.


To Coventry
To Rugby
To Daventry
Southam Cement Works
Southam
Railway
Canal
Harbury Cement Works
Leamington Spa
Warwick
Wellesbourne
Gaydon Proving Ground
Kineton
Battle of Edgehill
Banbury
To Oxford
Fosse Way
Shipston -on-Stour
To Stow
Stratford upon-Avon
R. Stour
Long Marston Depot
To Broadway
Henley -in-Arden
Bidford -on-Avon
R. Avon
R. Arrow
Alcester
Studley
Redditch
Evesham
To Worcester
M40
M42
J3a
J16
J15
J14
J13
J12
A423
A425
A426
A423
B4451
B4100
B4086
A422
B4035
A3400
A429
B4455
A439
A46
A3400
B4632
B439
B4089
A4189
A448
A422
A4023
Main Rural Centres
Local Centre Villages
Green Belt
Cotswolds Area of Outstanding Natural Beauty
Major Brownfield Sites
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NORTH
NOT TO SCALE

3. District Profile

Our District lies at the heart of England. The total population of the District is 119,000 (2010 estimate). The town of Stratford-upon-Avon is the largest settlement with a population of only 26,357 (Mid-2009 estimate). 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 78% of its residents live outside the main town of Stratford-upon-Avon. There are 113 parishes within the District. Nearly 30% of residents live in wards with a population of less than 3,000. Stratford-on-Avon easily has the lowest population density of any district in Warwickshire: 122 people per square kilometre, as opposed to the largest population density of 1,544 people per square metre in Nuneaton and Bedworth. (Source: Warwickshire Observatory).

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. The largest District in Warwickshire, Stratford-on-Avon is also 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. The age profile of Stratford-upon-Avon is older than the Warwickshire and national averages with all age groups over 40 over-represented in its age profile. There are proportionately more men than women of working age in the District. This position is reversed for residents of pensionable age. (Source: Stratford-on-Avon Equality & Diversity Profile May 2011, Warwickshire Observatory). Almost 50% of residents are over 45 and the proportion aged 85+ has increased by nearly half over the last ten years. This trend is likely to continue.

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. Over 4,920 new homes have been built over the last decade. The overall number of dwellings has increased by some 40% from 1981-2010. Much of this has been concentrated in the larger settlements, with Stratford-upon-Avon seeing an increase in dwellings of 50%, while Wellesbourne has grown by 65%, Bidford by 77% and Shipston by 90%.

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 visit the District each year (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 4% (April 2010-March 2011) is well below the national situation (7.6%) and is one of the lowest in the West Midlands (8.9%) 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.

Since 2001 a further 98 hectares of land have been 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 large scale developments at Gaydon Proving Ground and the permanent planning permission at Long Marston Depot.

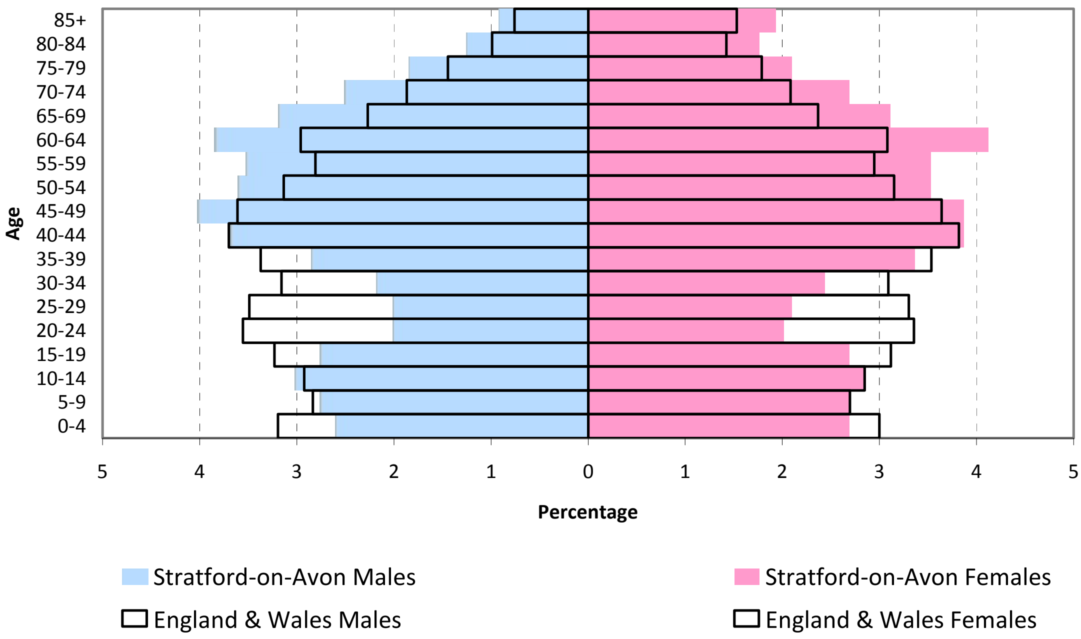
These characteristics mean that the District cannot be treated and planned in isolation; we have to understand and respond to all these characteristics and influences.

Population

Stratford District population 119,000
(Source: ONS midyear population estimates 2010)

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.

Stratford-on-Avon Population Pyramid, 2010



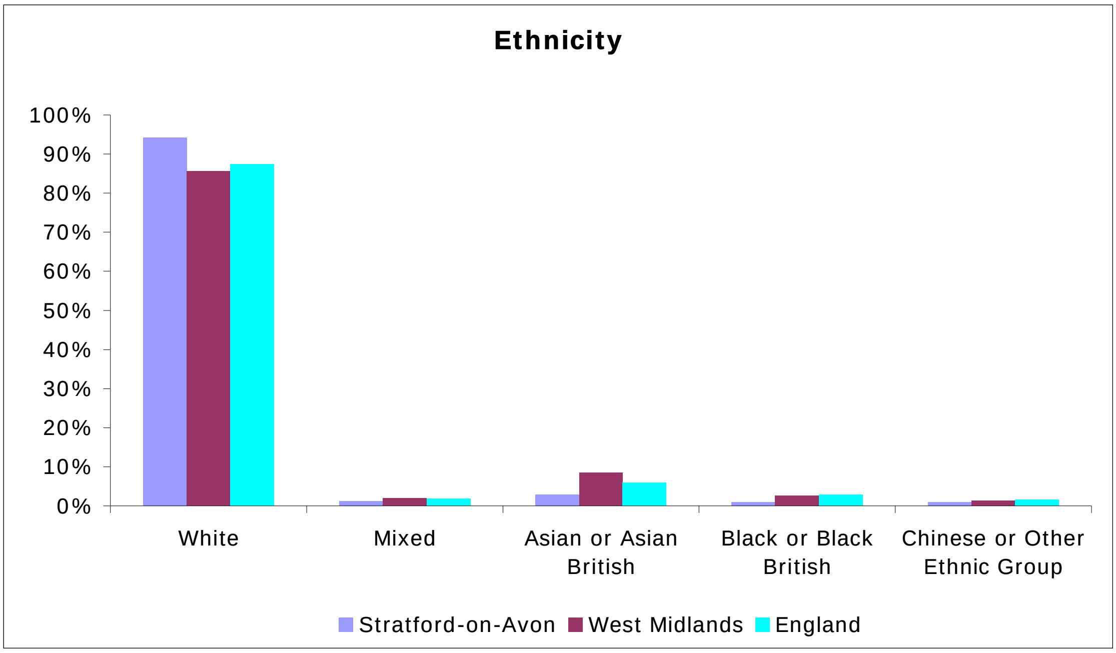
(Source: Warwickshire Observatory from ONS midyear population estimates 2010)

Population and Ethnicity

Stratford-on-Avon compared to the West Midlands and England

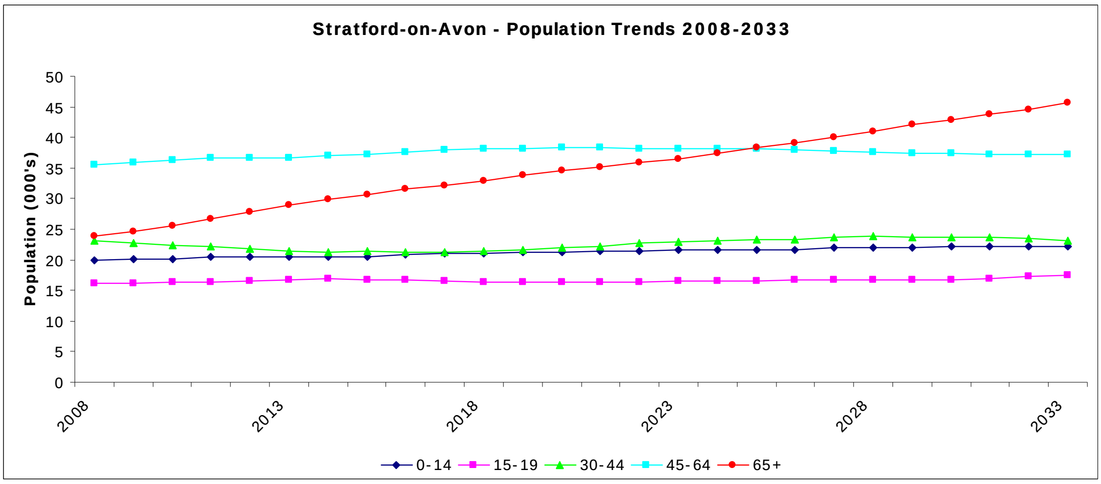
Variable	Measure	Stratford-on-Avon	West Midlands	England
All Persons; All Ages (Persons, Jun10)[2 3]	Count	119,000	5,455,200	52,234,000
Males; All Ages (Persons, Jun10)[2 3]	%	48.8	49.2	49.3
Females; All Ages (Persons, Jun10)[2 3]	%	51.2	50.8	50.7
All Persons; Aged 0-15 (Persons, Jun10)[2 3]	%	17.8	19.3	18.7
All Persons; Aged 16-24 (Persons, Jun10)[2 3]	%	8.3	12.2	12.0
All Persons; Aged 25-49 (Persons, Jun10)[2 3]	%	30.1	33.1	34.8
All Persons; Aged 50-64 (Males), 50-59 (Females) (Persons, Jun10)[2 3]	%	18.1	15.1	15.0
All Persons; Aged 65 and Over (Males), 60 and Over (Females) (Persons, Jun10)[2 3]	%	25.7	20.3	19.5
White (Persons, Jun09)[1]	%	94.2	85.6	87.5
Mixed (Persons, Jun09)[1]	%	1.2	2.0	1.9
Asian or Asian British (Persons, Jun09)[1]	%	2.9	8.5	6.0
Black or Black British (Persons, Jun09)[1]	%	1.0	2.6	2.9
Chinese or Other Ethnic Group (Persons, Jun09)[1]	%	0.9	1.3	1.6

