

Authority Monitoring Report 2017-2018

March 2019

Authority Monitoring Report 2017-2018

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Contents

1. Introduction and Stratford-on-Avon District Profiles	1
2. Local Development Scheme	10
3. Core Strategy 2011-2031 – Policy monitoring	13
• A. Sustainability Framework	14
• B. District Resources	17
• C. District Designations	24
• D1. Development Strategy – Residential	30
• D2. Development Strategy – Economy and Leisure	60
• E. Area Strategies	86
• F. Infrastructure	87
4. Neighbourhood Plans	91
Appendices:	
1. Building for Life 12 Criteria Assessment Table	99
2. Major planning permissions in the Arden Special Landscape Area 2017/18	101
3. Net Housing Completions by Location	104
4. Net Housing Completions by Parish	106
5. Housing Monitoring Sub-Areas	109

1. Introduction and Stratford-on-Avon District Profiles

The Introduction to the 2017/18 Authority Monitoring Report (AMR) sets out the legal background and what the AMR should cover in relation to Development Plan preparation and progress, housing and economic development targets and progress.

Monitoring is an essential part of plan-making and the AMR is the main mechanism for assessing the performance of the Development Plan.

To give the AMR context there is an overview of Stratford-on-Avon District through a series of profiles covering its location and area, population, housing, economy and employment, education and health.

1. Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period from 1 April 2017 to 31 March 2018 and provides information on a range of topics related to planning and development in Stratford-on-Avon District. Monitoring is important as it enables the District Council to assess the implementation of its policies and to take any management action as appropriate. It also helps inform future policy.
- 1.2 Regulation 34 of the Town and Country planning (Local Planning) (England) Regulations 2012 sets out what information AMRs should contain:
 - Progress with Development Plan preparation (documents listed in the Local Development Scheme);
 - Activity relating to the Duty to Co-operate;
 - Development Plan or Supplementary Planning Document adoption;
 - Housing development (including affordable) progress against targets;
 - Neighbourhood Plan adoption and progress; and
 - Community Infrastructure Levy (CIL) receipts and expenditure information.
- 1.3 This 2017/18 AMR brings together up to date core monitoring information on a range of topics including:
 - An updated overview of Stratford-on-Avon District;
 - Progress against the October 2017 Local Development Scheme;
 - Housing Supply 2011-2018 and Affordable Housing Schemes;
 - Gypsy and Traveller sites provision;
 - Monitoring against a number of Core Strategy policy indicators;
 - Employment, retail, leisure and hotel development 2011-2018; and
 - Neighbourhood Development Plan progress (as at March 2019).
- 1.4 Monitoring data for housing and employment is reported for regional monitoring purposes. This is also being used at the sub-regional level to inform the work of the Coventry, Solihull and Warwickshire Association of Planning Officers (CSWAPO) and the Coventry and Warwickshire Local Enterprise Partnership (CWLEP) under the Duty to Co-operate provisions.
- 1.5 Housing, gypsy & travellers, and employment data is reported for the year April 2017 to March 2018. Other data is reported to be as up to date as possible.

Overview of Stratford-on-Avon District

Area Profile

1.6 Stratford-on-Avon District lies at the heart of England in the county of Warwickshire as illustrated in Figure 1. The town of Stratford-upon-Avon is the largest settlement, and there are also a number of important rural centres, including the attractive, small market towns of Alcester, Shipston-on-Stour and Southam. The District has a distinctly rural character and this is reflected in the fact that over 75% of its residents live outside the main town of Stratford-upon-Avon. Some 45% of residents

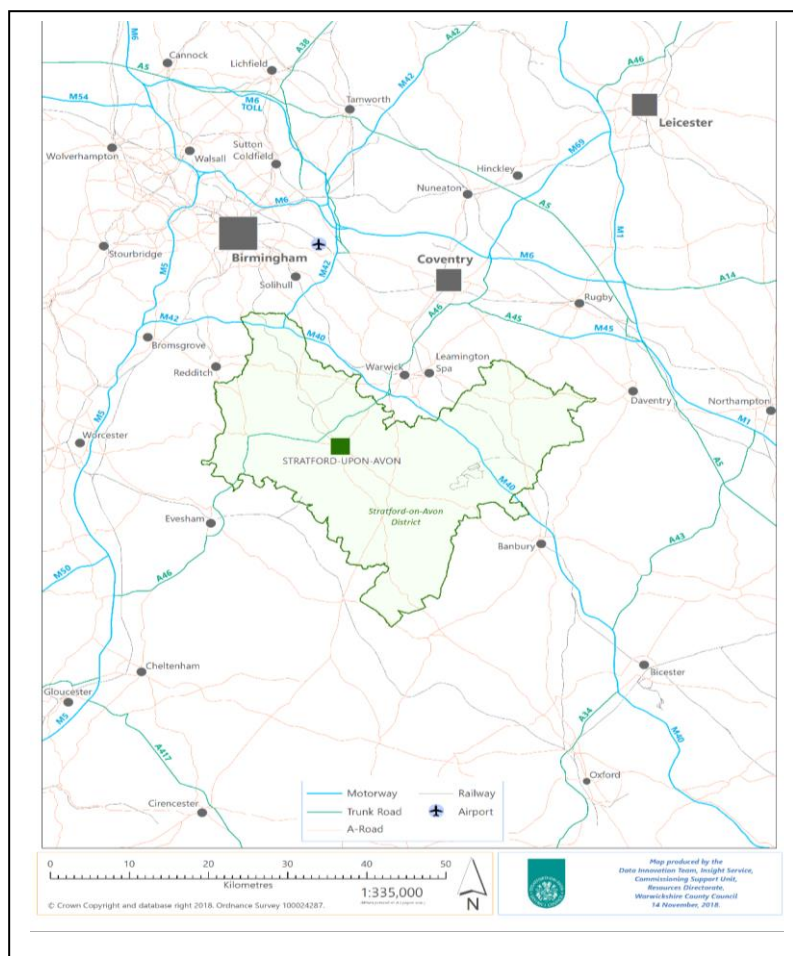


Figure 1. Map showing the location of Stratford-on-Avon District

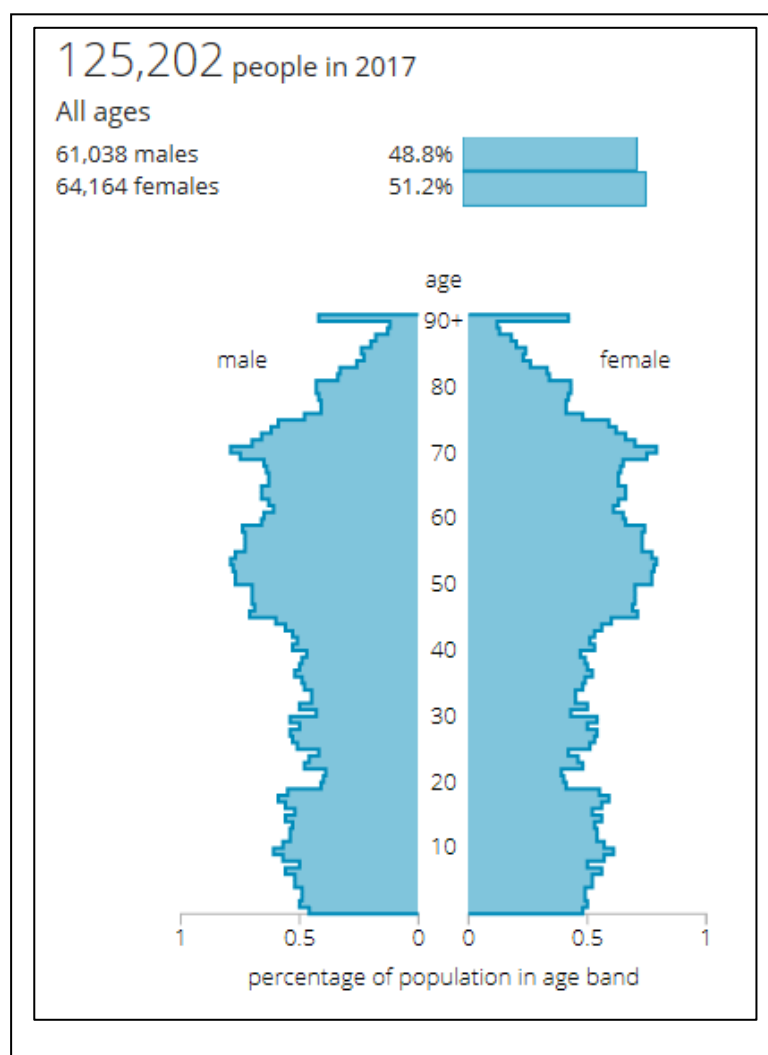
live in parishes with a population of less than 3,000. In all, there are about 250 communities of varying sizes spread across a predominantly rural area covering 979 square kilometres. It is one of the largest districts in lowland England and the population density is low, making delivery of, and access to, services a major issue for residents.

1.7 Stratford-upon-Avon is famous the world over for being the birthplace of William Shakespeare, with this comes significant economic benefits but also major challenges in managing the 3.5m visitors that come to the town each year, whilst also retaining the character of the town and the quality of life for its residents.

Demographic Profile

- 1.8 The total population of the District is 125,202 (ONS, 2017 mid-year population estimates) which is an increase of 5.7% in the ten years between 2007 and 2017. Figure 2. below identifies the breakdown of the population between females (51%) and males (49%) and illustrates the age profile of the District whereby 25% are aged 65+, 56% are in the 18-64 age group and 19% are aged up to 17. Proportionately the District has fewer children and working age households, and more people aged 65+ years than both Warwickshire and England.

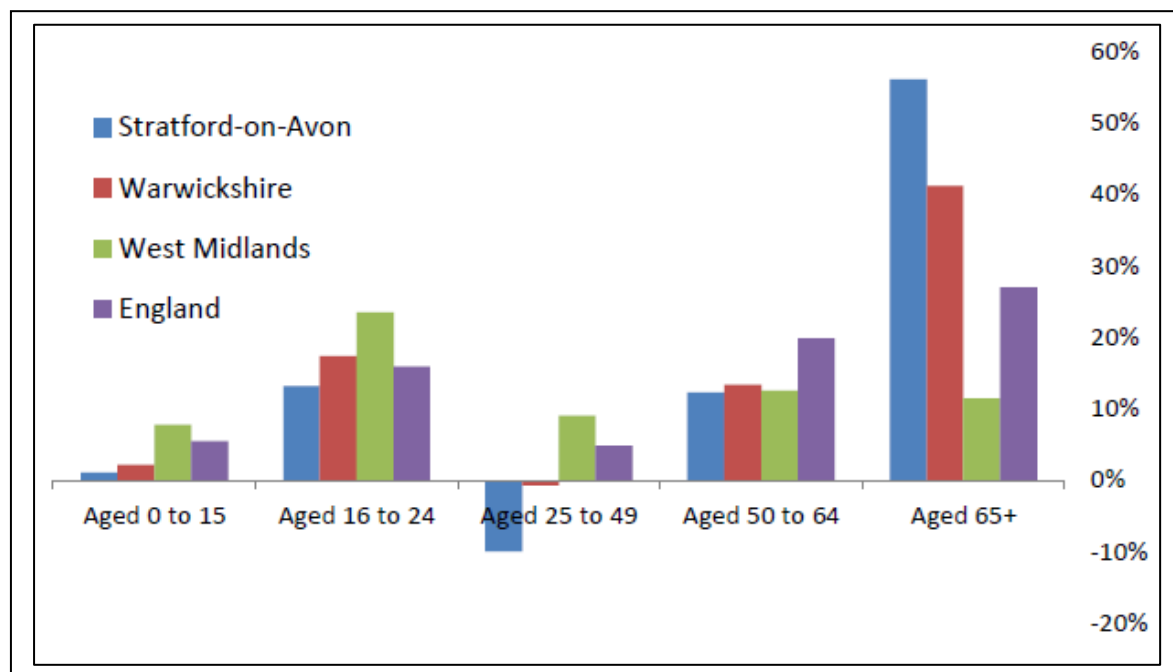
Figure 2. Population breakdown by age in Stratford-on-Avon District



- 1.9 Population change happens because of natural change – the difference between births and deaths, and net internal and international migration. Between mid-2016 and mid-2017, population in the District increased by 1.5%. The natural change (births minus deaths) was 0.2%, with net internal migration at 1.4% and net international migration at 0.3%.

- 1.10 Figure 3. illustrates how the population has changed by age band between 2000-2016 compared to Warwickshire, the West Midlands and England. This shows the dramatic increase of people aged 65+ and the decrease of people aged between 25 and 49.

Figure 3. Population changes by age band from 2000-2016



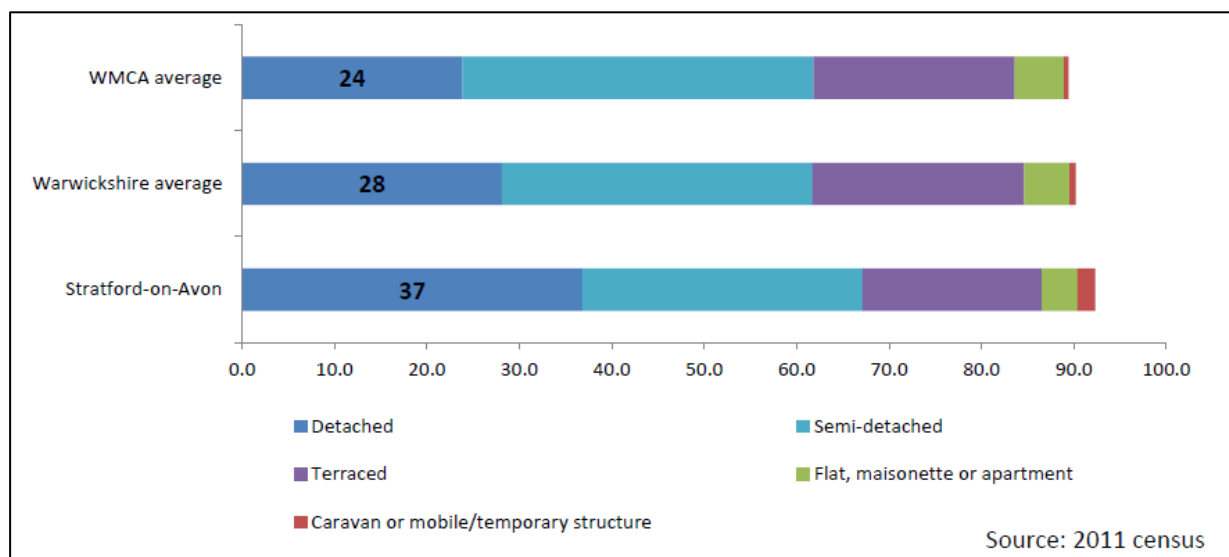
- 1.11 According to the Office for National Statistics (ONS), by 2041 there will be 131,600 people in the District – a 7% increase. In comparison, the population of Warwickshire is projected to grow by 10% and that of England by 12% by 2041. The population of the District aged 90 years or over will increase by 194% in the next 25 years and those aged 85+ is expected to rise by 93%. The number in the 18 to 64 year old category is expected to fall by 7%, compared with Warwickshire 0% and a rise in England of 3%. The children (0 to 17 years) percentage change in population is expected to decrease by 1% in the next 25 years.