Source: Office for National Statistics



Source: ONS Neighbourhood Statistics - Resident Population Estimates by Ethnic Group June 2009

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

The health of Stratford-on-Avon residents is generally better than the England average. Life expectancy for both men and women is higher than the average for England. About 13% of Year 6 children are classified as obese. The rate of road injuries and deaths in the District is higher than the England average. Priorities for the District include: physical activity, workplace health; diet and nutrition. The incidence of malignant melanoma in the Stratford-on-Avon District is significantly worse than the England average.

Source: Stratford-on-Avon District Health Profile 2011- NHS. Provided by the Association of Public Health Observatories

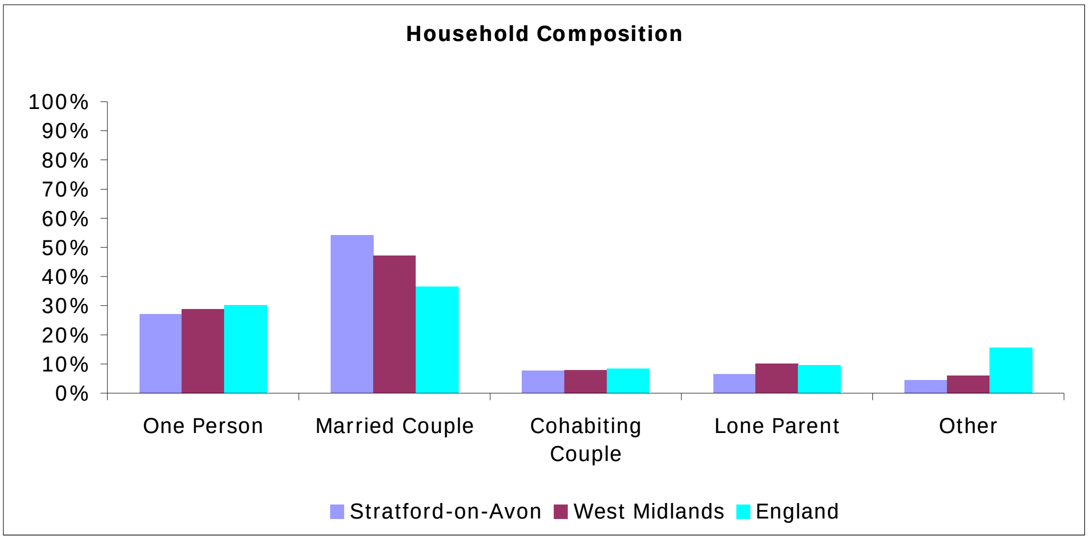
Housing and Households

Total number of Houses
54,200 (including vacant) - Source SDC Council Tax, December 2011
Total number of Households
52,570 - Source SDC Council Tax, April 2011 (assuming a 3% vacancy rate).

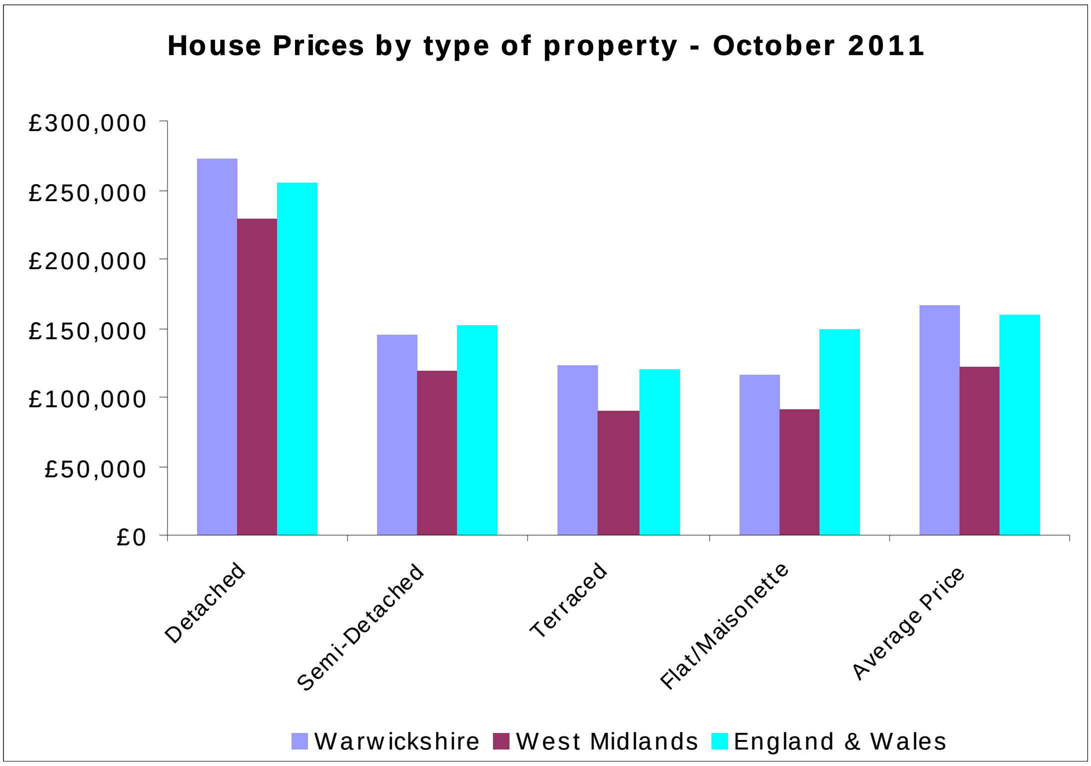
[NB. There is very little evidence of households sharing in Stratford-on-Avon District.]

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 2011	Warwickshire	West Midlands	England & Wales
Detached	£273,035	£228,595	£255,315
Semi-Detached	£145,024	£118,890	£152,543
Terraced	£123,413	£89,586	£119,848
Flat/Maisonette	£116,172	£91,751	£148,810
Average Price	£162,547	£129,500	£159,999
Source; HM Land Registry October 2011			



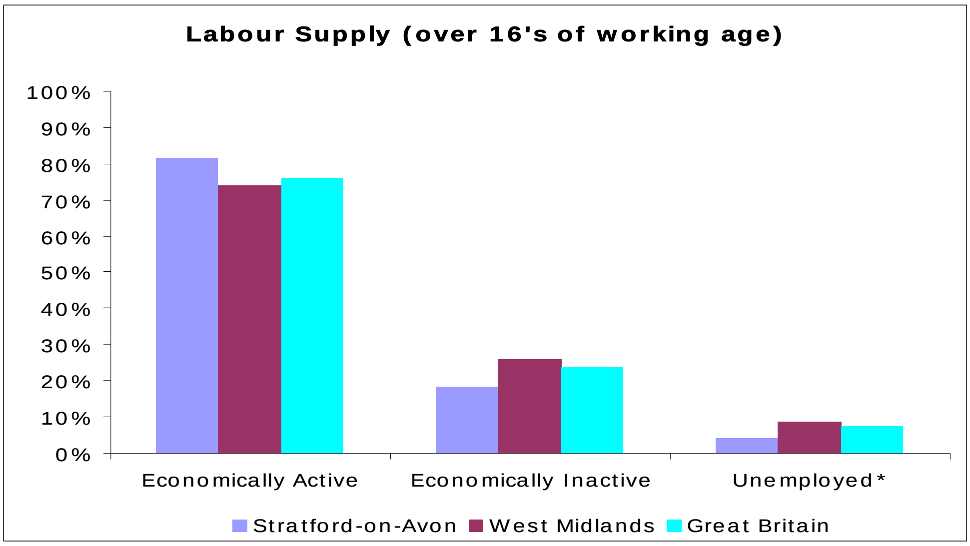
Average price increase in Warwickshire down 2.0% on November 2010 prices
Average price increase in West Midlands down 4.6% on November 2010 prices
Average price increase in England and Wales down 3.2% on November 2010 prices

Employment and Skills

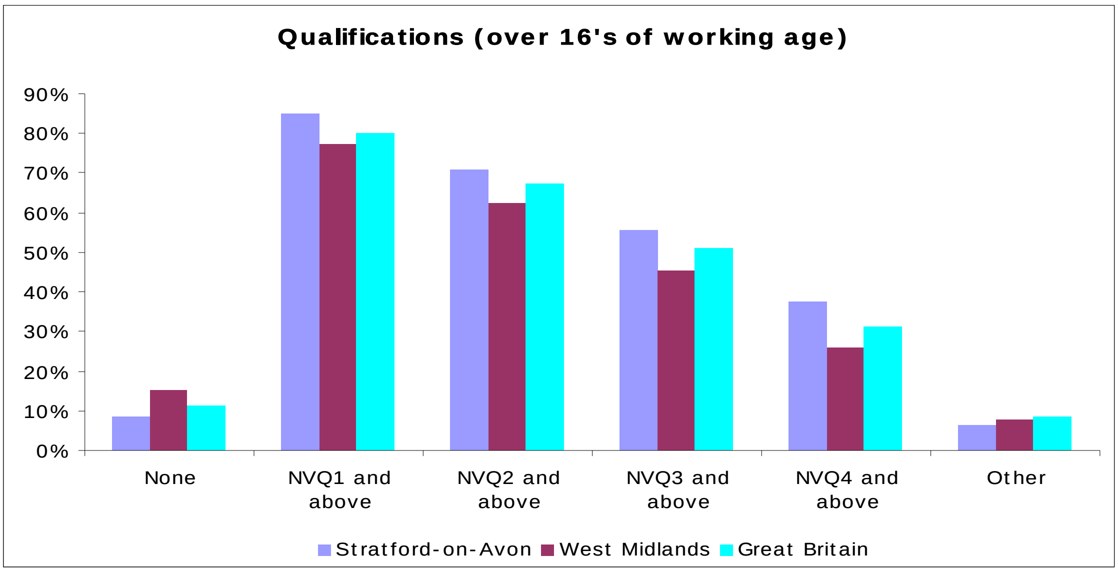
Working Age Population (16 – 64)

59,500 Economically active
13,100 Economically inactive

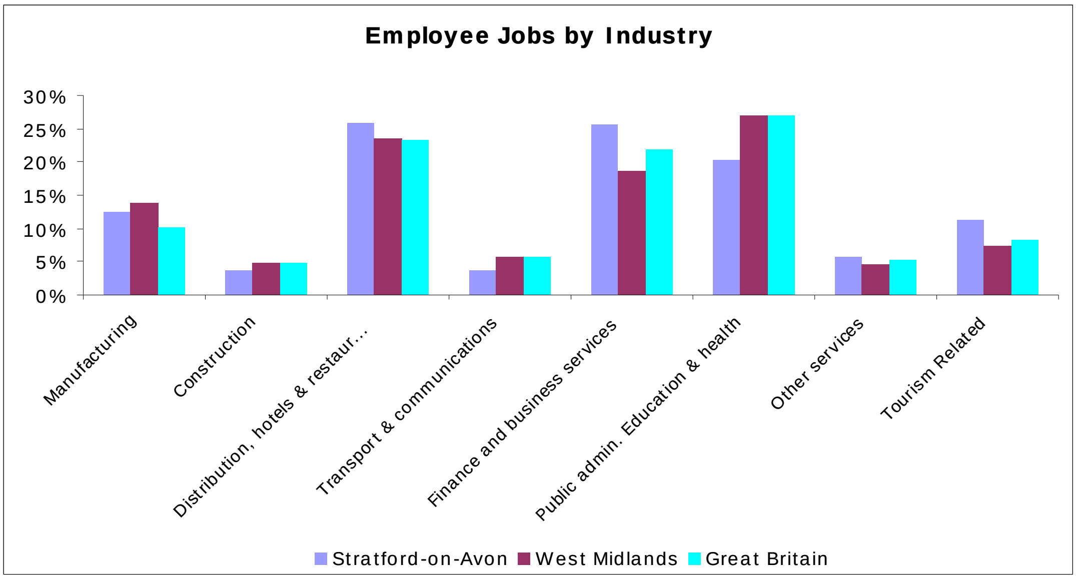
Labour Supply - over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
Economically Active	81.5%	74.2%	76.2%
Economically Inactive	18.5%	25.8%	23.8%
Unemployed*	4.0%	8.9%	7.6%
* Proportion of economically active			
Source: ONS Annual Population Survey – April 2010 – March 2011 (NOMIS)			



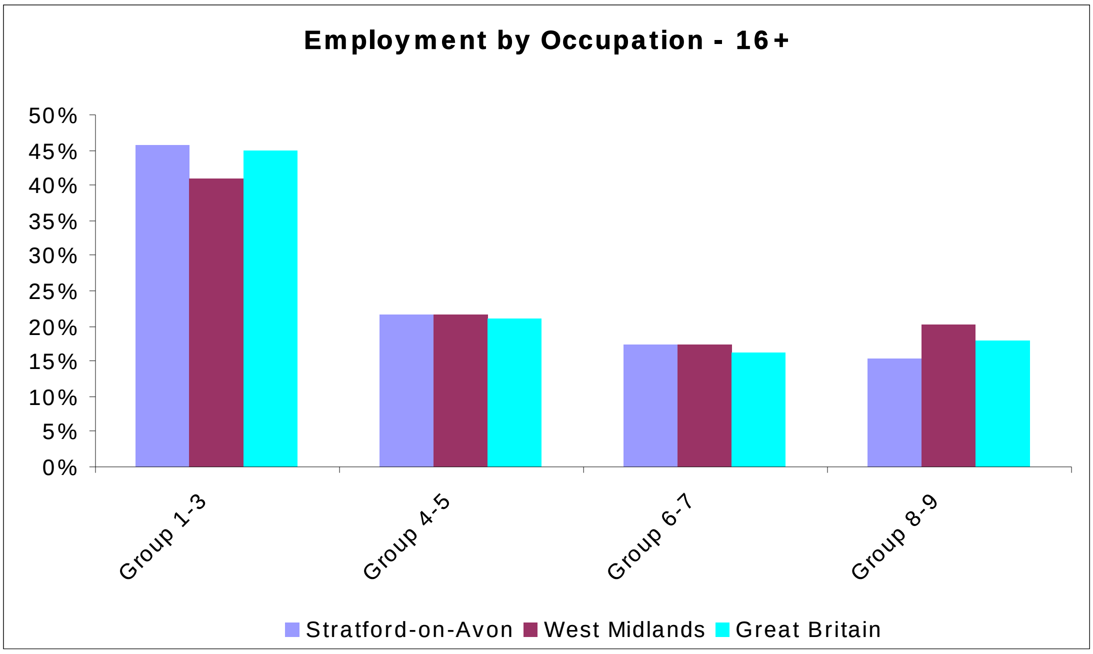
Qualifications – over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
NVQ4 and above HND/ Degree	37.7%	26.0%	31.3%
NVQ3 and above 2+ A Levels or equivalent	55.8%	45.4%	51.0%
NVQ2 and above 5+ A-C GCSE or equivalent	70.9%	62.5%	67.3%
NVQ1 and above Fewer than 5 A-C GCSE or equivalent	85.1%	77.1%	80.2%
Other Foreign/professional	6.5%	7.8%	8.5%
None No formal qualifications	8.4%	15.1%	11.3%
Source: ONS annual population survey - Jan-Dec 2010 (NOMIS)			



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	Great Britain
Group 1-3 managerial and professional	45.7%	40.8%	44.8%
Group 4-5 administrative and skilled trades	21.7%	21.6%	20.9%
Group 6-7 personal and customer services	17.2%	17.2%	16.3%
Group 8-9 manual and elementary trades	15.4%	20.3%	17.9%
Source: ONS Annual Population Survey – April 2010 – March 2011 (NOMIS)			



For more Stratford and Warwickshire statistics see 'Quality of Life in Warwickshire 2011' published by Warwickshire Observatory: www.warwickshireobservatory.org – Quality of Life section. Also on that website, see District Profile for Stratford-on-Avon, and under Demographic and Social Research, there are Stratford-on-Avon District Locality Profiles for:

- Alcester and Bidford
- Shipston
- Southam and Feldon
- Stratford
- Studley and Henley
- Wellesbourne and Kineton