Housing Profile

- 1.12 The Government estimates that in April 2017 of the 58,620 dwellings in the District at that time, 13% were affordable housing and 87% were private sector housing. The percentage of affordable housing in the District is lower than in Warwickshire (14%) and the West Midlands (23%).
- 1.13 The Office for National Statistics (unofficial tenure statistics December 2017) estimates that in 2015, 73% of dwellings in the District were owner occupied and 14% were private rented i.e. a total of 87% private sector housing. Data held by the District Council shows that rented affordable homes accounted for the remaining 13% of dwellings.

- 1.14 Stratford-on-Avon District has the highest median house price in the West Midlands. In the year ending December 2017, the median house price in the District was £300,000. This compares to £240,000 in Warwickshire, £180,000 in the West Midlands and £234,000 in England. The District lower quartile house price of £260,000 in the year ending December 2017 is also the highest in the West Midlands as is the mean house price of £357,800. The cheapest 10% of homes in the District cost £171,500. As well as having the highest house prices in the West Midlands, the District also has the highest lower quartile private rents in the West Midlands. In the year up to 31 March 2018, the lower quartile District rent was £675 per calendar month or £8,100 per year.
- 1.15 In relation to the type of housing within the District, Figure 4. shows a large proportion (37%) of detached properties. Significantly more than the average for the West Midlands combined Authority area (24%). Also noticeable is the small proportion of flats, maisonettes and apartments within the District.

Figure 4. Housing by type of property



Economic Profile

- 1.16 Labour supply employment and unemployment data from June 2017 to June 2018, shows that there were 61,400 economically active people in Stratford-on-Avon District which account for 77% of the population. There were 68,000 employee jobs, spread amongst a wide variety of job types as illustrated in Figure 5. with comparisons for Warwickshire and England. Figure 6. illustrates how the employment proportions have changed within Stratford-on-Avon between 2010-2016.

Figure 5. Proportion of Businesses within Stratford-on-Avon by Sector in 2017

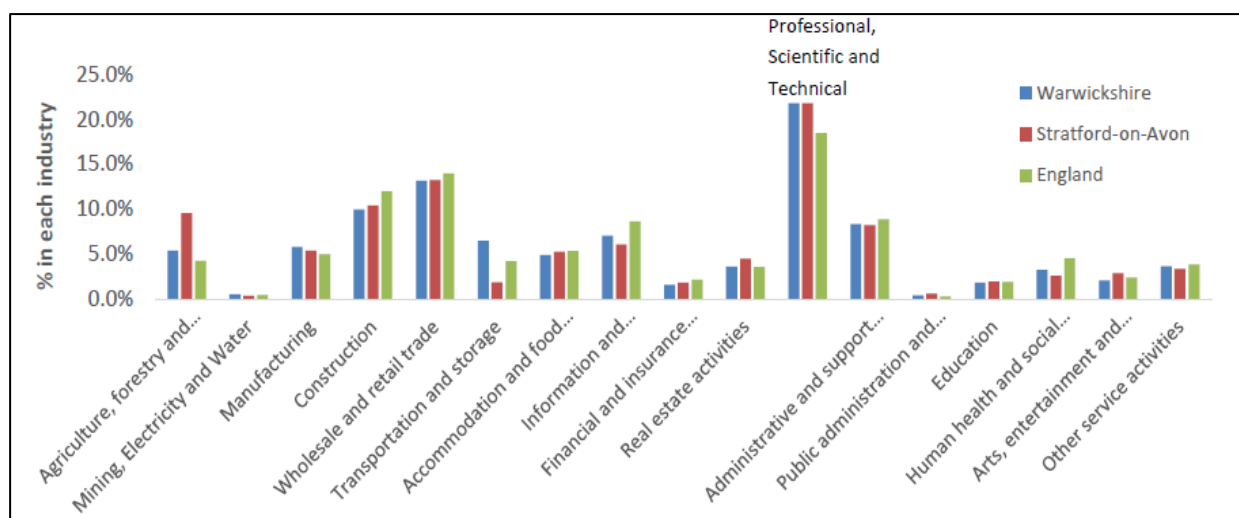
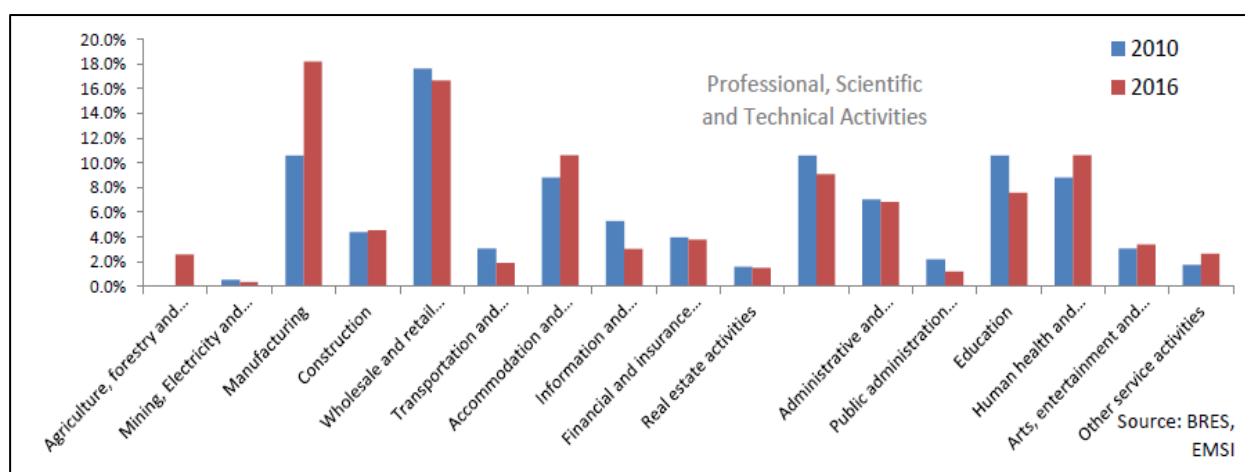


Figure 6. Employment Proportions by Sector within Stratford-on-Avon



- 1.17 Earnings by residence (2017) showed that the median earnings (gross weekly pay) for employees living in the area working full-time in Stratford-on-Avon were £608.90, which is above average. For the West Midlands, the figure was £517.40, and for Great Britain, £552.70.
- 1.18 Of those economically-active and in employment in March 2018, 46,800 are employees; and 16,300 are self-employed (Male 9,800/Female 6,500). 13,500 people, aged 16 to 64, were recorded in Stratford-on-Avon as in economic inactivity (April 2017 to March 2018), which represented 19.1% of that age band. The percentage for the West Midlands was 23.4%, and for Great Britain, 21.6%. Of the 12,800, 11,000 do not want a job.
- 1.19 The District is a net-importer of workers, i.e. more people flow into the area for work relative to the outward-flow. There are 48,675 people who commute into Stratford-on-Avon and 45,860 who leave to work. The District also has a lower self-containment rate

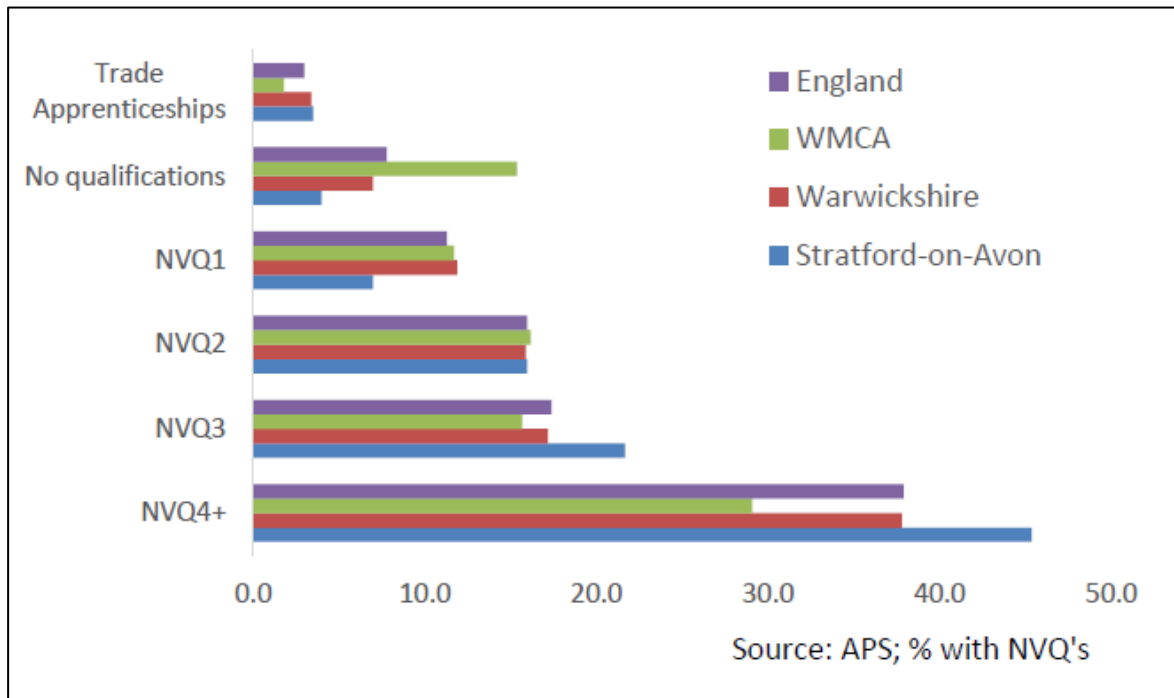
(48% of residents work in Stratford-on-Avon District); than Nuneaton and Warwick. The strongest out-commuting flows to Warwick (13%), Birmingham (5%) and Coventry (4%), plus Solihull. There are strong in-commuting flows from Warwick (11%), Redditch (7%), Wychavon (5%) and Birmingham (4%).

- 1.20 The largest occupational sector is in manufacturing with 12,000 employees, followed by the wholesale/retail trade (including motor trades) with 11,000. The majority of jobs, 79% are in the service sector with a higher than average percentage in manufacturing at 21%, compared with the county at 19% and nationally at 14%. Although the manufacturing figure of 21% is the highest, a number of jobs coded to manufacturing will not be in the traditional 'factory' setting.
- 1.21 Tourism related jobs are an important part of the District services sector. According to the 2016 Tourism Economic Impact Assessment, there are 7,382 tourism related jobs in the District, which equates to nearly 13% of all employment. 20.7% of the District population as at March 2018 are employed in associate professional and technical occupations (13.2% West Midlands), with 17.7% classified as professional occupations (18.1% West Midlands). 17.1% are employed in skilled trade occupations (11.2% West Midlands).

Educational Profile

- 1.22 The District has a relatively well-qualified working-age resident population, which has, on average become more qualified since 2010. This is important for output and productivity growth in the local economy and is important given the relatively small number of 16-64 year olds.
- 1.23 As at December 2017, Stratford-on-Avon District had 47.9% of residents with a NVQ4 qualification or higher, a rise of 10 percentage points on five years ago (37.3%). In December 2012 in comparison, the West Midlands had 27.7% of residents with a NVQ4 qualification or higher, with a figure of 35.3% for Warwickshire. 7.8% were without qualifications in the District, 1.5% less than five years ago. Stratford-on-Avon District is the third most highly qualified area in the West Midlands, behind Warwick and Stafford. Figure 7. sets out the qualifications by level in 2016 for Stratford, in comparison to Warwickshire, the West Midlands Combined Authority area and England.

Figure 7. Qualifications by level in 2016



Health and Wellbeing Profile

- 1.24 The health of people in Stratford-on-Avon is generally better than the England average. Stratford-on-Avon is one of the 20% least deprived districts/unitary authorities in England, however about 8% (1,600) of children live in low income families. Life expectancy for both men and women is higher than the England average. Life expectancy is 4.7 years lower for women and for men 3.7 years in the most deprived areas of Stratford-on-Avon than in the least deprived areas.
- 1.25 In Year 6 for 2016-17 (10-11 years olds), 15.9% (179) of children are classified as obese, better than the average for England and compared with 2010-11, 15.8% (184 children) a marginally lower figure. For 2016-17, 50.5% of adults are classified as overweight or obese in Stratford-on-Avon District, lower than the England average of 61.3% and the West Midlands – 63.6%. Our District has the lowest percentage of all West Midlands authorities.

2. Local Development Scheme Progress 2017-2019

The Local Development Scheme (LDS) is a work programme that provides information about the Development Plan Documents (DPDs) that Stratford-on-Avon District Council will produce. The LDS sets out the subject and geographical area that each DPD will cover and the timetable for its preparation and revision.

The Council is required to publish progress against the timetables in the LDS in the Authority Monitoring Report. This AMR reports progress against the October 2017 LDS up to December 2018.

2. Local Development Scheme Progress 2017-2019

- 2.1 Table 1. sets out the current position on each of the documents listed in the District Council's Local Development Scheme (LDS) - October 2017. This LDS represents a comprehensive project plan for the preparation of Local Development Documents for the period up to December 2018.
- 2.2 (The LDS has been further updated to 2019 and adopted by the Council in December 2018. It is available to view on the Council's website at: www.stratford.gov.uk/lds.)
- 2.3 The following colour code is used to give an indication of whether the timescales for each document are on target:

Preparation on target	
Preparation delayed slightly < 6 months	
Preparation delayed considerably > 6 months	

Table 1. 2017/18 Local Development Scheme Progress

Name of Document	Position at October 2017	Progress 31 December 2018
Core Strategy Local Plan DPD	Adopted by Council – 11 July 2016	
Policies Map	Will be maintained and updated to reflect the provisions of each DPD as it is adopted.	All 'made' Neighbourhood Plans can be viewed from a link on the Core Strategy webpage .
Community Infrastructure Levy Charging Schedule	Examination - September and December 2016	Adoption - December 2017
	Inspector's Final Report received September 2017	Implementation – February 2018
Gypsy and Traveller Local Plan DPD N.B. No further progress during 2018 due to revision in the number of pitches required and lack of sites. Updated Gypsy and Traveller Accommodation Assessment – March 2019.	Implementation and Options Consultation - Sept-Oct 2015	On target
	Revised G&T Accommodation Update endorsed - Jan 2017	
	Test of Soundness Representations – April - July 2018	March – April 2018 'call for sites'
	Submission to the Secretary of State – Autumn 2018	August – September 2019
	Examination – Spring 2019	Spring – Summer 2020
	Adoption – Summer 2019	Summer- Autumn 2020

Site Allocations Plan DPD	Revised Scoping Consultation – Oct -Nov 2017	On target
	Test of Soundness Representations – Summer 2018 Submission to the Secretary of State – September 2019 Examination – Winter 2018/19 Adoption – Summer 2019	Further Focussed Consultation Feb – March 2019 August – September 2019 December 2019 Spring – Summer 2020 Summer- Autumn 2020
Long Marston Airfield Garden Village – Framework Masterplan SPD	Draft Plan Consultation – Oct-Dec 2017 Adopted by Council – 26 February 2018	On target
Canal Quarter Regeneration Zone – Framework Masterplan SPD	Draft Plan Consultation – Feb-Mar 2018 Adopted by Council – 16 July 2018	On target
Development Requirements SPD	Draft Plan Consultation – Mar-Apr 2018	On target
	Adoption October 2018	December 2018 for Parts: A, B, G, J, L, M, N, P and U February 2019 for Part Q April 2019 for Parts: C, D, E, F, S and T
	Reconsultation on Parts: H, O, and R. Consultation on new Sections: I and K	February - March 2019
	Final Adoption	Summer 2019 for Parts H, I, K, O and R
*Development Requirement Sections Adoption December 2018 A. Achieving Good Design B. Character and Local Distinctiveness G. Agricultural and Rural Buildings J. Self-build and Modular Housing L. Open Space		M. Landscape Design and Trees N. Biodiversity and Green Infrastructure P. Refuse and Recycling U. S106 Planning Obligations Final adoption of all sections due Summer 2019

3. Core Strategy

2011-2031 –

Policy Monitoring

The Stratford-on-Avon District Core Strategy 2011-2031 was adopted in July 2016.