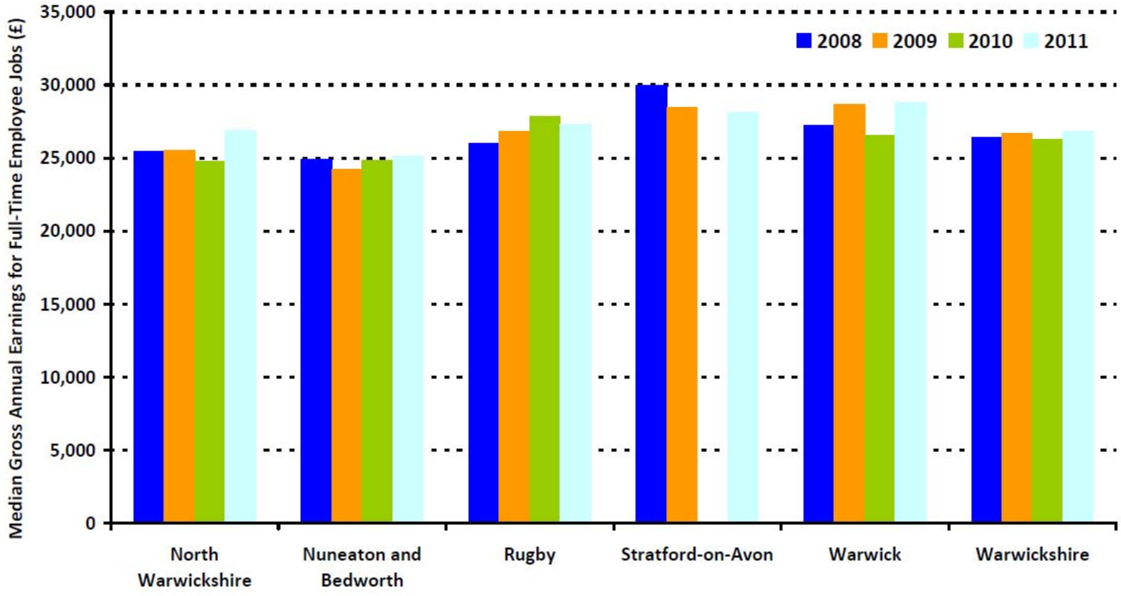
Earnings

Annual Survey of Hours and Earnings (ASHE), (Source: Warwickshire Observatory), provisional 2011 local authority results were published December 2011. ASHE is based on 1% sample of employee jobs from HM Revenue & Customs (HMRC) PAYE records. ASHE is conducted in April every year to gain information on the levels, distribution and make-up earnings and hours worked by employees. Earnings are by both residence and workplace. Residence-based earnings for Warwickshire are the earnings of all Warwickshire residents irrespective of whether they work outside of Warwickshire. Workplace-based earnings show the wages of those working in Warwickshire, irrespective of them living in or out of the county. Figures show median earnings as opposed to the mean. (Median is the amount below which 50% of employees fall). The Office for National Statistics prefers this measure of earnings as it is not so affected by a small number of very high earners, therefore providing a better reflection of typical pay than the mean.

2011 Statistics	Median Annual Earnings (gross)	Confidence Interval Percentage (+ or -)
North Warwickshire	£26,871	8.6
Nuneaton & Bedworth	£25,137	10.0
Rugby	£27,346	9.4
Stratford-on-Avon	£28,103	9.3
Warwick	£28,811	7.0
Warwickshire	**£26,800**	**4.4**
West Midlands Region	£24,568	1.2
England	£26,615	0.4

Source: Office for National Statistics

Median Annual Earnings, 2008-2011



Source: Office for National Statistics

Comparison of workplace-based and residence-based earnings, 2011	Workplace-based earnings (£)	Residence-based earnings (£)	Difference (£)
North Warwickshire	£26,957	£26,871	-86
Nuneaton & Bedworth	£21,967	£25,137	3,170
Rugby	£28,341	£27,346	-995
Stratford-on-Avon	£25,537	£28,103	2,566
Warwick	£27,002	£28,811	1,809
Warwickshire	**£26,224**	**£26,800**	**576**
West Midlands Region	£24,550	£24,568	18
England	£26,601	£26,615	14

Source: Office for National Statistics

Earnings in Warwickshire are £185 above the national median, however, in spite of the increase, the real value of earnings has gone down over the last three years, as the cost of living has gone up at a bigger rate than income.

2010 SDC Residents Survey

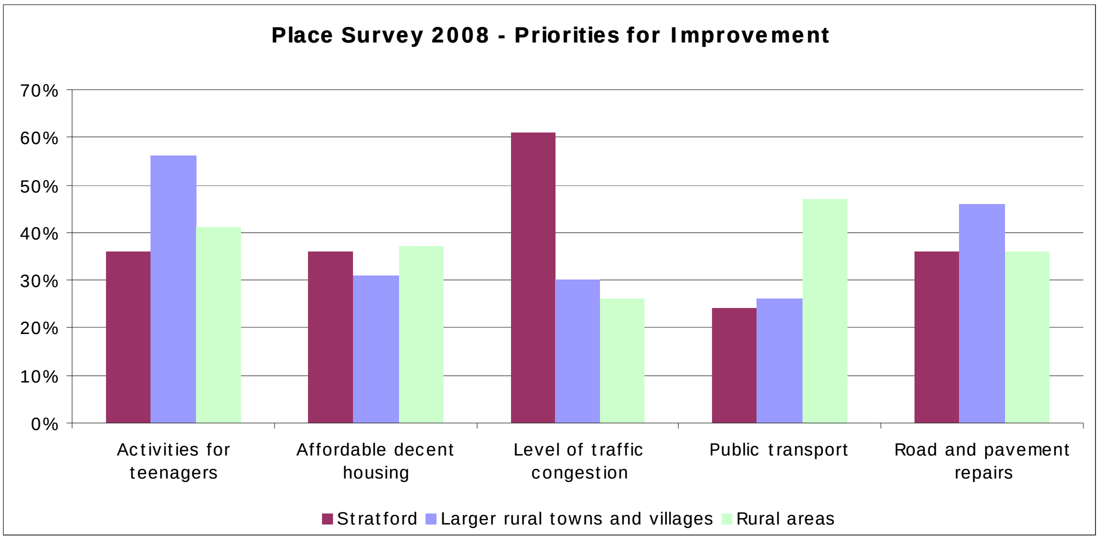
The Residents Survey is used to measure what people think of the area in which they live and what they think about SDC services, rather than for the public sector as a whole, which the previous 2008 Place Survey concentrated on. The topic area of the survey most relevant to the Annual Monitoring Report is the local area in general. It is able to track changes in perception over time and to identify any gaps between what is important to residents and what most needs improving. It is a bi-annual survey. Locality Highlights compare localities against each other to find the differences in perception, as well as comparing the attitudes of residents in 2010 with their thoughts in 2008.

91% of Stratford District residents who responded to this survey were satisfied with the local area as a place to live (89% in 2008). The top 5 most important things making somewhere a good place to live were: level of crime, health services, clean streets, education provision and affordable decent housing.

In 2008 it was possible to compare 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, some larger rural towns and villages want 'activities for teenagers' and areas like Shipston want road and pavement repairs.

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.

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.



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. These findings are the same as those of 2008.

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

- Stratford – level of traffic congestion – 66%
- Alcester/Bidford – activities for teenagers - 46%
- Henley/Studley – level of crime - 66%
- Wellesbourne/Kineton – activities for teenagers - 55%
- Shipston – road and pavement repairs - 46%
- Southam – activities for teenagers - 51%

45% of respondents from Southam cite teenagers hanging around the streets as a problem, compared with only 27% in Stratford.

Parish Plans and Neighbourhood Plans

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)

The Localism Act – December 2011 has introduced the concept of Neighbourhood Plans. Whereas Parish Plans look at a community as a whole and a wide range of local issues, Neighbourhood Plans will be part of the formal planning policy making process and address particular land use or development issues to enable a community to determine where they want development in their area in addition to sites allocated by a Local Plan or Core Strategy.

The Government is currently consulting on their proposals for neighbourhood planning regulations. In advance of the Localism Act, a ‘vanguard’ of 17 ‘frontrunners’ from both urban and rural communities were partially funded to trial the Neighbourhood Plan Scheme. A second wave of communities has subsequently been chosen to receive some funding for their Plans. There are currently no ‘frontrunners’ in Stratford District.

The Council is currently aware that 23 Stratford District Parishes are in the process of starting a Parish Plan, reviewing and updating an existing Plan or deciding whether to change to produce a Neighbourhood Plan. Four towns/parishes in the district are investigating or engaged in producing a Neighbourhood Plan.

Stratford-on-Avon District Council has staff time to provide advice to communities on Neighbourhood plans until 31 March 2012 when the situation will be reviewed.

4. Analysis of Key Indicators

The range of national and regional core indicators that were assessed in previous editions of the Annual Monitoring Report have been withdrawn by the Coalition Government.

However, local authorities are still expected to produce a housing trajectory and assess the five year housing land supply situation in their area. In a similar vein, it is important to monitor the provision of employment land.

This edition of the AMR follows a similar structure to previous ones in the way that housing and business development indictors are presented.

Housing

Housing targets, supply and delivery

This section shows 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 1.

Comment
The trajectory, illustrated in Figure 1, with supporting data set out in Appendix 2 covers the period up to 2026 in accordance with Government Guidance, 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) 2008 originally adopted in 2004.

It must be noted that the Localism Act (December 2011) makes the revocation of Regional Spatial Strategies imminent but for consistency with previous AMR's the position at 31 March 2011 is recorded as a 'snapshot in time'. The adopted RSS is still in place but from 2011/12 monitoring reports will take into account the District's new housing figure, decided in September 2011, of 8,000 new homes. This new figure is due to be tested via a Sustainability Appraisal and public consultation as a part of the draft Core Strategy process.

The adopted WMRSS provided County level housing growth requirements. The then Government Office for the West Midlands (GOWM) recommended a method of distributing the County requirements between the different districts and boroughs in the region. This method was used 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. This low level requirement which is at most 256 dwellings per annum, reduced to 170 dwellings from 2011 onwards.

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 1 that underlie the trajectory indicate that the currently identified land supply will provide sufficient additional dwellings to exceed the extrapolated 25 year requirement.

The main component of the housing trajectory is the set of annual projected completions which is compared with the annual rates proposed in the WMRSS. The trajectory suggests an uneven pattern of housing delivery over the 25 year period, starting with building rates well in excess of the required rate, then rates on a par with the required rate, and then falling well below. Windfalls have been based on what could be delivered from currently identified sites and an allowance for unforeseen windfall sites has been included 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).

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 the 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.

Compared with the 2010 trajectory provided in last year's AMR, the 2011 version only shows a slightly different picture. It still portrays the prospect of substantial over-provision against strategic requirements instead of under-provision (See Table 1). However, there are now fewer Local Plan Allocation sites, other sites and rural sites being promoted through Local Plan policies COM.1 and CTY.5 ('local choice sites and exception sites'). This has largely been due to these sites being developed. 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 1.

This situation is subject to change, as mentioned above, with the imminent revocation of the WMRSS and the District Council deciding its own housing supply figure up to 2028 (see Tables 1 and 2).

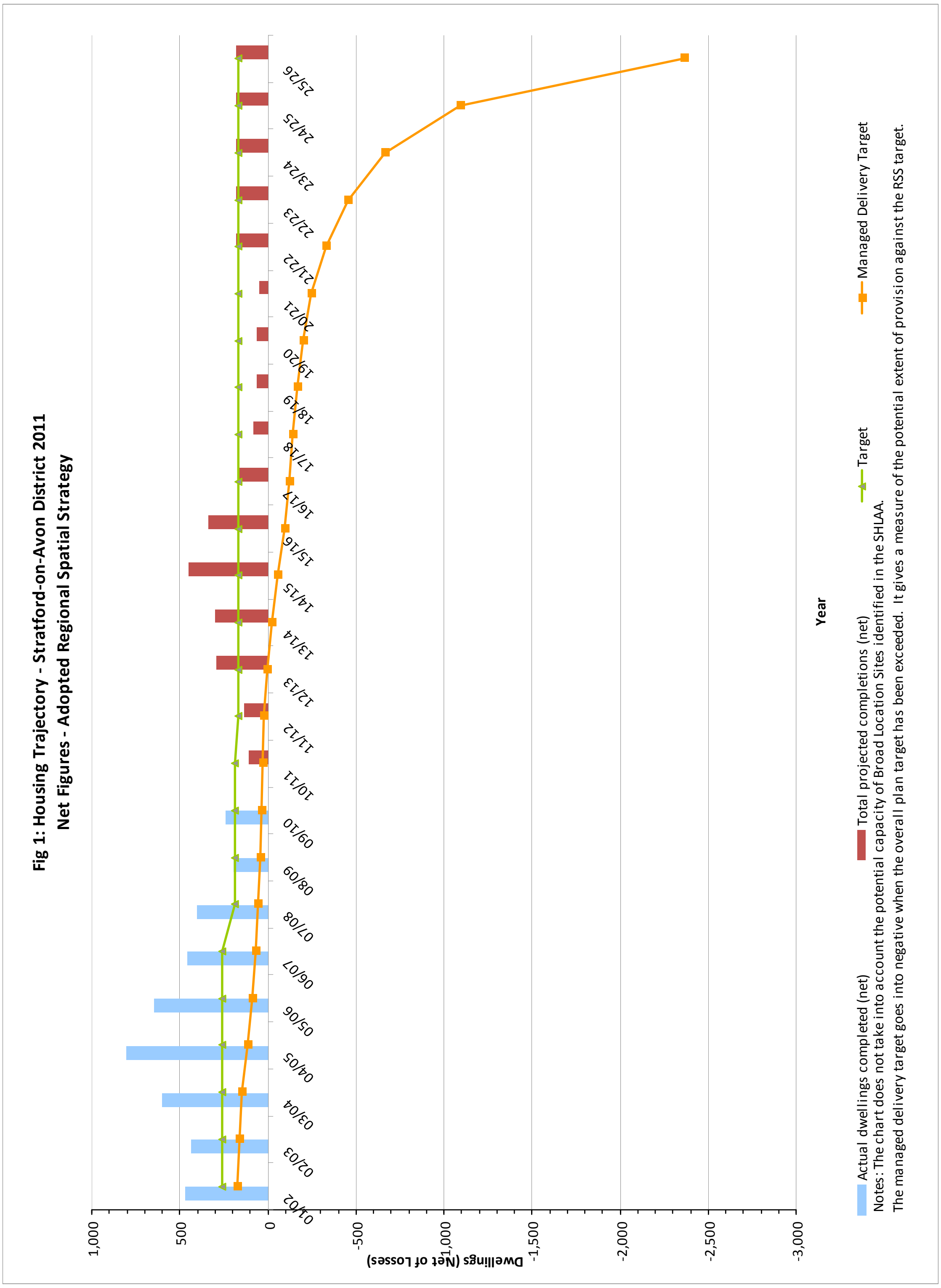


Fig 1: Housing Trajectory - Stratford-on-Avon District 2011
Net Figures - Adopted Regional Spatial Strategy
Dwellings (Net of Losses)
1,000
500
0
-500
-1,000
-1,500
-2,000
-2,500
-3,000
01/02
02/03
03/04
04/05
05/06
06/07
07/08
08/09
09/10
10/11
11/12
12/13
13/14
14/15
15/16
16/17
17/18
18/19
19/20
20/21
21/22
22/23
23/24
24/25
25/26
Year
Actual dwellings completed (net)
Total projected completions (net)
Target
Managed Delivery Target
Notes: The chart does not take into account the potential capacity of Broad Location Sites identified in the SHLAA.
The managed delivery target goes into negative when the overall plan target has been exceeded. It gives a measure of the potential extent of provision against the RSS target.

Table 1. Supply of ready to develop housing sites (Five Year Housing Land Supply)

Housing Land Supply Assessment for 2012-2017
Situation at 31 March 2011
Based on Adopted West Midlands RSS

Year	Annual Housing Provision Target Adopted RSS Annual Net Requirement*	Existing Housing Land Supply 31-3-2011 Dwelling Capacity of Identified Sites*	Balance of Supply against Target
2012/13	170	293	123
2013/14	170	297	127
2014/15	170	451	281
2015/16	170	339	169
2016/17	170	169	-1
Totals 2012-2017	850	1549	699

Note:	* For details of sites see Appendix 2.
Length of land supply (years)	9.1
% of five year land requirement that can be built on deliverable sites	182.2% (Government advice states that good performance is where the percentage is 100% or greater.)

Comment

The annualised housing requirements of the adopted West Midlands RSS housing supply figure, establishes a total housing requirement of 850 dwellings for the five years 2012 / 13 to 2016/17. Total housing supply over the same period amounts to 1,549 dwellings from identified sites, giving an oversupply of 699 dwellings. This is similar to the 2010 AMR where there was an over supply of 451 dwellings when assessed against the then RSS requirement.

Under the Localism Act 2011 the West Midlands RSS is imminently to be revoked. In September 2011 the District Council decided a figure of 8000 homes to be built in the District up to 2028. The land supply situation shown in Table 1 will no longer be applicable therefore and Table 2 below illustrates the current land supply period when assessed against the new housing target.

Table 2. Five Year Housing Land Supply at 31 March 2011 (Net Figures)

Assessed against Level of Housing Provision agreed by Stratford-on-Avon District Council on 5 September 2011

Assessment Period: 2012 to 2017

	No. of Dwellings	Notes
1. No. of dwellings proposed to be built 2008-2028	**8000**	Agreed by District Council on 5-9-11. Assumed that this is a net figure.
2. Completions 2008-2011	545	Dwellings that have been built since the base date of the plan.
3. Estimated completions 2011-2012	136	Completions expected in current financial year.
4. Balance to be built 2012-2028	7319	Remainder to be built over rest of plan period: 16 years from 2012 to 2028.
5. Required annual rate	457	Average rate needed over the remaining 16 years of the plan period. Rate has increased because first four years have not met required average.
6. Five year requirement 2012-2017	2287	Required amount of housing that would be needed in the five year assessment period.
7. Existing land supply for period 2012-2017	1549	Components of land supply shown below.
8. Balance against five year requirement	**-738**	Land supply would have to be supplemented by this amount to achieve parity with District Council's agreed level of provision.
9. Length of land supply (years)	**3.4**	How long the current land supply would last against the required building rates.
Components of Land Supply for 2012-2017 period		**Notes**
10. Dwellings being built at 31.3.11	111	Those expected to be completed 2012-17.
11. Dwellings permitted but not started at 31.3.11	1215	Ditto. Includes part of Long Marston Leisure Village, Maudslay Park & Kipling Road.
12. SHLAA sites not already subject to planning permission.	153	Based on SHLAA 2009 Update. Those sites considered likely to come forward for development 2012-2017 (see Table 2) but subject to 15% discount for non-take up/lower densities.
13. Rural housing sites	70	Sites where delivery likely within the 2012-2017 period. Based on Table 3 but excluding those dwellings likely to be completed >31-3-2017.
Totals	1549	

Gross affordable dwellings completions

Dwellings Completed 2010/11	
Social rented dwellings completed	63
Intermediate dwellings completed	13
Net additional affordable dwellings	76

Comment
The figure of 76 affordable dwelling completions (including 2 existing dwelling acquisitions) represents a similar number completed in 2009/10 (75 dwellings including 12 acquisitions). It represents a higher proportion and the majority of total dwelling completions compared to last year, excluding acquisitions (52% as opposed to 24% in 09/10). This is attributable to the boost in supply from rural schemes. 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

Pitches Delivered 2010/11	
Type of Pitch	2010/11
Additional permanent pitches	0
Temporary pitches	1

Comment
The figures relate to pitches that have been authorized during 2010/11. 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

Business development

It should be noted that this section relates solely to land for industrial development, defined as Use Classes B1 (offices, research & development, and light industry, B2 (general industry) and B8 (storage & distribution). This has been the basis for monitoring employment land over many years as it was the definition used by the Warwickshire Structure Plan and the Regional Spatial Strategy in the past.