All the Core Strategy Policies have Monitoring Indicators which aim to check that the Policies are being implemented correctly.

This section of the AMR follows the structure of the Core Strategy:

- Sustainability Framework
- District Resources
- District Designations
- Development Strategy – Residential
- Development Strategy – Economy and Leisure
- Area Strategies
- Infrastructure

Not all indicators have been monitored in this AMR. The Council will do further work to monitor them in future AMRs.

4. Core Strategy 2011-2031 – Policy Monitoring

Section A: Sustainability Framework

Core Strategy Policy	Indicator
CS.1 - Sustainable Development	Policy will be monitored through measuring the achievement of the stated objectives of the Sustainability appraisal. (See Tables 2. and 3. Below.)

A.1 The Core Strategy seeks to promote sustainable development and this is the central theme that underpins the policies in the plan. The National Planning Policy Framework emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. This means that development should be able to meet the needs of the present generation without compromising the ability of future generations to meet their own needs. The Sustainability Appraisal that was undertaken for the Core Strategy identified a number of objectives as set out in Table 2. below.

Table 2. Sustainability Appraisal Objectives

SA objectives		Sustainability Theme
1	Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	Historic environment
2	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.	Landscape and townscape
3	Protect, enhance and manage biodiversity and geodiversity.	Biodiversity and geodiversity
4	Reduce the risk of flooding.	Climate change, water and flooding
5	Minimise the district's contribution to climate change. Protect and conserve natural resources.	Climate change mitigation
6	Plan for the anticipated levels of climate change.	Climate change adaptation
7	Protect and conserve natural resources.	Natural resources, material assets, water and soil
8	Reduce air, soil and water pollution.	Air, water and soil pollution
9	Reduce waste generation and disposal, and promote the waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal.	Material assets and waste
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.	Accessibility and transportation
11	Reduce barriers for those living in rural areas.	Quality of life, population

12	Protect the integrity of the district's countryside.	Landscape and natural resources
13	Provide environmentally sound and good quality affordable housing for all.	Housing
14	Safeguard and improve community health, safety and wellbeing.	Health
15	Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	Economic factors

A.2 Further work is being undertaken by the Council to report on the sustainability appraisal monitoring indicators in Table 3. In future AMRs.

Table 3. Sustainability Appraisal Monitoring Indicators

Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
Increased use of private cars for transportation	Traffic flows on key routes	Annually, key routes	Traffic flows increase year on year
Lack of use of sustainable transport	Proportion of the population using public transport or travelling by foot / bike	Annually, key routes.	Sustainable transport use decreases year on year
Needs of those living in rural areas are not met locally	Accessibility and capacity of nearest necessary services and amenities	Annually, all rural settlements	No increase in accessibility and facilities are at capacity due to additional residents
Decrease air quality due to increases in traffic	Levels of air pollution	Annually, district-wide but focus on Studley and A435	Air pollution increases year on year
Degradation and reduction of areas of priority habitat	Area and quality of BAP priority habitat	Annually, Local to BAP priority habitats	Area and quality of priority habitat decreases year on year
Decline in biodiversity	Species richness in green areas	Annually, Local to BAP priority habitats and Gorcott Hill	Decrease in species richness year-on-year
Stratford-on-Avon's increasing contribution to climate change.	Carbon footprint of the District: carbon dioxide, methane and nitrous oxide emissions	Annually, borough wide.	When emissions increase year on year

Lack of economic growth in the Vale of Evesham Control Zone	Number of jobs (vacant and occupied) and businesses in the Vale of Evesham Control Zone	Annually, Local to Vale of Evesham Control Zone	Number of jobs and businesses decrease year-on-year
Health services inaccessible to some residents	Accessibility and capacity of nearest doctors surgery	Annually, Local to Southam	No increase in accessibility and facilities are at capacity due to additional residents
Loss of historical and archaeological assets	Number of developments on sites with historic features (e.g. ridge and furrow) or historic finds (e.g. Roman coins)	Annually, Local to areas with known archaeological and historical assets	Increasing number of developments on sites with historic features and finds
Degradation in best and most sensitive landscape areas	Amount of new development within close proximity to best and most sensitive landscape areas and number of important landscape features lost	Annually, district-wide	Increasing development in close proximity to best and most sensitive landscape areas and loss of important landscape features
Loss of greenbelt land	Amount of new development on designated greenbelt land	Annually, local to areas in and surrounding greenbelt land	Increasing amount of development on greenbelt land
Loss of grade 3a and above agricultural land	Amount of new development on grade 3a or above agricultural land	Annually, local to areas of grade 3a or above agricultural land	Increasing amount of development on grade 3a or above agricultural land
Loss of important mineral resources and access to these	Availability of mineral resources	Annually, district-wide	Availability of mineral resources is lower than demand
Decreasing integrity of the countryside, including its soils	Quality and connectivity of countryside	Annually, district-wide	Decreasing quality and connectivity of countryside

Section B: District Resources

Core Strategy Policy	Indicator
CS.2 – Climate Change and Sustainable Construction	Number of non-residential developments achieving BREEAM 'Good' or above
	Number of major installations for renewable energy and low carbon energy projects
	The amount of new development (ha) situated within a 1:100 year flood risk area, including an allowance for climate change (flood Zone 3)
CS.3 – Sustainable Energy	Number of planning permissions granted for development within Flood Zone 3, contrary to the Environment Agency guidance ¹

- B.1 A total of 127 planning permissions were granted within flood zone 3 within the 2017/18 monitoring year. Whilst a number of applications had initial objections raised by the Environment Agency, after further liaison with the planning department and applicant, changes were made to applications to satisfy the objections raised. Only 1 application was granted permission despite objections raised by the Environment Agency; this was a first floor conversion from offices to residential use so no new construction took place in the instance, and with the change of use the Environment Agency deem the site more vulnerable than the previous use.
- B.2 During the 2017/18 monitoring year, two planning applications were approved for the installation of major renewable energy and low carbon energy projects, as identified in Table 4.

Table 4. Planning approvals for 2017/18 for low carbon energy projects

Planning application	Location	Proposal	Status
17/00072/VARY	Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	Installation of up to 200,000 solar panels (50 Mega Watts) together with associated equipment	Approved with conditions on 3 May 2017
15/00588/FUL	Land West Of Admington Road (adjacent To Preston Bushes) Preston-on-Stour	Construction and 25 year operation of a solar farm (site area of 39.7 ha of land) and associated infrastructure for connection to the electricity network	Appeal allowed on 10 August 2017

¹ Flood Zones have been created by the Environment Agency to determine how likely somewhere is to flood. There are 3 flood zones defined following a national scale modelling project and are regularly updated using recorded flood events and local detailed modelling. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and Flood Zone 3 areas more likely to flood. Areas in Flood Zone 1 have been shown to be at a less than 0.1% chance of flooding in any year, while areas in Flood Zone 2 have been shown to have between 0.1%-1% chance of flooding from rivers in any year or between 0.1%-0.5% chance of flooding from the sea in any year. Flood Zone 3 defines areas which have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. See: [Flood risk assessment for planning applications](#)

B.3 In addition two further planning permissions mention the possibility of a renewable energy scheme in the future as follows in Table 5:

Table 5. 2017/18 planning permissions that mention future renewable energy schemes

Planning application	Location	Proposal	Future potential for renewable energy	Status
17/01143/FUL	Arable Crop Marketing (Midlands) Ltd, Atherstone Airfield, Atherstone-on-Stour, CV37 8BE	Proposed wood processing yard and oilseed related storage facilities (situated adjacent to an existing consented facility which comprises a biomass energy plant and a rapeseed processing operation).	Relates to a renewable energy plant, site could be used to provide energy to future major development	Approved with conditions on 2 August 2017
15/00976/OUT	Land At Gaydon/Lighthorne Heath (Core Strategy Proposal GLH)	Outline application (with all matters reserved except for principal means of access to the highway) for construction of a residential development (up to 2000 houses, including extra care housing), village centre (including primary school, community hub, health centre, retail and other services (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2).	Possible district heating scheme	Outline planning permission granted 14 December 2017

Core Strategy Policy	Indicator
CS.4 – Water Environment and Flood Risk	Number of planning applications incorporating Sustainable Urban Drainage Systems (SUDS)
	Number of planning applications granted contrary to Environment Agency advice
	Number of planning applications achieving the 'good' BREEAM standard

B.4 The use of SUDs in new developments will significantly help to reduce the risks both of flooding and impact on surface water at times of high rainfall. They are important ecological features and the greatest benefits are gained when designed as a multifunctional resource, capable of delivering a wide range of environmental and quality of life benefits for future occupants.

- B.5 During 2017/18 a total of 66 major planning permissions met the criteria for potentially requiring SUDs, of these 74% incorporated a SUDS scheme within the proposal. Reasons for some permissions not containing SUDS include them not being requested by the Flood Authority, where the criteria is met by another application forming a wider part of the site and where the benefit is provided through other onsite works.

Core Strategy Policy	Indicator
CS.5 – Landscape	Assessment of development proposals incorporating landscaping schemes to mitigate the impact of development or provide enhancement, focusing on areas of landscape sensitivity on the edges of settlements
	Assessments of schemes affecting aged/veteran trees or ancient woodland
	Assessment of schemes and projects to expand native woodlands

Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs.

Core Strategy Policy	Indicator
CS.6 – Natural Environment	Impacts of development on national and local habitat designations such as SSSIs and Local Wildlife Sites, together with other locally known sites which contribute to biodiversity in the District
	Impacts of development on habitats that have triggered Biodiversity Impact Assessments within the Biodiversity Offsetting metrics measured as losses or gains
	Proportion of local sites where positive conservation management is being achieved
	Relevant sustainability indicators will be used to monitor species, including the extent of priority species in the District, and particularly those identified in the Warwickshire, Coventry and Solihull Biodiversity Action Plan

SSSIs and Local Wildlife Sites

- B.6 There are 37 Sites of Special Scientific Interest (SSSIs) in Stratford-on-Avon District. The district is part of the Warwickshire, Coventry and Solihull Wildlife Sites Project. In 2017/18 the district had 118 designated Local Wildlife Sites (LWS). This rural district also has 24% of the area covered by LWSs in the sub-region. 8 wildlife sites in the district were surveyed or resurveyed as part of a rolling programme undertaken by the project which is run jointly by the Habitat Biodiversity Audit (HBA) team at Warwickshire County Council

and Warwickshire Wildlife Trust. The sites included Langley Farm Marsh, New Coppice – Sambourne and Beck’s White Wood at Langley.

Positive LWS Management

- B.7 In 2017/18 49% of the district’s LWSs were considered to be in positive conservation management. This is based on ownership, stewardship schemes or having been assessed by a recent survey.

Core Strategy Policy	Indicator
CS.7 – Green Infrastructure	Increase in percentage of residents with Accessible Natural Greenspace of at least 2 ha in extent within 300m (or 5 minute walk) from their home
	Percentage of residents that are satisfied with the quantity and quality of open space provided
	Area of public and private open space, including allotments, gained through development
	Area of public and private open space, including allotments, lost through development
	Assessment of schemes and projects that improve biodiversity connectivity for woodland, wetland and grassland GI assets.
	Enhancement of GI assets as a result of management plans relating to outdoor recreation facilities
	Implementation of GI projects identified in Area Strategies

Levels of satisfaction with open space provision

- B.8 Stratford-on-Avon District Council’s 2017 Residents Survey found that access to the countryside and provision of parks and open spaces had increased in importance to residents from previous surveys in making the district a good place to live. An increase from 37.4% in 2014 to 44.2%. Young people in particular considered park and open space provision very important
- B.9 73% of residents were satisfied with parks and open spaces provided by SDC. However young people considered that sports and leisure facilities could be improved.
- Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs.

Core Strategy Policy	Indicator
CS.8 – Historic Environment	Assessment of planning applications that affect a designated heritage asset
	Assessment of planning applications that involve the loss of a non-designated historic feature
	Production of Conservation Area Appraisals and Management Plans

Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs.

Core Strategy Policy	Indicator
CS.9 – Design and Distinctiveness	Planning applications for development should be assessed by SDC as to whether they meet the criteria set out in this Policy
	In terms of design and distinctiveness which enhance the built and natural environment: % of applications approved for residential development with Design and Access Statements taking account of Building for Life or replacement criteria
	Parish Plans and Town/Village Design Statements plus future Neighbourhood Plans identify good design as a priority in their local areas and areas for improvement which should be taken into account when determining relevant planning applications
	Every two years Building Control run Built in Quality awards for new development in Stratford on Avon District. Winners should be reported as exemplars of good quality, well designed and sustainable buildings
	Public realm improvements identified in Area Profiles and Town/Parish Plans should be assessed by SDC

Design Quality

- B.10 The Building for Life criteria represent a checklist for the quality of place making and, when done well, are a clear indicator of a development's success in achieving good design and distinctiveness. The use of the Building for Life 12 criteria is endorsed by the Government and is the industry standard for well-designed homes. The aim is not only for homes to be well designed but to be well thought out and create planned neighbourhoods as a whole. Published in January 2015, the third edition responds to the Government's commitment to build more homes, better homes and involve local communities in planning. Further information can be found at [The Design Council – Building for Life 12](#)
- B.11 There are 12 principles that would be assessed to see if a site has achieved the quality of design, and the assessment is based on a traffic light system (red, amber, green). A well

designed scheme will perform well against all the 12 criteria. A 'red' will mean that either the characteristics of the scheme make full compliance impossible or that further consideration are needed to improve the design. 'Amber' criteria will identify aspects of the proposal which could be improved. 'Green' means that the criteria have been largely or fully met. The 12 questions are listed in Table 6. The more detailed assessment table is included as Appendix 1.

Table 6. The Building for Life 12 Criteria

Integrating into the Neighbourhood	1. Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
	2. Facilities and Services Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play area, pubs and cafes?
	3. Public Transport Does the scheme have good access to public transport to help reduce car dependency?
	4. Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?
Creating a Place	5. Character Does the scheme create a place with locally inspired or otherwise distinctive character?
	6. Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
	7. Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are the buildings designed to turn street corners well?
	8. Easy to find your way around Is the scheme designed to make it easy to find your way around?
Street and Home	9. Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
	10. Car Parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
	11. Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well-managed and safe?
	12. External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

- B.12 During 2017/18 there were a total of 16 major residential applications with full planning permission that were able to be assessed. Overall scorings were based on the following ratings:
- Green on 9-12 criteria = overall scoring of Green
 - Between 6-9 green scores = overall scoring of Amber
 - Anything below 6 Green scores = overall scoring of Red
- B.13 Overall 100% of these 16 permission were rated with an overall green score against the 12 principles set out in the Building for Life 12 criteria. Out of all the 12 criteria assessed on each development no re-occurring themes seems to stand out as consistently not being incorporated. Any site that scored an amber or red on particular criteria seemed to be more due to a site specific issue or constraints within the area or at the site itself. But overall the major approvals seemed to take note of national and local policy as well as good design guides and principles.
- B.14 Out of the 16 sites assessed 5 specifically considered the building for life criteria within their design and access statement; while the other permissions did not specifically provide building for life sections they did go through similar criteria to that assessed in the building for life 12 principles.