A schedule of sites for industrial development in the District entitled 'Provision of Industrial Land in Stratford-on-Avon District since 2001' is provided at **Appendix 2.**

Amount of land developed for industrial uses

	Total 2001-06	2006-07	2007-08	2008-09	2009-10	2010-11	Total 2001-11	Annual Average 2001-11
Hectares	48.6	8.5	4.5	2.9	33.2	0.0	97.7	9.7

Comment
This table indicates the rate of completion of sites for industrial development since 2001. The amount of development completed in the year 2009-10 was inflated by the granting of a permanent permission for 30.0 hectares of land for Class B employment uses at Long Marston Depot. This site had a series of temporary permissions for a number of years, but only in gaining permanent permission has it been included in the industrial land supply for the District.

Over the last monitoring year there has been very little activity across the District, although a number of small sites are under construction.

Total amount of additional employment floorspace completed by type

This information was not readily available before 2004 but the amount of floorspace (in square metres) completed during the past seven 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)	2010-11 (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	0	2,300
B1(a) offices - elsewhere in Stratford-upon-Avon	2,000	2,000	10,200	0	0	1,960	0	16,160
B1(a) offices - elsewhere in Stratford District	0	0	2,650	2,450	9,700	590	0	15,390
B1(b) research & development, high tech., etc.	0	0	0	2,600	0	0	0	2,600
B1(c) light industry	4,250	1,000	0	1,670	260	28,670	0	35,850
B2 general industry	1,750	3,700	0	3,340	0	29,440	0	38,230
B8 warehouses, distribution, etc.	900	0	9,450	1,930	2,840	29,440	0	44,560
Total	**8,900**	**6,700**	**24,600**	**11,990**	**12,800**	**90,100**	**0**	**155,090**

Comment
It is appropriate that a range (or portfolio) of sites should be provided for a variety of industrial uses 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 in recent years.

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	2010-11	Total 2001-11
Total land developed (ha)	48.6	8.5	4.5	2.9	33.2	0	97.7
Total brownfield land developed (ha)	35.8	3.2	2.5	0	30.0	0	71.5
% Percentage	73.7%	37.6%	55.6%	0%	90.4%	0%	73.2%

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. It remains national policy to maximise the re-use of such brownfield land. Saved Policy STR.4 from the District Local Plan expects brownfield land to be utilised for new development. 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.

Amount of new industrial floorspace on previously developed land

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

	2006-07	2007-08	2008-09	2009-10	2010-11	Total 2006-10
Total floorspace developed (sq.m.)	24,600	11,990	12,800	89,430	0	138,820
Total on brownfield land (sq.m.)	12,100	7,350	0	80,380	0	99,830
% Percentage	49.2%	61.3%	0%	89.9%	0%	71.9%

Availability of industrial land by proposed use

	B1(a)	B1(b)	B1(c)	B1 mixed	B2	B1/B2 mixed	B8	B1/B2/B8 mixed	Total
As at 31.03.11 (hectares)	14.0	0	0	8.5	0	2.6	0	12.6	37.7

Comment
Again, it is intended that a wide range of sites should be available to meet the needs of different companies. Consequently, a number of allocations 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 & development 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 companies engaged in this sort of activity. Indeed, such a change of use can be made without the need for planning permission under the provisions of the Use Classes Order.

The Local Development Framework will identify and facilitate 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.

Loss of industrial land to other uses

	Total 2001-2006	2006-07	2007-08	2008-09	2009-10	2010-11	Total 2001-2011
Hectares	3.9	0.7	9.8	0.3	3.1	2.2	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 overall amount of land lost from industrial uses, 12.5 hectares have been redeveloped for housing.

It is important to make sure that a good mix of employment opportunities is provided, particularly in the larger settlements of 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 and Main Rural Centres

The Department for Business, Innovation & Skills has published a report on 'Understanding High Street Performance' (December 2011). This includes a Town Performance Matrix developed by Colliers International. The matrix compares historical town performance with forecast future performance for 364 town and city centres across Great Britain and places each into one of five categories: thriving, improving, stable, degenerating and failing.

Stratford-upon-Avon is identified as falling within the 25% of centres which are 'thriving', ie. it has a positive historical and future performance.

Amount of floorspace completed for town centre uses

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 in the District is Stratford-upon-Avon, as reflected in saved Policy COM.19 from the District Local Plan.

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.

	2008-11			
	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	5,305	0
Office (A2)	0	0	0	-
Office (B1a)	0	1,960	6,920	0
Hotels (C1)	4,150	2,930	4,360	36
Leisure (D1)	0	0	0	0
Leisure (D2)	2,750	0	0	100
Total	**6,900**	**20,090**	**16,585**	**16**

Comment

The situation for this indicator has improved in the past monitoring year due to a substantial increase in hotel space in the central part of Stratford-upon-Avon and due to the completion of the new Royal Shakespeare Theatre.

Despite this, it is evident that attention needs to be given to encouraging these forms of development in Stratford-upon-Avon town centre through the Local Development Framework.

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 large foodstore opened on the edge of Southam in Autumn 2010.

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.

Vitality and viability of Stratford-upon-Avon town centre

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

1. 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

2. Presence of national multiples and high-profile retailers

There is a total of 10 high profile retailers represented in the town centre (eg. Austin Reed, Paxton & Whitfield, Jack Wills), 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).

3. 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.

The Retail Study produced for the District Council in 2011 to form part of the evidence base for the Local Development Framework identifies the need for an additional 3,850 square metres (gross) of non-bulky comparison goods floorspace in the town by 2028. The Study stresses that this should be provided in the town centre in order to improve the retail offer and bolster its role.

4. Prime retail area (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 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. The figure reflects the likelihood of securing high turnover although the downside is that many small, specialist and independent traders cannot afford a prime location in the town centre.

5. Proportion of vacant street-level property

There has been a significant increase in vacant units between the 2008 and 2010 occupancy surveys. 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 prevail.

However, the proportion of vacant units is considerably lower than that experienced by many other town centres. The regional and national average is about 14%.

6. 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.

7. 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.

Area of retail 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 settlements 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	2,600 sq.m.

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	Not started
	Payton Street, Stratford-upon-Avon	85	Completed
2008-09	Castle Road, Studley	28	Completed
	Swan's Nest Lane, Stratford-upon-Avon	11	Not started
	Main Road, Tiddington	10	Completed
2009-10	Birmingham Road, Stratford-upon-Avon	130	Commenced
2010-11	Church Street, Stratford-upon-Avon	12	Completed

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

This is a healthy situation since the District 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.

5. Local Development Scheme

Table 1 below sets out the current position on each of the documents listed in the District Council's revised Local Development Scheme (LDS) - September 2011. The revised LDS represents a comprehensive project plan for the preparation of Local Development Documents for the period up to 2014.

It should be noted that this Local Development Scheme is still subject to approval by the Secretary of State.

The following colour code is used to give a quick indication of whether the timescales for each document are on target:

Preparation on target	(green)
Preparation delayed slightly	(orange)
Preparation delayed considerably	(red)
New document to be prepared	(blue)

Table 1: Revised Local Development Scheme 2011 - 2014

Name of Document	Current Position	Progress with LDS Milestones
Core Strategy DPD	Third draft Core Strategy consultation February-March 2012 Submission draft and Sustainability Appraisal consultation August-September 2012 Submission to the Secretary of State – November 2012 Adoption – May 2013	On target
Proposals Map	Will be maintained and updated to reflect the provisions of each DPD as it is adopted.	On target
Community Infrastructure Levy Charging Schedule	Timetable as for the Core Strategy DPD Adoption – May 2013	On target
District Design Guide SPD	Adoption – June 2012	Preparation delayed slightly
Gypsy and Traveller Site Allocations DPD	**Stage 1.** Guidance Note to add detail to saved District Local Plan Review policy CTY.7 consultation February-March 2012 Adoption – June 2012	On target

	Stage 2. Submission Draft Core Strategy policy and Sustainability Appraisal consultation August-September 2012 Adoption – May 2013 **Stage 3.** Issues and Options and Sustainability Appraisal consultation – March 2013 Submission DPD and Sustainability Appraisal consultation June-July 2014 Submission to the Secretary of State – August 2014 Adoption – December 2014	
Site Allocations DPD (Housing and Employment Delivery)	Timetable as for the Gypsy and traveller Site allocations DPD – Stage 3. Adoption – December 2014	On target

6. Other Indicators

The Sustainability Appraisal (SA) is intended to assess the impact of Core Strategy policies from an environmental, economic and social perspective and to ensure that all local development documents contribute to the achievement of sustainable development. In 2011 UE Associates (now Lepus Consulting) were appointed to prepare the SA for the third draft of the Stratford-on-Avon Core Strategy.

The SA Scoping Report – May 2011 included draft Sustainability Appraisal Objectives and a Framework of key questions and suggested indicators. The purpose of the Framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of policies in the LDF. The SA Framework is reproduced at **Appendix 3.**

In addition to the SA Framework a Sustainable Community Strategy was adopted by the District Council in April 2009. The indictors will also need to 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.

Drawing on the above, a set of indicators will be specified during the process of preparing the LDF. They 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.

Future Monitoring Reports

In April 2011 the Planning Advisory Service (PAS) produced a document – ***'Monitoring that matters – towards a better AMR'***. It shares lessons learned from a group of pilot authorities that reviewed the content and process of producing their AMRs to deliver the new approach expected by the Government in its recent Planning Regulations consultation.

The PAS document clearly sees that planning monitoring extends to the whole Planning Service including:

- planning application performance (speed, fees, customer satisfaction)

- value added to development (no. of affordable homes, reduced waiting lists, negotiated improvements, contrary to policy, S106/CIL benefits)
- quality of development (design standards, building for life, sustainable homes, BREEAM)
- user and neighbour experience (consultation results) and
- infrastructure delivery.

The document recommends that any reporting activities in the planning service should be a part of the overall local performance framework of the Council to ensure the process is linked to local priorities and corporate goals. It is proposed that this approach is carried forward for future versions of monitoring reports.

Appendix 2. Provision of Industrial Land in Stratford-on-Avon District since 2001 – as at 1 April 2011

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY Brownfield Similar Use	CATEGORY Brownfield Different Use	CATEGORY Green-Field	STATUS Outline p.p	STATUS Detailed p.p. Not Started	STATUS Detailed p.p. U/C + Built	STATUS Commit-ment	PROGRESS Built 1.4.01 - 31.3.11	PROGRESS Under Const. 31.3.11	PROGRESS Not Started 31.3.11	Five Year Portfolio
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	1.2
Other sites														
Timothy's Bridge Road (1)		5.0	B1/2			5.0			5.0		5.0			
Birmingham Road		0.7	B1a	0.7			0.7						0.7	0.7
Banbury Road (2)		3.6	B1a/b		3.6			1.6	2.0		2.0		1.6	1.6
Timothy's Bridge Road (2)		0.4	B1a	0.4					0.4		0.4			
Masons Road		1.2	B2		1.2				1.2		1.2			
Maybrook Road		1.1	B1/2/8		1.1				1.1		1.1			
Timothy's Bridge Road (3)		0.9	B1a/2/8		0.9				0.9		0.9			
Remainder of District:														
Local Plan Proposals														
High Street, Henley	HEN.D	0.4	B1a	0.4					0.4		0.4			
Darlingscote Road, Shipston	SHIP.B	3.2	B1/2/8			3.2	0.4	0.7	1.2	0.9	0.6		2.6	2.6
Loxley Rd,Wellesbourne(1)	WEL.C	3.6	B1/2/8		3.6				0.8	2.8	0.8		2.8	
Napton Brickworks	CTY.F	3.0	B1		3.0					3.0			3.0	
Other sites														
Ryon Hill		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		5.8		2.7	2.7
Arden Road, Alcester		3.5	B1			3.5			3.5		3.0	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		2.0		2.4	2.4
Brookhampton Lane, Kineton		0.7	B1			0.7			0.7		0.7			

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY Brownfield Similar Use	CATEGORY Brownfield Different Use	CATEGORY Green-Field	STATUS Outline p.p	STATUS Detailed p.p. Not Started	STATUS Detailed p.p. U/C + Built	STATUS Commit-ment	PROGRESS Built 1.4.01 - 31.3.11	PROGRESS Under Const. 31.3.11	PROGRESS Not Started 31.3.11	Five Year Portfolio
Needle Industries,Studley		0.7	B1/2/8		0.7			0.7					0.7	
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		35.3	B1/2		35.3			15.5	19.7		19.7	0.6	14.9	1.5
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		0.5	B1			0.5		0.5					0.5	0.5
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		0.4	B1			0.4		0.4					0.4	0.4
New Farm, Blackwell		0.9	B1			0.9			0.9		0.9			
Atherstone Airfield		1.3	B2/8		1.3				1.3		1.3			
Wincot Lands, Quinton		0.4	B1/2/8		0.4				0.4		0.4			
Welsh Road East, Southam		2.1	B1/2		2.1			2.1					2.1	
Wootton Park Fm, W.Wawen		0.8	B1a			0.8			0.8		0.8			
New House Farm, W.Wawen		0.6	B1			0.6			0.6		0.6			
Long Marston Storage Depot		30.0	B8	30.0					30.0		30.0			
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			
Poolhead Lane, Earlswood		2.0	B1/B8			2.0			2.0			2.0		2.0
Haydon Way Farm, Coughton		1.1	B1a/B8			1.1		1.1					1.1	1.1
TOTAL PROVISION		**134.2**		**32.1**	**68.6**	**33.6**	**1.1**	**29.7**	**96.5**	**6.9**	**93.4**	**3.1**	**37.7**	**17.6**

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	CATEGORY Brownfield Similar Use	Different Use	Green-Field	STATUS Outline p.p	Detailed p.p. Not Started	U/C + Built	Commit-ment	PROGRESS Built 1.4.01 - 31.3.11	Under Const. 31.3.11	Not Started 31.3.11	Five Year Portfolio
Net losses:														
High Street, Henley		-1.1	B2		-1.1				-1.1		-1.1			n/a
Birmingham Rd, Stratford		-5.7	B2		-5.7			-0.5	-5.2		-5.2		-0.5	n/a
Tilemans Lane, Shipston		-3.9	B2		-3.9				-3.9		-3.9			n/a
Arden St. etc, Stratford	SUA.K	-0.6	B1		-0.6					-0.6			-0.6	n/a
Regal Road, Stratford	SUA.L	-2.4	B2/B8		-2.4				-2.4		-2.4			n/a
Bleachfield Street, Alcester	ALC.B	-0.7	B2		-0.7				-0.7		-0.7			n/a
High Street, Henley	HEN.D	-0.9	B2		-0.9				-0.9		-0.9			n/a
Tilemans Lane, Shipston	SHIP.C	-1.0	B1		-1.0				-1.0			-1.0		n/a
Wattons Lane, Southam	SOU.C	-0.6	B1/B2		-0.6				-0.6		-0.6			n/a
Alcester Road, Stratford		-0.5	B1a		-0.5				-0.5		-0.5			n/a
Aintree Road, Stratford		-0.4	B1a		-0.4				-0.4		-0.4			n/a
Scholars Lane, Stratford		-0.2	B1a		-0.2				-0.2			-0.2		n/a
Birmingham Road, Stratford		-0.6	B8		-0.6				-0.6			-0.6		n/a
NET LOSSES TOTAL		**-18.6**			**-18.6**			**-0.5**	**-17.5**	**-0.6**	**-15.7**	**-1.8**	**-1.1**	**n/a**

Notes to assist interpretation of table:

The total supply of additional industrial land in the District from 1 April 2001 to 31 March 2011 is 134.2 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 134.2 hectares.

The five year portfolio figures are based on whether there is a realistic prospect of a site being implemented during the period April 2011 to March 2016.

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 3.