Parish Plans and Village/Town Design Statements

- B.15 Parish Plans are community-led plans which set out a vision for the future of a parish and outline in an action plan how this can be achieved. Parish Plans have an emphasis on action and often identify good design as a priority in their local areas and areas for improvement which should be taken into account when determining relevant planning applications. [Further Parish Plan information](#) can be found on the Council's website.
- B.16 Village or Town Design Statements are community-led planning documents that seek to protect and enhance the visual character of a settlement. By their very nature they are primarily focused on design issues and through the process of preparing a Statement, local people can set out the pattern and shape of their settlement, landmarks and special features, distinctive features in design and local materials. There are a 27 adopted Design Statements within the District, some are appended to a Parish Plan. [Further Design Statements information](#) can be found on the Council's website.

Information on Neighbourhood Development Plans can be found within Section 4. of this AMR.

Building Excellence Awards

- B.17 The [Local Authority Building Excellence Awards](#) are fast becoming the most highly regarded and envied awards in all sectors of the construction industry. The awards objectively identify and reward builders and developers who achieve the very highest standards in building construction across the full range of building sectors.

- B.18 The Stratford-on-Avon Building Excellence Awards 2017 saw many local builders, architects and building owners celebrate a great achievement by watching their schemes surpass over 2,000 projects that had been submitted to Local Authority Building Control to attain such a highly desired award. [Further information](#) can be found on the Council's website.

Section C: District Designations

Core Strategy Policy	Indicator
CS.10 – Green Belt	Number of applications granted planning permission despite being defined as 'inappropriate development' in the Green Belt
	Assessment of very special circumstances identified to justify granting planning permission (including appeal decisions)
	Assessment of schemes involving extension to or replacement of an existing dwelling in relation to the scale of increase in volume of building involved

- C.1 The National Planning Policy Framework states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. (Paragraph 144)
- C.2 All applications granted planning permission within the Green Belt during the monitoring year 2017/18 were reviewed to assess where permission was granted despite being defined as 'inappropriate development'. Out of a total of 253 permissions granted in the Green Belt during 2017/18, a total of 41 were defined as 'inappropriate development'. Of these, 9 of these were committee decisions, 3 of which overturned the officer's recommendation to refuse the application, these can be seen in Table 7. The further 32 including the other 6 committee decisions that were approved despite being defined as inappropriate development in the green belt were all approved as they were deemed to have very special circumstances.

Table 7. 2017/18 permissions in the Green Belt where officer recommendation was to refuse but approved by committee

Planning Reference and address	Decision date	Description of development	Reason for overturn
17/00223/FUL Nuthurst Grange Hotel, Nuthurst Grange Road, Hockley Heath B94 5NL	27/07/2017	Erection of 8 log cabins to form additional bedroom accommodation	Needed to sustain existing business and the consequences of the business failing are far greater than issues with building in the Green Belt
17/00941/FUL Timber Yard, Liveridge Hill, Henley-In-Arden B95 5QS	10/07/2017	Proposed extension to existing workshop	Employment opportunities, improve health and safety
17/01072/FUL She Mol, Middletown Lane, Studley B80 7PN	13/11/2017	Proposed two storey side and rear extension to form kitchen diner with master bedroom suite	Considered small scale in terms of application site

C.3 Some example of the very special circumstances applied to planning applications approved in the District during 2017/18 include:

- Meets identified local houses need/ or affordable housing need;
- Supports regional business and jobs;
- Site allocated by Neighbourhood Development Plan;
- Chance to improve appearance of the site and biodiversity.

C.4 On further review of appeals within the green belt there were 5 appeals on green belt land that were determined during the monitoring year, all of which were dismissed and the Council's decisions to refuse as inappropriate development in the green belt was upheld.

Core Strategy Policy	Indicator
CS.11 – Cotswolds Area of Outstanding Natural Beauty	Assessment of the justification for granting planning permission for large-scale development proposals within or close to the AONB (including appeal decisions)

C.5 During 2017/18 a total of 3 major planning applications were granted permission within the Cotswold Area of Outstanding Natural Beauty (AONB). Large scale has been defined as major applications of 10+ dwellings and 1000+ square metres of non-residential development. The 3 planning permissions granted within the AONB were all commercial or agricultural uses and were deemed to have no unacceptable impact on the AONB, as set out in Table 8.

Table 8. 2017/18 planning permissions for major development within the AONB

Planning Reference and address	Date of Decision	Description of development	Justification for being allowed within the AONB
16/04039/FUL Land South of Holycombe House, Whichford, Shipston-on-Stour	08/06/2017	Use of approx. 4565sqm of land for camping, accommodation not more than 40 campers in tents or small camper vans and associated areas for vehicle parking.	Proposal considered to have an acceptable impact on the AONB.
17/01609/FUL Land off Ascott Road, Shipston-on-Stour, CV36 5PP	25/07/2017	New agricultural building; a mono pitched timber barn with timber cladding	Positioning of the barn is the most secluded within the field, offering a natural screening meaning the barn doesn't become a dominant feature within the landscape.
17/03072/FUL Winchcombe Farm, Shenington Road, Upper Tysoe CV35 0TH	07/12/2017	Change of use of 3 existing classrooms to holiday lets	No change to existing buildings and any further works are in keeping with the building original character.

Core Strategy Policy	Indicator
CS.12 – Special Landscape Areas	Assessment of the justification for granting planning permission for large-scale development proposals within a Special Landscape Area (including appeal decisions)

C.6 A Special Landscape Area (SLA) is defined within Stratford-on-Avon District Council's Core Strategy as: A designation covering landscape in the District which is judged to be of high quality at the local level and which requires protection from inappropriate forms of development and activity. Within the Stratford-upon-Avon District there are four different SLAs:

- The Arden Special Landscape Area
- The Cotswold Fringe Special Landscape Area
- The Feldon Parkland Special Landscape Area
- The Ironstone Hill Special Landscape Area

C.7 For the purpose of monitoring this indicator major planning permissions have been assessed (i.e.1000+ sq.m non-residential development and 10+ residential development). Below are an appendix and tables relating to each SLA that list any large scale planning permissions within that area.

Arden SLA

C.8 Arden Special Landscape Area had a total of 17 major permissions in 2017/18, as set out in Appendix 2. One of these approvals was a decision by committee that went against the

officer recommendation on application 17/00192/FUL but strict conditions were imposed on the approval. However the further 16 approvals concluded that the positioning of the development and use of natural screening often mitigates the harm caused to the landscape or often in cases are replacement dwellings or change of use so no change in the landscape. Also the majority of these permissions tended to be agricultural or equestrian in nature.

Cotswolds Fringe SLA

Table 9. 2017/18 planning permissions for major development within the Cotswolds Fringe SLA

Planning Reference and address	Decision Date	Description of development	Justification for being allowed within the SLA
17/01744/FUL Pitstop Café, Stretton-on-Fosse, Moreton-in-Marsh GL56 9RE	25/08/2017	Change of use from A3 to prestige car sales (sui generis) including works of site clearance, soil strip to part, importation of hardcore and topping with 50mm gravel (part retrospective) together with erection of a perimeter fence and landscaping works (revised application). Restriction of 40 cars for sale at any one time.	Several conditions imposed in terms of amount of vehicles for sale, landscaping, lighting etc.

Feldon Parkland SLA

Table 10. 2017/18 planning permissions for major development within the Feldon Parkland SLA

Planning Reference and address	Decision Date	Description of development	Justification for being allowed within the SLA
17/01059/FUL The Beeches Lighthorne Rough, Lighthorne Rough Road, Lighthorne CV35 9DB	12/10/2017	Demolition and removal of 3 stable blocks and horse circle. Change of use of land for dog breeding, erection of three bedroom rural workers dwelling. Erection of kennel/feed store building and a wood/compost store.	Overtaken decision by Committee- deemed expansion of established business outweighed the building in open countryside issue. Follows CS.22 to support economic growth
17/02886/FUL Friz Hill, Walton CV35 9HH	05/01/2018	Change of use of existing general purpose agricultural building to livestock housing, together with additional canopy and the erection of a livestock building	Position of the development within the field and natural protection from ancient woodland means that the development is not detrimental to the Special Landscape Area as partially screened.

Ironstone Hill SLA

Table 11. 2017/18 Planning permission for major development within the Ironstone Hill SLA

Planning Reference and address	Decision date	Description of development	Justification for being allowed within the SLA
17/02831/FUL Marston Farm, Shuckburgh Road, Priors Marston CV47 7RY	10/10/2017	Demolition of existing stables with attached tack room and hay store; erection of indoor ménage with integral stables and associated facilities; change of use of additional land to equestrian use; the relocation of existing solar panels	The building will be rural in nature and adjacent existing buildings. The building won't be visible except from the Shuckburgh road. Also sustainable development which the Council Supports.

Core Strategy Policy	Indicator
CS.13 – Areas of Restraint	Assessment of the justification for granting planning permission for large-scale development proposals within an Area of Restraint (including appeal decisions)

C.9 An Area of Restraint (AoR) is defined within Stratford-on-Avon District Council's Core Strategy as: A specifically defined and protected environmental area of open land that is subject to protection to preserve the structure and character of the settlement which it helps to shape. For the purpose of monitoring this indicator, large scale development has been defined as 1000+square metres for non-residential development and 10+ dwellings.

C.10 During the 2017/18 monitoring year 3 major planning applications were granted within the District's designated AoRs located in Stratford-upon-Avon, Alcester, Bidford-on-Avon, Kineton, Shipston-on-Stour, Southam and Wellesbourne.

Table 12. 2017/18 planning permissions for major development within Areas of Restraint

Planning Reference and address	Decision date	Description of development	Justification for being allowed within the AoR
17/01196/FUL The Shakespeare Hospice Trust, Church Lane, Shotton CV37 9UL	21/06/2017	Temporary permission for an additional 5 years for 2no. shipping containers	Temporary permission as permanent would create unacceptable visual harm to the area.
17/02979/FUL Riverside Caravan Park, Tiddington Road, Tiddington, Stratford- upon-Avon CV37 7AB	04/01/2018	Retrospective change of use of land from agricultural to the stationing of 18 camping pods and associated works (car parks etc.)	Report currently unavailable.

17/02614/REM Land off Manders Croft, Southam	12/03/2018	Development of approximately 51 dwellings, access and other associated works	Layout of site designed in such a way to protect public open space and sensitivity within layout to have minimal impact within the area of restraint.
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Core Strategy Policy	Indicator
CS.14 – Vale of Evesham Control Zone	Assessment of the justification for granting planning permission for development proposals which would generate significant HGV movements within the Vale of Evesham Control Zone (including appeal decisions)

- C.11 The Vale of Evesham is an area with the South-West of the District; it covers large areas from Salford Priors stretching across towards Stratford-upon-Avon and down to the south of Tredington. The area has traditionally been associated with agriculture, horticulture and market gardening. As well as the uses previously mentioned the Vale is also home to a number of former military bases and airfields. Since these have fallen out of use they have been subject to redevelopment particularly for employment uses such as storage and distribution. Due to being associated with such uses it has led to a significant growth in Heavy Goods Vehicles (HGVs) passing through the area.
- C.12 Policy CS.14 states that: within the Vale of Evesham Control Zone business-related proposals which would result in a 5% or greater increase in HGV traffic will need to demonstrate that:
1. The economic benefits of the development, particularly to the local community, outweigh the impact of the increase in HGV traffic;
 2. The development cannot be accommodated on a site with better access to the Heavy Goods Vehicles Route Network within Stratford-upon-Avon District, as defined by Warwickshire County Council; and
 3. The supply and distribution routes proposed to serve the development are the most appropriate with regard to impacts on the amenity of local communities.
- C.13 The above reasons mean that monitoring of any business applications within this area is required to understand if they comply with policy. During the 2017/18 monitoring year there were no planning permissions granted that would generate significant HGV movements.

Section D1: Development Strategy - Residential

Core Strategy Policy	Indicator
CS.15 – Distribution of Development	Amount and type of development that takes place in each category of location identified
CS.16 – Housing Development	Number of homes granted planning permission and number of homes completed against the annual housing target
CS.17 – Accommodating housing need arising from outside Stratford District	Non identified
CS.18 – Affordable Housing	Number of affordable dwelling completions
	Percentage of affordable homes provided on site
CS.19 – Housing Mix and Type	The type, size and tenure of completed dwellings. 100% of new homes to be designed and built to lifetime homes standard
CS.20 – Existing Housing Stock and Buildings	Number of empty properties returned to residential use against the target in the Empty Homes Strategy
	Number of dwellings lost to other uses
CS.21 – Gypsies and Travellers and Travelling Showpeople	5 year supply of Gypsy and Traveller Pitches

Housing Requirement

D1.1 The District Council is required to ensure that sufficient additional homes are built to meet the housing needs of Stratford-on-Avon District². The number of homes built each year (known as completions) is measured against the number of homes required to be built known as the housing requirement. The numbers of homes built are recorded as 'net' figures³.

D1.2 In previous years the housing requirement was set by the District Local Plan which set a target of 4,752 homes for the period 2001 to 2011 (i.e. 475 per annum) calculated by applying the proportion for Stratford-on-Avon District (i.e. 26.4%) to the Warwickshire Structure Plan figure of 18,000. Since 2011 the housing requirement has been set by the District Core Strategy based on an objective assessment of housing needs for the

² Homes are defined as permanent self-contained units of accommodation for a household. Whilst it includes mobile homes with a permanent residential use, it excludes homes for Gypsies and Travellers whose needs are planned for through a separate Gypsy and Traveller requirement.

³ I.e. they take into account any losses (i.e. demolitions) to the housing stock. Whilst replacement dwellings do not add to the overall supply of housing they can impact on individual years if a demolition occurs in one year and completion in a following year. Similarly, bringing empty homes back into use do not normally add to overall supply unless they have previously been removed.

Coventry and Warwickshire housing market area. This identified a need for Stratford-on-Avon District for the 20 year period 2011 to 2031 of 14,600 homes. Of these only some 2,258 are needed to house the increase expected from the existing population: the vast majority of new homes being to house in-migrants to the District. Based on the latest demographic assumptions as set out in the 2012 Sub-National Population Projections, the housing required to meet identified need is 9,236 (462 homes per annum), rising to 11,534 (577 homes per annum) to take account of migration rates over a 10 year period. However, once adjusted to take into account the factors outlined above, the calculation of objectively assessed need (OAN) rises by 153 homes per annum to 14,600. This is the level of development required to balance the number of homes with the expected number of jobs in the District to 2031, whilst maintaining the 2011 commuting ratio of 0.96:1.