	Sustainability Appraisal Framework			
	SA Objective	**Key Questions**		**Indicators**
1	**Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.**	**Q1a**	Will it preserve buildings of architectural or historic interest, and where necessary, encourage their conservation?	Number of Grade I and Grade II* buildings at risk.
				Number of Grade II and locally listed buildings at risk.
		Q1b	Will it preserve or enhance archaeological sites/remains?	Proportion of scheduled monuments at risk from damage, decay or loss.
				Number/proportion of development informed by archaeological provisions, including surveys.
		Q1c	Will it improve and broaden access to, understanding, and enjoyment of the historic environment?	Annual number of visitors to historic attractions.
		Q1d	Will it preserve or enhance the setting of cultural heritage?	Proportion of conservation areas covered by up-to-date appraisals (less than five years old) and published management plans.
2	**Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.**	**Q2a**	Will it safeguard and enhance the character of the landscape and local distinctiveness and identity?	Application of detailed characterisation studies to new development.
		Q2b	Will it safeguard and enhance the character of the townscape and local distinctiveness and identity?	Application of detailed characterisation studies to new development.
		Q2c	Will it preserve or enhance the setting of cultural heritage assets?	Proportion of conservation areas covered by up-to-date appraisals (less than 5 years old) and published management plans.
		Q2d	Will it help limit noise pollution?	Tranquillity assessments
		Q2e	Will it help limit light pollution?	Tranquillity assessments
		Q2f	Will it encourage well-designed high quality developments that enhance the built and natural environment?	% development meeting Building for Life Standards.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
3	**Protect, enhance and manage biodiversity and geodiversity.**	**Q3a**	Will it lead to a loss of or damage to biodiversity interest?	Extent (and condition) of priority habitats.
				Extent of priority species.
				Area and condition of nationally designated sites in appropriate management.
		Q3b	Will it lead to habitat creation, matching Biodiversity Action Plan (BAP) priorities?	Area of Nature Conservation designation per 1,000 population (ha).
				Area of new habitat creation reflecting Warwickshire, Coventry and Solihull BAP priorities.
				Extent and condition of key habitats for which Biodiversity Action Plans have been established.
		Q3c	Will it maintain and enhance sites nationally designated for their biodiversity interest and increase their area?	Number, area and condition of nationally designated sites in appropriate management.
		Q3d	Will it increase the area of sites designated for their geodiversity interest?	Area designated for geological interest.
		Q3e	Will it maintain and enhance sites designated for their geodiversity interest?	Condition of geological SSSI's.
		Q3f	Will it link up areas of fragmented habitat?	Extent (and condition) of priority habitats.
		Q3g	Will it increase awareness of biodiversity and geodiversity assets?	Number of school trips to Stratford-on-Avon's Nature Reserves.
				Number of accessibility improvements to nature reserves and local sites (including geodiversity sites).
4	**Reduce the risk of flooding**	**Q4a**	Will it help prevent flood risk present in the district from fluvial flooding?	Amount of new development (ha) situated within a 1:100 flood risk area (Flood Zone 3), including an allowance for climate change.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
		Q4b	Will it help prevent flood risk present in the district from surface water flooding?	Number of properties at risk from flooding.
		Q4c	Will help to limit potential increases in flood risk likely to take place in the district as a result of climate change.	Number of planning applications granted contrary to the advice of the Environment Agency on flood defence grounds.
5	**Minimise the District's contribution to climate change.**	**Q5a**	Will it help reduce Stratford-on-Avon carbon footprint?	Proportion of electricity generated from renewable resources.
				Proportion of new homes achieving a four star or above sustainability rate for the 'Energy/CO_2' category as stipulated by the Code for Sustainable Homes.
				Per capita greenhouse gas emissions.
				Emissions by source.
				Percentage of people aged 16-64 who usually travel to work by driving a car or van.
				Co_2, methane and nitrous oxide emissions per sector.
		Q5b	Will it help raise awareness of climate change mitigation?	Number of initiatives to increase awareness of energy efficiency.
6	**Plan for anticipated levels of climate change.**	**Q6a**	Will it help limit potential increases in flood risk likely to take place in the district as a result of climate change?	Amount of new development (ha) situated within a 1:100 flood risk area or 1:200 tidal flood risk area (Flood Zone 3), including an allowance for climate change.
				Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.
				Number of properties at risk of flooding.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
		Q6b	Will it encourage the development of buildings prepared for the impacts of climate change?	% of developments meeting the minimum standards for the 'Surface Water Run-Off' and 'Surface Water Management' categories in the Code for Sustainable Homes.
				Thermal efficiency of new and retro fitted development. % planning permissions for projects designed with passive solar design, building orientation, natural ventilation.
				Number of planning permissions incorporating SUDS.
		Q6c	Will it retain existing green infrastructure and promote the expansion of green infrastructure to help facilitate climate change adaptation?	Amount of green space created per capita.
7	**Protect and conserve natural resources.**	**Q7a**	Will it include measures to limit water consumption?	Average domestic water consumption (litres per head per day).
		Q7b	Will it safeguard the district's mineral resources for future use?	Area of land with potential for minerals use sterilised.
		Q7c	Will it utilise derelict, degraded or under-used land?	% of dwellings built on previously developed land.
				Previously developed land that has been vacant or derelict for over 5 years.
		Q7d	Will it lead to the more efficient use of land?	Housing density in new development average number of dwellings per hectare.
		Q7e	Will it lead to reduced consumption of materials and resources?	Percentage of commercial buildings meeting BREEAM Very Good Standard or above or equivalent.
				Percentage of housing developments achieving a 4* or above sustainability rating as stipulated by the Code for Sustainable Homes.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
		Q7f	Will it lead to the loss of best and most versatile agricultural land?	Areas of Grades 1, 2 and 3a agricultural land lost to new development.
8	**Reduce air, soil and water pollution.**	**Q8a**	Will it lead to improved water quality of both surface and groundwater features?	% of watercourses classified as good or very good biological and chemical quality.
				% change of pollution incidents.
		Q8b	Will it lead to improved air quality?	Number and areas of Air Quality Management Areas.
				No. of days when air pollution is moderate or high for NO_2, SO_2, O_3, CO or PM_{10}.
		Q8c	Will it maintain and enhance soil quality?	Area of contaminated land per hectare.
				% of projects (by number and value) involving remediation of any kind.
		Q8d	Will it reduce the overall amount of diffuse pollution to air, water and soil?	% change in pollution incidents.
9	**Reduce waste generation and disposal, and achieve the sustainable management of waste.**	**Q9a**	Will it provide facilities for the separation and recycling of waste?	Type and capacity of waste management facilities.
				Household waste (a) arisings and (b) recycled or composted.
		Q9b	Will it encourage the use of recycled materials in construction?	Reuse of recycled materials from former building stock and other sources.
10	**Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.**	**Q10a**	Will it reduce the need to travel?	Percentage of completed significant local service developments located within a defined centre.
				Average distance (km) travelled to fixed place of work.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
				Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre.
				Percentage of residents surveyed finding it easy to access key local services.
		Q10b	Will it encourage walking and cycling?	Percentage of people aged 16-64 who usually travel to work by bicycle or on foot.
				Proportion of new development providing cycle parking.
		Q10c	Will it reduce car use?	Percentage of people aged 16-64 who usually travel to work by driving a car or van.
		Q10d	Will it encourage the use of public transport?	Percentage of people aged 16-64 who usually travel to work by bus or train.
				Number of journeys made by bus per annum.
				Percentage of development in urban/rural areas within 400m or 5 minutes walk of half hourly bus service.
				Number of journeys made by train per annum.
		Q10e	Will provide adequate means of access by a range of sustainable transport means?	Distance of new development to existing or proposed public transport routes.
				Provision of new walking and cycling links to accompany new development.
		Q10f	Will it help limit HGV traffic flows?	HGV traffic flows.
11	**Reduce barriers for those living in rural areas.**	**Q11a**	Will it increase provision of local services and facilities and reduce centralisation?	Percentage of residents surveyed finding it easy to access key local services.

Sustainability Appraisal Framework

	SA Objective	Key Questions		Indicators
		Q11b	Will it improve accessibility by a range of transport modes to services and facilities from rural areas?	Percentage of rural households within 800m of an hourly or better bus service.
		Q11c	Will it support the provision of affordable housing in rural areas?	Affordable housing completions in rural areas.
12	**Protect the integrity of the district's countryside.**	Q12a	Will it prevent the degradation of land on the urban fringe?	Area of derelict or underutilised land on the urban fringe.
		Q12b	Will it lead to a loss of agricultural land?	Area of agricultural land not in use or under active management.
		Q12c	Will it safeguard local distinctiveness and identity?	Application of detailed characterisation studies to new development.
13	**Provide affordable, environment'ly sound and good quality housing for all.**	Q13a	Will it ensure all groups have access to decent, appropriate and affordable housing?	Affordable housing completions.
		Q13b	Will it identify an appropriate supply of land for new housing?	Net additional dwellings for the current year.
		Q13c	Will it ensure that all new development contributes to local distinctiveness and improve the local environment?	Number of major housing applications refused on design grounds.
				Accessible Natural Greenspace.
		Q13d	Will it meet the building specification guidance in the Code for Sustainable Homes? (DCLG)	Percentage of housing developments achieving a 4* or above sustainability rating as stipulated by the Code for Sustainable Development.
		Q13e	Will it reduce the number of households on the Housing Register?	Number of households on the Housing Register.
14	**Safeguard and improve community health, safety and well being.**	Q14a	Will it improve access for all to health, leisure and recreational facilities?	Travel time by public transport to nearest health centre and sports facility.
		Q14b	Will it improve and enhance the District's green infrastructure network?	Area of parks and green space per 1,000 head of population.
				Accessible Natural Greenspace.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
				Areas of playing fields and sports pitches.
				Amount of land needed to rectify deficiencies in Open Space Standards.
				Percentage of eligible open spaces managed to green flag award standard.
				Percentage of residents that are satisfied with the quantity/quality of open space.
		Q14c	Will it improve long term health?	Life expectancy at birth.
				Standardised mortality rates.
		Q14d	Will it ensure that risks to human heath and the environment from contamination are identified and removed?	Areas of contaminated land (ha).
		Q14e	Will it encourage healthy and active lifestyles?	% of adults (16+) participating in at least 30 minutes of moderate intensity sport and active recreation (including recreational walking) on three or more days of the week.
				The number of sports pitches available to the public per 1,000 population.
		Q14f	Will it reduce obesity?	Percentage of adult population classified as obese.
		Q14g	Does it consider the needs of the district's growing elderly population?	Percentage of older people being supported intensively to live at home.
		Q14h	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?	Percentage of adults surveyed who feel they can influence decisions affecting their own local area.

Sustainability Appraisal Framework				
	SA Objective	**Key Questions**		**Indicators**
		Q14i	Will it improve the satisfaction of people with their neighbourhood as a place to live?	% of respondents very or fairly satisfied with their neighbourhood.
		Q14j	Will it reduce crime and the fear of crime?	Indices of Multiple Deprivation: Crime domain.
		Q14k	Will it reduce deprivation in the district?	Indices of Multiple Deprivation
		Q14l	Will it improve road safety?	Number of people killed or seriously injured on the roads per year.
15	**Develop a dynamic, diverse and knowledge based economy that excels in innovation with higher value, lower impact activities.**	**Q15a**	Will it ensure that new employment, office, retail and leisure developments are in locations that are accessible to those who will use them by a choice of transport modes?	Proportion of residential development within 30 minutes public transport time of key services.
		Q15b	Will it help ensure an adequate supply of employment land?	Hectares of new employment land provision.
		Q15c	Will it support or encourage new business sectors?	Number of start-up businesses in the environmental and social enterprise sector.
				Expenditure on Research and Development as the proportion of Gross Value Added (GVA).
		Q15d	Will it support the visitor economy?	Visitor numbers

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

Telephone 01789 260321

Corporate Support
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford-upon-Avon. CV37 6HX
Telephone **01789 260321**
Minicom **01789 260747**
Website **www.stratford.gov.uk**

SDC/0681/DECEMBER 2011