- D1.3 The Core Strategy housing requirement of 14,600 equates to an annualised average of 730 homes each year for the 20 year plan period 2011 to 2031. However, the actual annual target is based on three different annual rates of delivery: 566 homes per annum in Phase 1 of the plan period, 894 homes per annum in Phase 2 and 730 homes per annum in Phases 3 and 4. This 'step-change' in delivery is considered appropriate firstly because of the fact that the Core Strategy period is at the end of Phase 1 and it would be perverse to retrospectively apply a significantly higher housing target to past years, and secondly because the Council recognises the importance of meeting the OAN and acknowledges the need to plan on the basis of an identified element of contingency or 'headroom'.
- D1.4 Table 13. shows completions in previous years and how this supply compares to the annualised target⁴. Over the past 17 years, the Council has achieved some 98% of the housing required and for the current plan period since 2011 this figure increases to 105%. For the last monitoring year 2017/18 completions significantly exceeded both the average annualised target of 730dpa and the stepped target of 894.
- D1.5 Completions in 2017/18 continue the step-change in delivery, exceeding levels achieved some ten years previously. The step-change is necessary in order to not only meet the requirement of 14,600, but in particular to assist with maintaining a 5 year supply of housing land.

⁴ Stratford-on-Avon District Council is committed to ensuring information recorded is accurate and continues to update its monitoring records as new information becomes available. As such, there may be changes to the information recorded for previous years compared to previous published versions of the AMR.

Table 13. Housing Completions and Housing Requirement

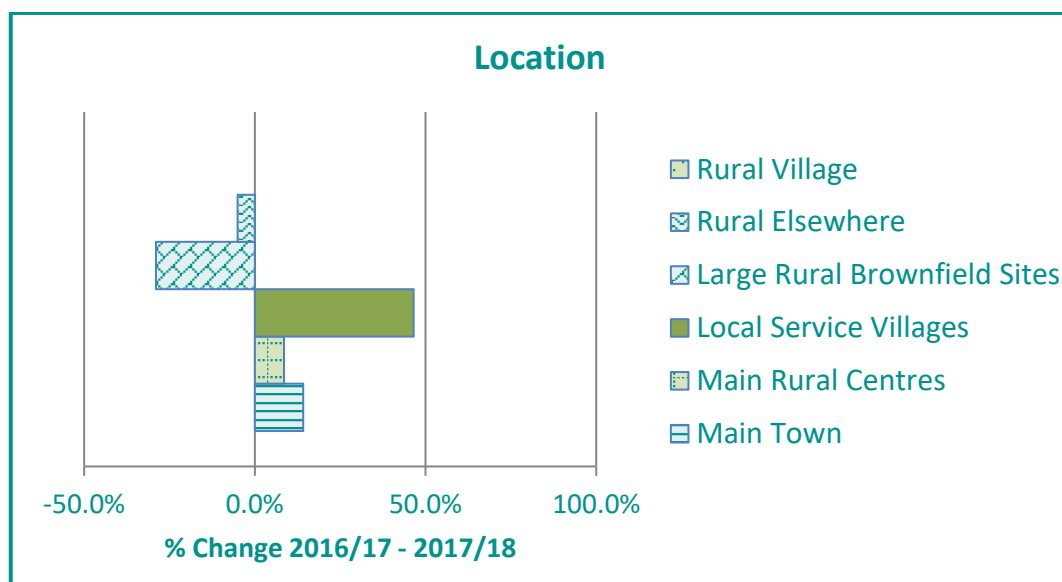
Year	Target	Built	Performance
2001/02	475	472	99.4%
2002/03	475	436	91.8%
2003/04	475	602	126.7%
2004/05	475	806	169.7%
2005/06	475	649	136.6%
2006/07	475	454	95.6%
2007/08	475	401	84.4%
2008/09	475	172	36.2%
2009/10	475	244	51.4%
2010/11	475	102	21.5%
2011/12	566	133	23.5%
2012/13	566	294	51.9%
2013/14	566	343	60.6%
2014/15	566	631	111.5%
2015/16	566	1,048	185.2%
2016/17	894	1,113	124.5%
2017/18	894	1,295	144.9%
Total since 2001	9368	9195	98.2%
Total since 2011	4618	4857	105.2%

Policy CS.15 – Distribution of Development

- D1.6 Stratford-upon-Avon is a large rural District characterised by a dispersed settlement pattern. It is useful to understand in which locations housing development is being focused and how this relates to the existing settlement pattern. The Core Strategy establishes the following distribution:
- Stratford-upon-Avon as the Main Town
 - Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne as Main Rural Centres
 - 44 of the larger villages as Local Service Villages arranged over 4 categories
 - Large Rural Brownfield Sites
 - Elsewhere in the District
- D1.7 For monitoring purposes, the settlement figures include sites in and adjacent to the settlement, even if this is outside the current boundary for that settlement. Isolated sites in the countryside or in and adjacent to smaller villages and hamlets are recorded as elsewhere in the District. A full list of net completions by settlement is included at Appendix 3. and by parish at Appendix 4.
- D1.8 Table 14. summarises the distribution of housing development across the District by settlement location. Figure 8. shows the change from the previous monitoring year.
- D1.9 As can be seen, since 2011 the bulk of new homes (60.7%) have been built in and around the main town of Stratford-upon-Avon and the 8 Main Rural Centres. This suggests that on the whole, new homes have been built in locations that can be considered the most sustainable in terms of access to services and facilities.
- D1.10 In the latest monitoring year 2017/18, between them, the Main Rural Centres have continued to deliver the bulk of new homes (38% 2016/17 and 35% 2017/18). The biggest change compared to the previous monitoring year has been the 7% increase in supply from the Local Service Villages and the 2% reduction in supply from the Large Rural Brownfield Sites. Supply from the other rural locations remains broadly constant suggesting that the Core Strategy is being effective its management of development in the countryside.

Table 14. Summary of Net Completions by Settlement Location

Location		Main Town	Main Rural Centres	Local Service Villages	Large Rural Brownfield Sites	Rural Village	Rural Elsewhere	Total
2011/12	No.	52	48	24	0	2	7	133
	%	39%	36%	18%	0%	2%	5%	100%
2012/13	No.	149	79	22	0	15	29	294
	%	51%	27%	7%	0%	5%	10%	100%
2013/14	No.	164	107	39	5	4	24	343
	%	48%	31%	11%	1%	1%	7%	100%
2014/15	No.	93	245	93	155	7	38	631
	%	15%	39%	15%	25%	1%	6%	100%
2015/16	No.	200	401	234	115	23	75	1,048
	%	19%	38%	22%	11%	2%	7%	100%
2016/17	No.	247	423	288	69	27	59	1,113
	%	22%	38%	26%	6%	2%	5%	100%
2017/18	No.	282	459	422	49	27	56	1,295
	%	22%	35%	33%	4%	2%	4%	100%
Total	No.	1,187	1,762	1,122	393	105	288	4,857
	%	24.4%	36.3%	23.1%	8.1%	2.2%	5.9%	100%

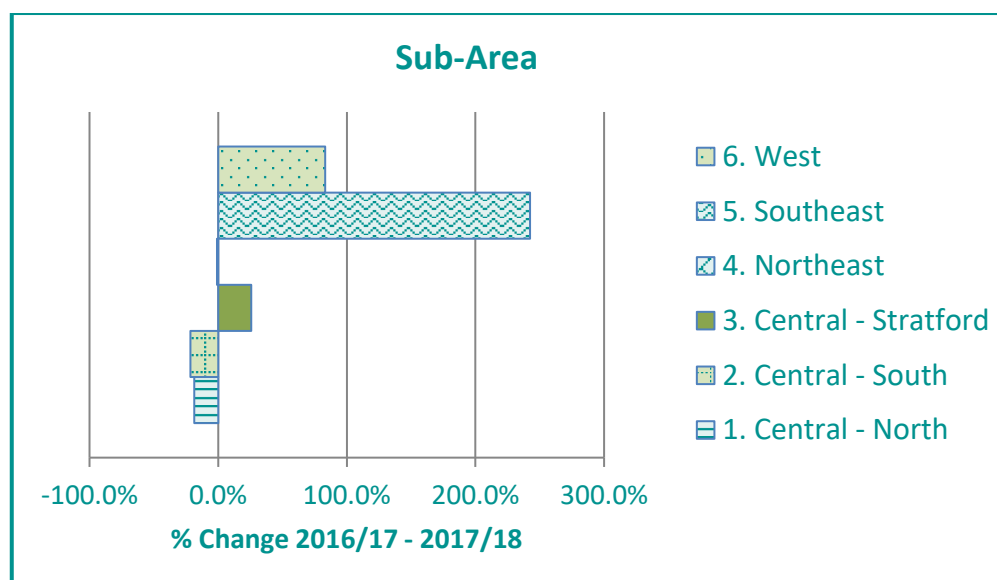
Figure 8. Change 2016/17 to 2017/18


- D1.11 Notwithstanding the above, Stratford-on-Avon is a large rural District (comprising approximately half of Warwickshire) and it is also useful to consider how the distribution of homes varies by geographical area across the District. Whilst the various parts of Stratford-on-Avon share numerous qualities, the District is not homogenous and is subject to various different cross-boundary influences (e.g. travel to work areas). As such, the geography of Stratford-on-Avon is complex and no one measure provides a satisfactory means of dividing the District into smaller sub-district functional areas. Taking account of Travel to Work Areas, Housing Market Areas and Broad Private Rental Market Areas, for housing monitoring purposes, a best fit is achieved with four broad functional areas: Central, Northeast, Southeast and West. However, it is considered appropriate to further sub-divide the Central area to better reflect the local geography and the presence of the main town of Stratford-upon-Avon. A map showing the sub-areas is included at Appendix 5.
- D1.12 The distribution of housing completions since 2011 by sub-area is shown in Table 15. Figure 9. shows the change from the previous monitoring year.
- D1.13 As can be seen, since 2011 the bulk of completions (50.8%) have been in the Central Stratford (25.7%) and Central South (25.1%) sub-areas. This is perhaps not surprising given that Stratford-upon-Avon is the main town and the Central South sub-area is unconstrained by Green Belt (as is Central-North) and Cotswolds Area of Outstanding Natural Beauty (AONB) (as is the Southeast) designations. Just under one fifth of completions have been in the West sub-area, which although includes Green Belt is also home to 4 of the 8 Main Rural Centres. Alcester, Henley-in-Arden and Studley are all inset in the Green Belt, Bidford-on-Avon is outside the Green Belt.
- D1.14 However, these figures for the period since 2011 show a significant change in 2017/18. There has been a continual increase in completions in the Northeast sub-area except within the most recent monitoring year where a slight decrease can be seen from 31% in 2016/17 to 26% in 2017/18 although the number of houses built is almost identical. As with the Central South sub-area, the Northeast is unconstrained by Green Belt and AONB designations.

Table 15. Summary of Net Completions by Geographic Area

Sub-Area		1. Central - North	2. Central - South	3. Central - Stratford	4. Northeast	5. Southeast	6. West	Total
2011/12	No.	4	4	54	17	47	7	133
	%	3.0%	3.0%	40.6%	12.8%	35.3%	5.3%	100%
2012/13	No.	5	38	150	15	19	67	294
	%	1.7%	12.9%	51.0%	5.1%	6.5%	22.8%	100%
2013/14	No.	10	20	165	32	29	87	343
	%	2.9%	5.8%	48.1%	9.3%	8.5%	25.4%	100%
2014/15	No.	17	258	106	44	29	177	631
	%	3%	40.9%	17%	7.0%	4.6%	28.1%	100%
2015/16	No.	29	329	201	221	42	226	1,048
	%	3%	31.4%	19%	20.9%	4.0%	21.6%	99.8%
2016/17	No.	27	319	253	344	33	137	1,113
	%	2%	29%	23%	31%	3%	12%	100%
2017/18	No.	22	250	318	341	113	251	1,295
	%	2%	19%	25%	26%	9%	19%	100%
Total	No.	114	1,218	1,247	1,014	312	952	4,857
	%	2.3%	25.1%	25.7%	20.9%	6.4%	19.6%	100%

Figure 9. Change 2016/17 to 2017/18



Location Type

D1.15 As well as the physical location of homes, the type of location is also important, particularly to understand the number of homes being built in areas designated as the Green Belt or the Cotswolds Area of Outstanding Natural Beauty (AONB).

D1.16 Net completions in previous years by location type are shown in Table 16. Figure 10. shows the change from the previous monitoring year.

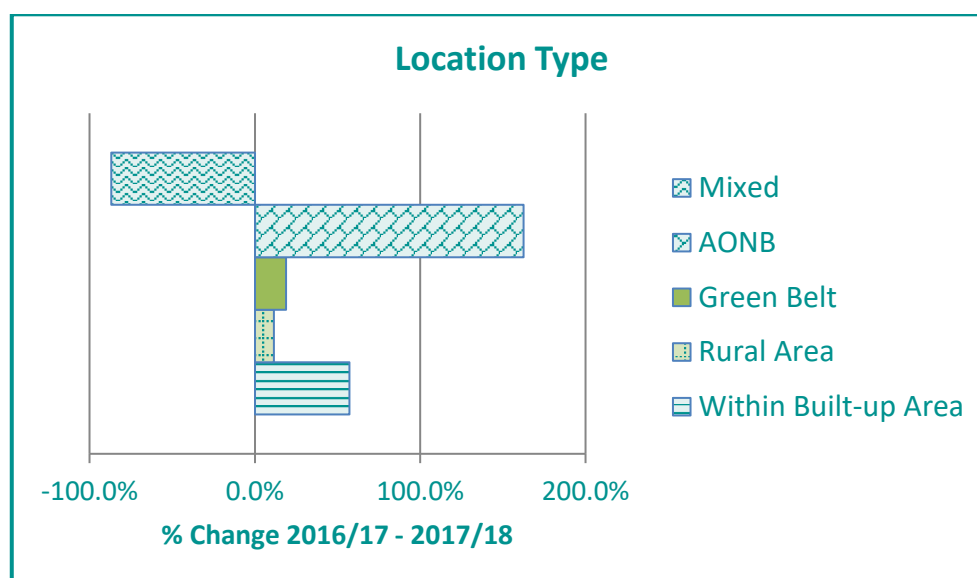
D1.17 As can be seen, since 2011 over some 68.5% of new homes have been built in the rural area, although this includes rural land adjacent to existing settlements as well as development in the Local Service Villages which do not currently have defined built-up area boundaries. The figures for the rural area also include homes built on large rural brownfield sites.

E1.18 In the latest monitoring year, the quantum of development in the rural area has decreased 3% from 77% in 2016/17 to 74% in 2017/18. The scale of development in the Cotswolds AONB still appears compatible with its special designation. The quantum of development in the Green Belt stayed consistent with 3% in both 2016/17 and 2017/18, but again this figure reflects the status of this designation restricting development to specific types that are appropriate within the Green Belt.

Table 16. Net Completions by Location Type

Location		Within Built-up Area	Rural Area	Green Belt	AONB	Mixed	Total
2011/12	No.	43	79	10	1	0	133
	%	32%	59%	8%	1%	0%	100%
2012/13	No.	175	94	17	8	0	294
	%	60%	32%	6%	3%	0%	100%
2013/14	No.	148	177	15	3	0	343
	%	43%	52%	4%	1%	0%	100%
2014/15	No.	104	389	32	15	91	631
	%	16%	62%	5%	2%	14%	100%
2015/16	No.	152	767	24	22	83	1,048
	%	15%	73%	2%	2%	8%	100%
2016/17	No.	168	862	37	8	38	1,113
	%	15%	77%	3%	1%	3%	100%
2017/18	No.	264	961	44	21	5	1,259
	%	20%	74%	3%	2%	0%	100%
Total	No.	1054	3,329	179	78	217	4,857
	%	21.7%	68.5%	3.7%	1.6%	4.5%	100%

Figure 10. Change 2016/17 to 2017/18



Policy CS.16 – Housing Development: Trajectory 2011/12-2030/31

D1.19 Figure 11. sets out the housing trajectory as at 31 March 2018. The columns on the top graph show annual completions (actual, expected in current 5 year period and estimated in future years). The annualised OAN target of 730 (horizontal dashed-dotted line) and the annual plan target (horizontal solid line), with the step-change between 2016/17 and 2017/18 are also shown. Lastly, the dashed line shows completions as expected as at 31 March 2016 (i.e. as at Adoption).

D1.20 The managed delivery target (dotted line) shows the number of homes still needing to be built to achieve the housing requirement. The slight rise between 2011/12 and 2016/17 above the annualised average rate reflects the shortfall in provision during the early years of the plan period whilst the tailing off reflects the overprovision between 2016/17 and 2020/21. The 'negative' end to the target corresponds to the over-provision in overall delivery that is anticipated by 2031 of some 11% (16,199).

D1.21 The Council acknowledges that the anticipated high-level annual delivery between 2016/17 and 2020/21 is ambitious and exceeds by some margin the previous highest rate of annual supply of 806 homes in 2004/05. This high requirement reflects the need to correct the previous undersupply of housing in the short-term, as required by the NPPF. In doing so, it also requires commitment by developers and homebuilders to deliver new homes for which they have been granted planning permission. Whilst there has been some slippage in supply (as can be seen in the difference in the respective positions at 31 March 2016 and 31 March 2017), there is sufficient headroom in the oversupply position to maintain necessary delivery. In particular, the Council has recorded two consecutive years of highest-ever completions of over 1,000 homes.

D1.22 The bottom graph shows the trajectory cumulatively, comparing actual and expected completions with the cumulative housing requirement as set out in the Core Strategy and annualised (i.e. 730 dwellings per annum). As can be seen, by the mid-point of the plan period the undersupply from previous years will have been rectified.

Five Year Housing Land Supply

D1.23 The Council is required to demonstrate the equivalent of 5 years' worth of housing land supply (5YHLS) on adoption and throughout the plan period. This is known as the 5YHLS calculation. It is a comparison of the anticipated supply of new homes against the number of new homes that are required to be built (the housing requirement). More information on the 5YHLS is available at www.stratford.gov.uk/5yearsupply.

D1.24 Figure 12. and Table 15. set out the components of supply for the next 5 years. As can be seen, there is a good range of sources of supply although the bulk of current supply is from sites with outline planning consent.

D1.25 Table 16. sets out the 5YHLS calculation. As of 31 March 2018 the 5YHLS is **6.26** years, based on the housing trajectory set out in Figure 13, the Council could demonstrate a 5-year supply with both a 5% and a 20% buffer applied.

Figure 12. Components of 5 Year Supply

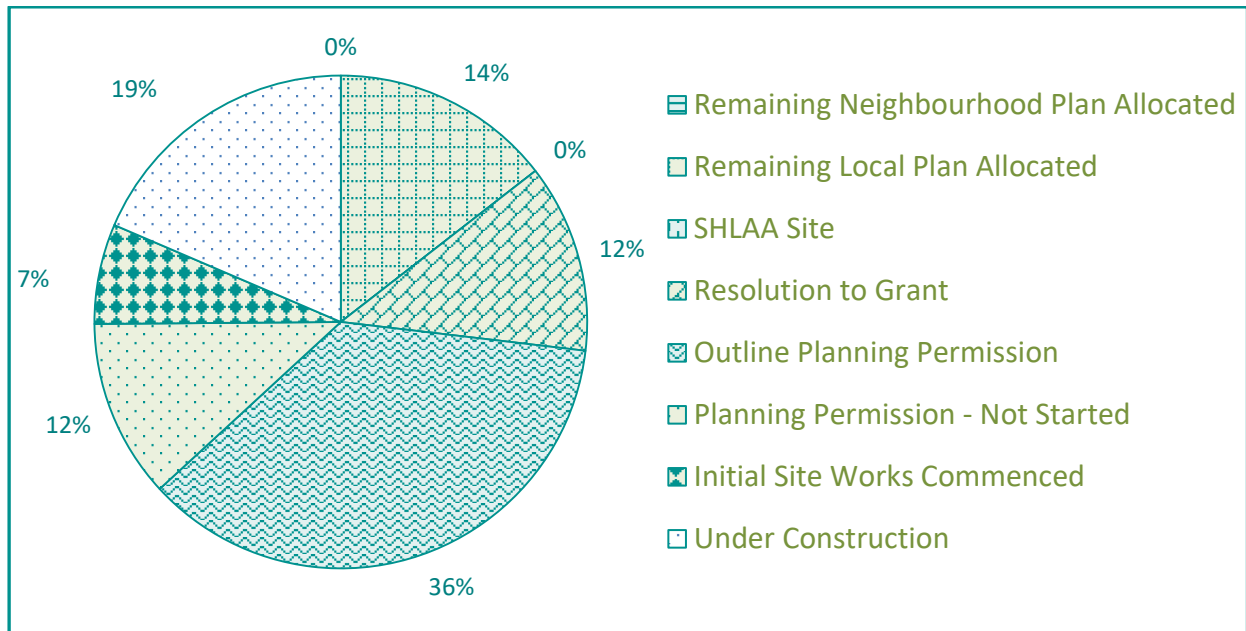


Table 17. Components of 5 Year Supply

Components of Supply as at 31 March...	Remaining Neighbourhood Plan Allocated	Remaining Local Plan Allocated	SHLAA Site	Resolution to Grant	Outline Planning Permission	Planning Permission - Not Started	Initial Site Works Commenced	Under Construction	Total
2016	0	1,025	0	875	2,566	829	464	1,313	7,072
2017	0	30	0	487	3,084	1,319	243	1,354	6,517
2018	0	68	0	0	1,949	1,070	399	1,817	5,303

Table 18. Five Year Housing Land Supply (5YHLSC) as at 31 March each year

5YHLSC as at 31 March...	Requirement since 1 April 2011	Completions since 1 April 2011	Surplus / Shortfall	5 Year Requirement (excluding buffer)	Expected Supply in 5 Year Period*	5 Year Land Supply (5% buffer)	5 Year Land Supply (20% buffer)
2016	2,830	2,447	383	4,853	6,785	6.66	5.82
2017	3,724	3,562	162	4,468	6,259	6.67	5.84
2018	4,618	4,856	-238	3,904	5,129	6.26	5.47

* Including 5% deduction for non-implementation except to sites under construction

Figure 11. Housing Trajectory 2011/12 – 2031/31



Source of Supply

D1.26 Completions occur from a variety of sources including on both allocated sites (i.e. sites that have been specifically identified for development in the plan) and unallocated sites (i.e. sites that get planning permission). In the latter, there is a distinction between sites identified for development and unidentified or 'windfall' sites that get permission.

In terms of allocated sites, there are four types:

- Remaining allocations that were identified in the Local Plan Second Review 2006
- Proposed strategic allocations identified in the emerging Core Strategy
- Proposed allocations identified in the emerging Site Allocations Plan
- Proposed allocations identified in emerging Neighbourhood Plans

In terms of unallocated sites, there are four types:

- Windfall sites granted permission by the Council or on appeal
- Windfall sites allowed through the prior notifications / permitted development regime
- Sites identified as affordable housing schemes
- Sites identified in the Strategic Housing Land Availability assessment (SHLAA)

D1.27 It is particularly useful to monitor the delivery of allocated sites to ensure that they get built as expected. In terms of unallocated sites, the Council has specific policies that encourage the provision of affordable housing schemes, particularly to meet an identified local need in rural areas, and the role of the Rural Housing Enabler is crucial in helping to bring these schemes to fruition. The Council also prepares a Strategic Housing Land Availability Assessment (SHLAA) technical study which seeks to identify land on which housing development may be suitable, available and achievable. Identifying such sites in advance helps to ensure that the right sites come forward for development.

D1.28 Homes can also come forward on unidentified unallocated sites known as 'windfalls'. There will always be an element of windfall development as it is not possible to identify every individual site, particularly small sites such as conversion of other uses to residential or the creation, for example, of flats above shops. However, recent changes to the planning system have introduced a new class of development known as 'prior approval'. This allows homes to be built in certain circumstances without the need to obtain detailed planning permission. It is likely that prior approval will be an increasing source of supply. Table 19. shows completions by source of supply.

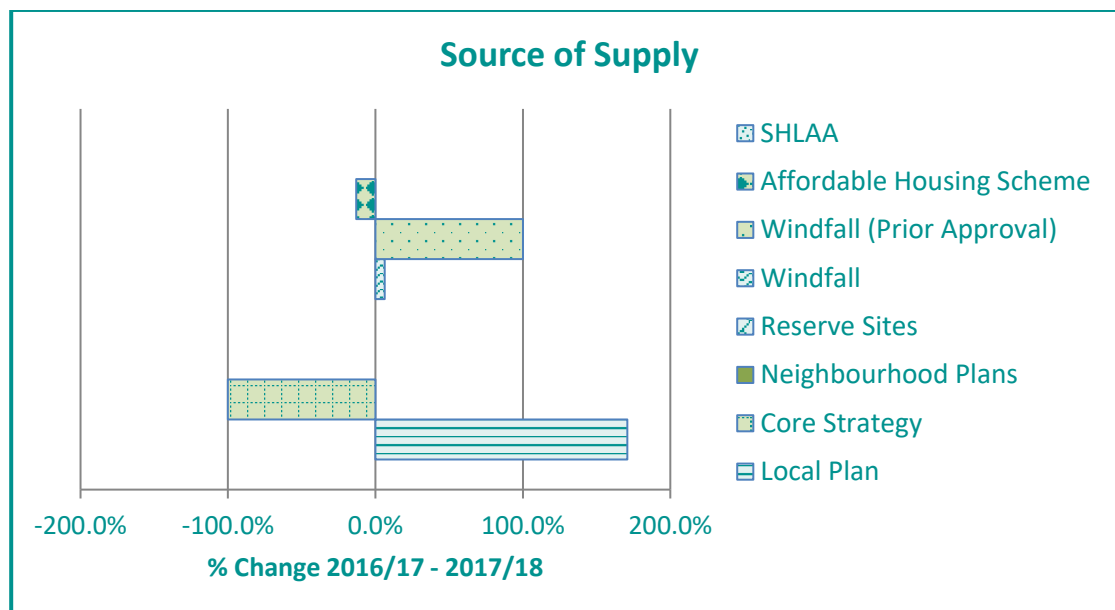
Table 19. Net Completions by Source of Supply

Source of Supply		Allocated Sites				Unallocated Sites				Total
		Local Plan	Core Strategy	Neighbourhood Plans	Reserve Sites	Windfall	Windfall (Prior Approval)	Affordable Housing Scheme	SHLAA	
2011/12	No.	104	0	0	0	29	0	0	0	133
	%	78%	0%	0%	0%	22%	0%	0%	0%	100%
2012/13	No.	109	0	0	0	185	0	0	0	294
	%	37%	0%	0%	0%	63%	0%	0%	0%	100%
2013/14	No.	92	0	0	0	241	0	10	0	343
	%	27%	0%	0%	0%	70%	0%	3%	0%	100%
2014/15	No.	218	0	0	0	395	4	14	0	631
	%	35%	0%	0%	0%	63%	1%	2%	0%	100%
2015/16	No.	197	3	0	0	816	9	23	0	1,048
	%	19%	0%	0%	0%	78%	1%	2%	0%	100%
2016/17	No.	127	103	0	0	832	31	20	0	1,113
	%	11%	9%	0%	0%	75%	3%	2%	0%	100%
2017/18	No.	344	0	8	0	884	22	37	0	1,295
	%	27%	0%	1%	0%	68%	2%	3%	0%	100%
Total	No.	1,191	106	8	0	3,982	66	104	0	4,857
	%	24.5%	2.2%	0.2%	0.0%	69.6%	1.4%	2.1%	0.0%	100%

D1.29 As can be seen, in 2017/18 the vast majority of supply (68%) was from windfall sites. In respect of the Core Strategy allocations, these were starting to come on stream representing 9% of completions within the previous monitoring year, yet decreasing back to 0% for the most recent monitoring year. There is always a time lag between obtaining planning permission and starting on site.

D1.30 Overall since 2011, windfalls have been the largest source of supply at 69.6%, with a peak in 2015/16 of 78%. There is a 3% reduction to 75% in the previous monitoring year and further decrease this monitoring year down to 68%. This should be the start of a downwards trend for this source in relative terms as supply from Core Strategy sites should increase going forward. The dominance of windfalls reflects the need, in light of an increased housing requirement, to maintain a five year supply of housing land. Figure 13. shows the change from the previous monitoring year 2016/17.

Figure 13. Change 2016/17 to 2017/18



*For presentation purposes the Neighbourhood Plan completions have been left out of the above graph, however the figures can be seen in Table 19.

Housing Allocations

D1.31 As well as actual supply, it is also useful to monitor the progress of allocated sites. Core Strategy allocations are listed in Table 20. As can be seen, of the ten allocations listed, seven already have some form of planning consent and progress has been made on the remaining three sites, with applications pending on each. Delivery is currently as expected with the Council's housing trajectory.

D1.32 Supplementary Planning Documents (SPDs) have been adopted by the Council for allocations SUA.1 Canal Quarter Regeneration Zone (July 2018), GLH Gaydon/Lighthorne Heath (July 2016) and LMA Long Marston Airfield (February 2018) to ensure a comprehensive and co-ordinated master-planning approach to the development of these sites. You can [find out more about SPDs](#) on the Council's website.

Table 20. Housing Supply from Core Strategy Allocations at 31 March 2018

Ref	Site	Expected Supply	Expected Delivery	Status (as of 31 March 2018)	Planning Reference	Actual Delivery	Actual Supply (To Date)	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter	1,011	2017/18 - 2030/31+	Phase 1– under construction	14/03338/FUL	From 2017/18	82	929	82 homes at Warwick House (Phase 1) under construction. Whole site expected to deliver 652 by 2031.
SUA.2	South of Alcester Road, Stratford	65	2017/18- 2018/19	Under Construction	15/03408/FUL	From 2016/17	68	0	Part of a mixed-use employment & housing allocation
SUA.3	North of Bishopton Lane, Stratford	500	2017/18 - 2022/23	Outline Permission	15/04499/OUT	(From 2020/21)	0	500	Previously allocation reference SUA.4. Delivery by two national housebuilders.
ALC.1	North of Allimore Lane (South), Alcester	190	2017/18 - 2020/21	Outline Permission	11/02895/OUT	(From 2020/21)	0	190	Two Allimore Lane allocations under same ownership and likely to be brought forward as single site
ALC.2	North of Allimore Lane (North), Alcester	160	2019/20 - 2022/23	Outline Permission	11/02767/OUT	(From 2021/22)	0	160	Two Allimore Lane allocations under same ownership and likely to be brought forward as single site
SOU.1	West of Banbury Road, Southam	236	2015/16 - 2020/21	Under Construction	13/00809/FUL	2015/16+	189	47	Hybrid application including employment aspects and relocation of football club. Development commenced Summer 2015.
SOU.2	West of Coventry Road, Southam	165	2018/19 - 2023/24	Under Construction	14/03407/REM	2016/17+	73	92	First completions achieved summer 2016
SOU.3	South of Daventry Road, Southam	535	2017/18 - 2023/24	Reserved Matters Permission	17/01930/REM	(From 2018/19)	0	535	Reserved Matters permission granted January 2018.
GLH	Gaydon Lighthorne Heath	2,000	2018/19 - 2030/31+	Outline Permission	15/00976/OUT	(From 2020/21)	0	3,000	New settlement including employment, retail and community uses. Site expected to deliver 2,150 by 2031. Applications submitted by two separate site promoters delivering 2,000 in southern area (outline permission December 2017) and 1,000 in northern area (resolved to grant October 2016, respectively.
		1,000		Resolution to Grant	15/04200/OUT				
LMA	Long Marston Airfield	3,500	2018/19 - 2030/31+	Outline Permission	14/03579/OUT	(From 2020/21)	0	3,500	New settlement including employment, retail and community uses. Site expected to deliver 2,020 by 2031. Outline application for Phase 1 (400 units) granted February 2017.

Policy CS.18 - Affordable Housing

D1.33 Affordable housing, as defined by the NPPF⁵, is housing provided for eligible households whose needs are not met by the market. It typically includes 'social rented' and 'shared ownership' affordable housing. Affordable housing is usually provided as a proportion of homes (i.e. 35%) on eligible general housing sites (also known as S106 sites) but can also be delivered on affordable housing schemes (e.g. rural exceptions or local choice sites). Please note that 'low cost' market homes, whilst arguably more affordable, do not fall within the NPPF definition of affordable housing.

D1.33 Table 21. shows affordable housing completions since 2001/02. As can be seen, since 2011/12 1,466 affordable homes have been provided representing 29.9% of overall provision, with the vast majority on 'new build' sites. In 2017/18 the overall quantum of affordable homes increased to 377 homes, this is the highest level achieved. Relative to supply, the proportion increased from 23.6% in 2016/17 to 29.1% in 2017/18. Indeed, in the plan period, net supply is at 29.9% from all sites which is close to the target of 35% of eligible sites. The high figures achieved in 2010/11 and 2011/12 reflect the very low overall supply and fact that majority of supply was from affordable housing schemes in line with housing moratorium.

D1.34 The Council will look at monitoring affordable housing supply from eligible sites in future AMRs.

⁵ See Annex 2 Glossary of the National Planning Policy Framework (NPPF) available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf.

Table 21. Affordable Housing Completions

Year	Total Requirement	Total Dwellings		Affordable, of which:			New Build as % of All Dwellings	Affordable as % of Total Requirement
		All ⁶	Affordable	New Build	Other ⁷	SDC Funded		
2001/02	475	472	96	75	21		15.9%	15.8%
2002/03	475	436	73	58	15		13.3%	12.2%
2003/04	475	602	57	51	6		8.5%	10.7%
2004/05	475	806	201	187	14	26	23.2%	39.4%
2005/06	475	649	200	178	22	15	27.4%	37.5%
2006/07	475	454	54	45	9	8	9.9%	9.5%
2007/08	475	401	139	136	3	0	33.9%	28.6%
2008/09	475	172	51	44	7	0	25.6%	9.3%
2009/10	475	244	75	63	12	0 ⁸	25.8%	13.3%
2010/11	475	102	76	74	2	61	72.5%	15.6%
2011/12	566	133	105	101	4	0	75.9%	17.8%
2012/13	566	294	96	91	5	8	31.0%	16.1%
2013/14	566	343	122	120	2	20	35.0%	21.2%
2014/15	566	631	215	215	0	10	34.1%	38.0%
2015/16	566	1,048	288	288	0	12	27.5%	50.9%
2016/17	894	1,113	263	263	0	0	23.6%	29.4%
2017/18	894	1,295	377	376	1	6	29.05	42.1%
From 2011/12	4,618	4,857	1,466	1,454	12	56	29.9%	31.5%

⁶ All figures from 2006-07 onwards are net. Gross figures are available separately, but only up to 2011-12.

⁷ Includes existing dwelling purchases and purchases under Homebuy schemes.

⁸ Excludes indirect support for Briar Croft Extra Care scheme from developer land and cash contribution secured via S.106 Agreement.

Policy CS.19 – Housing Mix and Type

Land Type

D1.35 In addition to understanding the source of housing sites, it is useful to monitor the type of land being developed for housing. National planning policy stresses the importance of making the most efficient use of land by re-using land that has been previously developed (i.e. brownfield land). Whilst residential garden land is also classed as greenfield it is useful to monitor it separately from building on other types of greenfield land (e.g. agricultural land or scrubland), particularly as there is a potential overlap, in that whilst residential gardens are greenfield, actual houses are brownfield. It should also be noted that farm buildings are classed as greenfield.

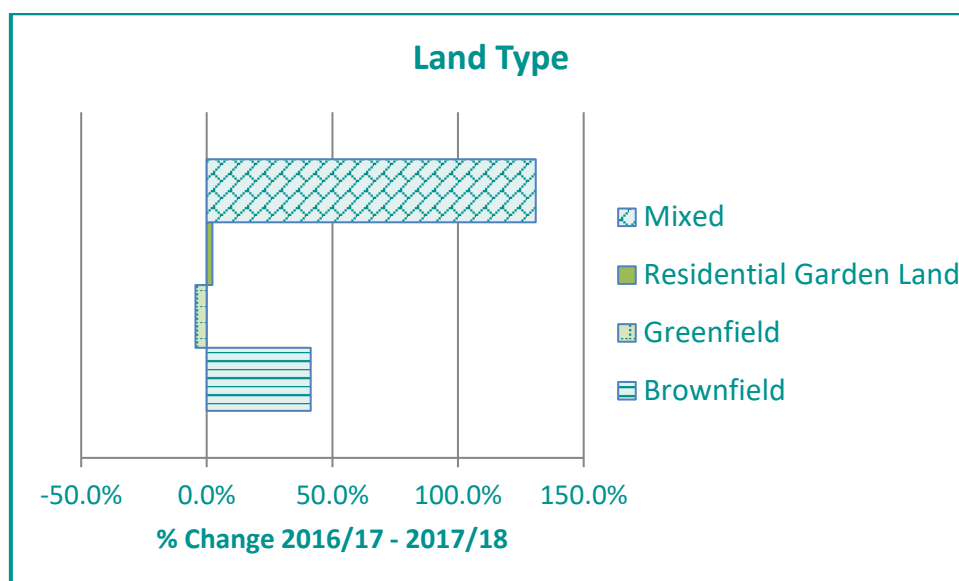
D1.36 Table 22. shows net completions by land type and Figure 14. shows the change from the previous monitoring year. As can be seen, since 2011 the majority of homes (54.1%) were built on greenfield land and this increases to some 60.1% when residential garden land is included.

D1.37 In the latest monitoring year 2017/18, Table 22. shows the majority of homes (53.4%) were delivered on greenfield land. A slight decrease from the previous year which saw greenfield completion at 65.1%, with 28.5% on brownfield land, a slight increase from 23.5% from the previous year, yet still a large decrease when compared to 2011 through to 2015. This could reflect both the lack of availability of brownfield land (relative to greenfield land) as well as the complexities of bringing such land forward for development.

Table 22. Net Completions by Land Type

Land Type		Brownfield	Greenfield	Residential Garden Land	Mixed	Total
2011/12	No.	58	77	-1	-1	133
	%	44%	58%	-1%	-1%	100%
2012/13	No.	170	86	31	7	294
	%	58%	29%	11%	2%	100%
2013/14	No.	124	164	39	16	343
	%	36%	48%	11%	5%	100%
2014/15	No.	278	220	85	48	631
	%	44%	35%	13%	8%	100%
2015/16	No.	244	662	43	99	1,048
	%	23%	63%	4%	9%	100%
2016/17	No.	261	725	46	81	1,113
	%	23.50%	65.10%	4.10%	7.30%	100%
2017/18	No.	369	692	47	187	1,295
	%	28.5%	53.4%	3.6%	14.4%	100%
Total	No.	1,504	2,626	290	437	4,857
	%	31%	54.1%	6%	9%	100%

Figure 14. Change 2016/17 to 2017/18



Land Use

D1.38 Understanding on which sites homes are being built is not only useful from a housing perspective, but also in terms of understanding what types of land uses are being lost to residential development. Table 23. shows net completions by previous land use and demonstrates how much housing development is being provided on which types of former land-uses⁹. Figure 15. shows the change from the previous monitoring year.

D1.39 The high proportion of homes from mixed/other/unknown land uses in 2011/12 reflects the lack of monitoring data for this particular monitoring year. The proportion of new homes from residential uses is similar to those in agricultural uses. These figures are reflective of the fact that there was a moratorium on new housing.

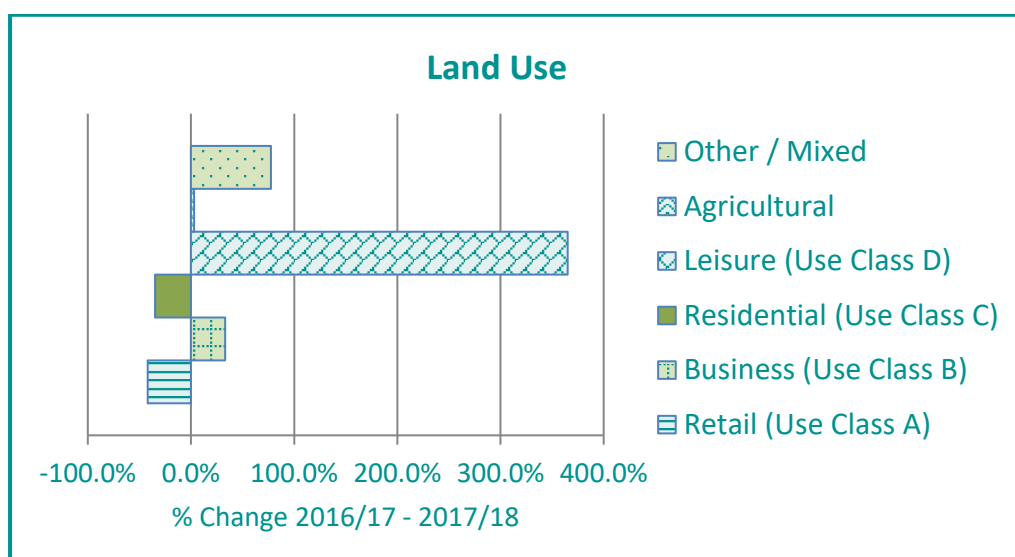
D1.40 In the latest monitoring year 2017/18, the majority of new homes (43%) are being provided on agricultural land uses (although this will include barn conversions allowed under the new permitted development rules), followed by homes from mixed/other uses at 24%. These comprise not only of mixed sites but can also include amenity land, scrubland or vacant land. The supply on agricultural land represents a slight decrease of 3% from the previous year. There has also been an increase in supply from B use classes, where previous years this seems to have decreased, perhaps reflecting a slowing down of the effects of changes to the permitted development regime.

⁹ The 'other' category refers to homes built on sites recorded as being mixed land use, amenity land, scrubland and vacant or unknown land uses.

Table 23. Net Completions by Land Use

Land Use Change		Retail (Use Class A)	Business (Use Class B)	Residential (Use Class C)	Leisure (Use Class D)	Agricultural	Other / Mixed	Total
2011/12	No.	0	0	9	0	17	107	133
	%	0.0%	0.0%	6.8%	0.0%	12.8%	80.5%	100.0%
2012/13	No.	0	61	84	2	64	83	294
	%	0.0%	20.7%	28.6%	0.7%	21.8%	28.2%	100.0%
2013/14	No.	5	69	81	11	160	17	343
	%	1.5%	20.1%	23.6%	3.2%	46.6%	5.0%	100.0%
2014/15	No.	16	170	169	28	206	42	631
	%	3%	27%	27%	4%	32.6%	7%	100.0%
2015/16	No.	8	179	227	35	515	84	1,048
	%	1%	17%	22%	3%	49.1%	8%	100.0%
2016/17	No.	38	133	207	20	538	177	1,113
	%	3%	12%	19%	2%	48%	16%	100.0%
2017/18	No.	22	177	135	93	554	314	1,295
	%	2%	14%	10%	7%	43%	24%	100.0%
Total	No.	89	789	912	189	2,054	824	4,857
	%	1.8%	16.2%	18.8%	3.9%	42.3%	17%	100.0%

Figure 15. Change 2016/17 to 2017/18



Development Type

D1.41 It is also useful to consider the development type of sites on which homes have been built on such as whether the new homes have been achieved as a result of new build, demolition and redevelopment of an existing building or the conversion of an existing building to residential. Whilst there is no overall net increase from replacement dwellings, there may be annual fluctuations where the existing dwelling is demolished in one year and rebuilt in another. (See Table 24.)

D1.42 Table 25 shows net completions in previous years by the development type for each site. As can be seen, since 2011, the majority of development (57.4%) has been on greenfield 'new build' sites, with redevelopment of brownfield sites providing some 31.1% of overall supply.

D1.43 This split is reflected in the figures for the latest monitoring year 2017/18 which has seen a reduction in the supply of new build (55%) and an increase in the supply of redevelopment (35%) compared to the previous year.

Table 24. Definitions of Type of Development (see Table 25.)	
Conversion	Building in existing residential use is converted into additional homes or vice-versa (e.g. sub-division of a large house into flats)
Change of Use from Brownfield	Existing building in non-residential brownfield use is converted to residential (e.g. an office is converted into 2 flats)
Change of Use from Greenfield	Existing building in non-residential greenfield use is converted to residential (e.g. an agricultural barn is converted into a house)
New Build	Construction of new homes on greenfield land, including where an agricultural building may be demolished
Redevelopment	Construction of new homes on brownfield or previously developed land, including where a building may be demolished
Replacement Dwellings	Existing dwelling is replaced by a new dwelling
Replacement Dwellings (Bungalow to House)	Existing bungalow is replaced by a new house
Replacement Dwellings (Mobile Home to House)	Existing mobile home (in lawful use as a residence) is replaced by a 'bricks & mortar' house
Temporary to Permanent	Where a building with temporary consent for use as a dwelling is granted permanent consent for use as a dwelling
Mixed/Other	Where the site comprises a combination of the above types or any other type of development
Demolition	Where a residential dwelling is lost through demolition and not replaced

Table 25. Net Completions by Development Type¹⁰

Development Type		Conversion	COU from BF	COU from GF	New Build	Redevelopment	Replacement Dwellings	Replacement Dwellings (Bungalow to House)	Replacement Dwellings (Mobile Home to House)	Temporary to Permanent	Mixed / Other	Demolition	Total
2011/12	No.	1	0	5	69	50	6	4	0	0	0	-2	133
	%	0.8%	0.0%	3.8%	51.9%	37.6%	4.5%	3.0%	0.0%	0.0%	0.0%	-1.5%	100%
2012/13	No.	19	10	14	101	134	17	-2	0	0	0	1	294
	%	6.5%	3.4%	4.8%	34.4%	45.6%	5.8%	-0.7%	0.0%	0.0%	0.0%	0.3%	100%
2013/14	No.	13	28	8	212	79	5	-2	0	0	0	0	343
	%	3.8%	8.2%	2.3%	61.8%	23.0%	1.5%	-0.6%	0.0%	0.0%	0.0%	0.0%	100%
2014/15	No.	35	39	7	301	252	-2	-1	2	0	1	-3	631
	%	6%	6%	1.1%	47.7%	39.9%	-0.3%	-0.2%	0.3%	0.0%	0%	0%	100%
2015/16	No.	33	36	18	667	271	1	-1	1	31	-1	-8	1,048
	%	3%	3%	1.7%	63.6%	25.9%	0.1%	-0.1%	0.1%	3.0%	0%	-1%	100%
2016/17	No.	13	67	28	731	268	4	3	1	0	0	-2	1,113
	%	1%	6%	3%	66%	24%	0%	0%	0%	0%	0%	0%	100%
2017/18	No.	10	47	26	708	457	1	2	2	5	40	-3	1,295
	%	1%	4%	2%	55%	35%	0%	0%	0%	0%	3%	0%	100%
Total	No.	124	227	106	2,789	1,511	32	3	6	36	40	-17	4,857
	%	2.6%	4.7%	2.2%	57.4%	31.1%	0.7%	0.1%	0.1%	0.7%	0.8%	-0.4%	100%

¹⁰ NB: Figures are net; therefore a minus figure shows a loss in one year typically followed by a gain in a subsequent year. In some cases, demolition and rebuilding occur in the same year and these would be recorded as a zero net gain.

Size of Site

D1.44 Homes are built on a range of sizes of sites across Stratford-on-Avon District. Site size can be classified by the gross number of homes built. The threshold of 5 homes (i.e. the distinction between small and larger sites) is a long-established monitoring indicator. However, in Stratford-on-Avon District, it is considered more useful to provide a more detailed breakdown of larger sites and in particular, distinguish between sites of more than 30 and 100 homes (the former being an indicative density standard of the number of homes per hectare).

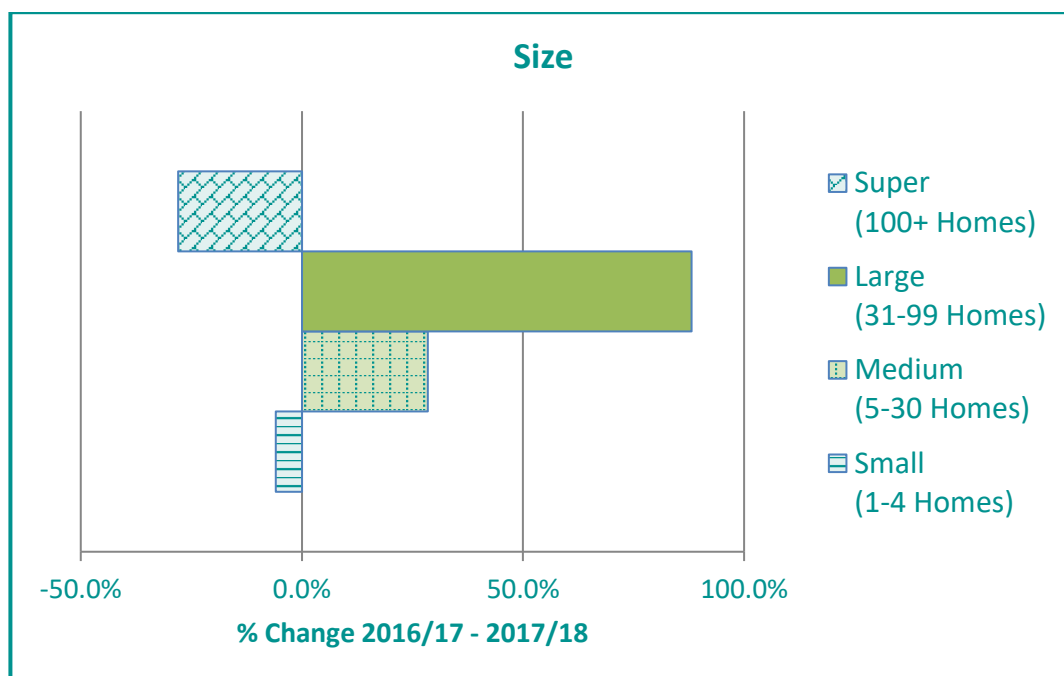
D1.45 Table 26. shows net completions in previous years by the development type for each site. Figure 16. shows the change from the previous monitoring year. As can be seen, since 2011, the majority (35.5%) of development has been on super-sized sites. The quantum of development on small, medium and large sites are all broadly similar being 14.3%, 19.1% and 28.1% respectively. In the latest monitoring year 2017/18, the quantum from super-sized sites (25.5%) is down from the previous year at 41.2%. The figures for the other 3 size categories are broadly similar to those achieved in 2016/17. There is one exception with a significant increase for large-sized sites going from 26.5% in 2016/17 to 42.9% in 2017/18.

D1.46 The proportion of homes built on small-sized sites has remained relatively constant at representing some 14.3% since 2011. However, there has only been a slight decrease in supply of 2.6% since the previous monitoring year, and the 11.1% does represent one of the lowest quantum of supply from this source since 2011. This perhaps reflects an increase in absolute numbers of larger sites (needed to deliver the housing requirement) as opposed to a reduction in the capacity of small sites. Supply from medium sites has also remained relatively constant.

D1.47 The movement towards larger sites is not only a reflection of the demand for homes in Stratford-on-Avon District, but a reflection of structural changes in the housebuilding industry which has seen an increase in larger 'volume' housebuilding companies and a reduction in smaller and medium-sized house builders. Although not always the case, larger sites will tend to be built by larger-sized companies. The on-going implementation of the Core Strategy should see a change in size of sites coming forward as larger sites are more likely to be considered contrary to policy. However, this change will be over the longer term as a high number of larger sites already have planning consent and are in the process of being built out.

Table 26. Net Completions by Site Size

Size of Site		Small (1-4 Homes)	Medium (5-30 Homes)	Large (31-99 Homes)	Super (100+ Homes)	Total
2011/12	No.	23	8	102	0	133
	%	17%	6%	77%	0%	100%
2012/13	No.	53	65	83	93	294
	%	18%	22%	28%	32%	100%
2013/14	No.	67	76	36	164	343
	%	20%	22%	10%	48%	100%
2014/15	No.	119	115	57	340	631
	%	19%	18%	9%	54%	100%
2015/16	No.	136	189	238	485	1,048
	%	13%	18%	23%	46%	100%
2016/17	No.	153	207	295	458	1,113
	%	13.7%	18.6%	26.5%	41.2%	100%
2017/18	No.	144	266	555	330	1,295
	%	11.1%	20.5%	42.9%	25.5%	100%
Total	No.	695	926	1,366	1,870	4,857
	%	14.3%	19.1%	28.1%	35.5%	100%

Figure 16. Change 2016/17 to 2017/18


Size Mix

D1.48 As well as ensuring that the right number of homes are provided, it is important to ensure that a mix of homes are built so as to help achieve sustainable mixed communities and cater for the housing needs of all residents. Core Strategy Policy CS.19 sets out a preferred size mix for new development (Table 27). The overall percentage mix for both market and affordable homes is as follows:

Table 27. Preferred size mix

Preferred Mix	1 bed	2 bed	3 bed	4+ bed
Range	9-14%	35-40%	38-43%	12-17%

D1.49 Table 28. shows the overall size mix of homes on achieved each year on schemes of 5 homes or more. As can be seen, since 2011, the majority of the homes that have been built on sites of 5+ across the District have been as 3 bedroom homes, closely followed by 4+ bedrooms and 2 bedrooms, respectively. Significantly less 1 bedroom homes have been built. The high proportion of 3 bedrooms and low proportion of 1 bedroom provision broadly reflects the preferred size mix set out above, however, of note is the significant overprovision relative to the preferred mix, of 4+ bedroom homes. As a general observation, the differences may be both to do with developers preferring to build larger homes as these are perceived to be more profitable but also, as a result of the Government's welfare reforms, housing associations are reluctant to build 1 bedroom homes.

D1.50 Compared to the previous monitoring year, in 2017/18, there has been a reduction in 3 and 4+ bed homes and an increase in 1 and 2 bed homes. This may reflect the fact that it is only since July 2016 that the provisions of the Core Strategy have had full effect and there is a time-lag as the preferred size mix is achieved.

D1.51 A note of caution should be applied to the size mix figures in that they do not reflect the full picture. Firstly, they only relate to schemes of 5+ homes thus excluding some 550 homes or 15.5% of supply from the analysis. Secondly, of the sites of 5+ homes monitored, for 6% of supply, information on the number of bedrooms in the home is not currently available. The data also combines market and affordable homes; which may present a misleading picture as the Core Strategy sets separate mix requirements. Moving forward, the Council is looking to significantly improve its monitoring records in this respect.

Table 28. Housing Size Mix (Schemes of 5+ Homes)

Plan Year		1 Bed	2 Bed	3 Bed	4+ Bed	Unknown	Total
2011/12	No.	7	42	33	23	11	116
	%	6.0%	36.2%	28.4%	19.8%	9.5%	100.0%
2012/13	No.	17	81	78	49	12	237
	%	7.2%	34.2%	32.9%	20.7%	5.1%	100.0%
2013/14	No.	13	105	89	53	16	276
	%	4.7%	38.0%	32.2%	19.2%	5.8%	100.0%
2014/15	No.	5	191	130	176	2	504
	%	1.0%	37.9%	26%	34.9%	0.4%	100.0%
2015/16	No.	32	165	358	282	72	909
	%	3.5%	18.2%	39%	31.0%	7.9%	100.0%
2016/17	No.	42	191	236	207	63	739
	%	5.7%	25.8%	31.9%	28.0%	8.5%	100.0%
2017/18	No.	126	387	272	304	46	1135
	%	11.1%	34.0%	24.0%	26.8%	4.1%	100.0%
Total	No.	242	1162	1196	1094	222	3,916
	%	6.4%	29.4%	30.2%	27.6%	5.6%	100.0%

Policy CS.20 – Existing Housing Stock and Buildings

Empty Homes

D1.52 Empty homes are a wasted resource and can have a detrimental effect on the appearance and the quality of the location. They also provide a useful contribution to meeting housing needs. As at October 2015 there were 612 properties in the District that had been empty for more than 6 months. The Council is working to bring such buildings back into residential use not only to contribute to the net housing stock but also to improve the character and vitality of the locality. The Council's Housing Strategy sets a target of 25 properties per annum to be brought back into use.

D1.53 During 2017/18 a total of 50 empty properties within the District were brought back into use as a direct result of action by the District Council. Table 29. shows the number of empty properties that have been brought back into use since the start of the plan period in 2011.

Table 29. Number of properties returned to use

Year	Number of empty properties returned to use
2011/12	19
2012/13	30
2013/14	33
2014/15	52
2015/16	27
2016/17	62
2017/18	50
Total	273

Loss of dwellings to other uses

D1.54 The effective management of the existing housing stock reduces the net loss of dwellings, impacting on overall housing need and the need to build new houses. Whilst the Council will seek to resist changes of use from residential, there may be circumstances where the change of use is acceptable because it has a community benefit such as the provision of a playschool or health facility. Subject to satisfactory assessment of the impacts, the Council will support such changes of use.

D1.55 In terms of the loss of residential dwellings to other non-residential uses, during the 2017/18 monitoring period there were only 3 dwellings that were lost to other uses. This follows a similar pattern to previous years where only a total of 9 dwellings were lost to non-residential uses between April 2011 and March 2017.

Policy CS.21 – Gypsies and Travellers and Travelling Showpeople

D1.56 In addition to delivering the required number of homes for the settled population, the Council must also meet the housing needs of Gypsies and Travellers and Travelling Showpeople. More information regarding the accommodation needs of Gypsies and Travellers can be found in the [Gypsy & Traveller Accommodation Assessment](#) available on the Council's website.

D1.57 Table 30. shows the net additional Gypsy and Traveller pitches granted permanent permission in the monitoring year and Table 34. shows the net additional pitches since the start of the plan period in 2011.

Table 30. Additional Permanent Gypsy and Traveller Pitches permitted 2017/18

Site	Planning Reference	Supply 2017/18	Site Total
Gospel Oak Lane, Pathlow, Stratford-upon-Avon	17/01156/VARY	1	1

D1.58 As can be seen, net additional supply of permanent Gypsy and Traveller pitches since the start of the plan period totals 45. In many cases, this supply is derived from sites with temporary planning permission being made permanent at a later date. Table 31. shows that no additional temporary pitches were granted in the 2017/18 monitoring year. Please note: pitches with temporary consent do not count towards meeting the requirement for the plan period.

Table 31. Additional Temporary Gypsy and Traveller Pitches 2017/18

Site	Planning Reference	Supply 2017/18	Site Total
n/a	n/a	0	0

D1.59 Table 32. shows that no additional transit sites were granted in the 2017/18 monitoring year.

Table 32. Gypsy and Traveller Transit Sites

Site	Planning Reference	Supply 2017/18	Site Total
n/a	n/a	0	0

D1.60 Table 33. shows that no additional Travelling Showpeople plots were granted in the 2017/18 monitoring year.

Table 33. Travelling Showpeople Plots

Site	Planning Reference	Supply 2017/18	Site Total
n/a	n/a	0	0

Table 34. Additional Permanent Gypsy and Traveller Pitches since 2011/12

Site	Planning Reference	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Plan Total	Site Total	Notes
Birmingham Road, Pathlow	Various over many years									30	
Darlingscote Road, Tredington	12/01925/FUL				16				16	16	Granted temporary permission in 2008/09. Permanent permission, no personal conditions
Waterloo Road, Bidford-on-Avon	13/02455/FUL			8					8	8	Residential caravan site
1. Long Marston Road, Welford-on-Avon	10/01796/FUL 12/01128/FUL 15/02145/FUL	2	1				5		8	8	Appeal allowed permanent permission, no occupancy restriction for 2 pitches 2011/12. Permanent permission granted for 1 pitch with a personal condition in 2012/13. Site granted permanent permission for 8 pitches in 2016/17.
2. Long Marston Road, Welford-on-Avon	14/02954/FUL					6			6	6	Appeal allowed permanent permission, with no personal conditions
Croft lane, Temple Grafton	15/02428/VARY						5		5	5	Granted temporary permissions in 2011/12 and 2015/16. Appeal allowed permanent permission, with personal condition
Mollington Lane, Warmington	14/03293/VARY				1				1	1	Appeal allowed temporary permission 2011/12. Personal permission for 3 caravans
Black Hill, Warwick Road	09/02313/FUL	4							0	(4)	Appeal allowed permanent permission, no occupancy restriction. Unlikely to be implemented.
Gospel Oak Lane, Pathlow	17/01156/VARY							1	1	1	Permanent personal permission granted for 1 pitch, previously had temporary permission
Total		6	1	8	17	6	10	1	45	75	

Section D2. Development Strategy – Economy and Leisure

Policy CS.22 – Economic Development

Core Strategy Policy	Indicator
CS.22 – Economic Development	Changes in the number and types of jobs provided in the District
	Amount of land developed for employment uses
	Implementation of sites allocated for employment purposes
	Amount of floorspace completed for different types of employment use
	Amount of land available for different types of employment use
	Loss of employment land through redevelopment to other uses

D2.1 For the number and types of jobs in the District, see the Economic Profile on page 6 of this AMR.

Employment Land Permissions in 2017/18

D2.2 In 2017/18 14.3 hectares (ha) of employment land were granted planning permission. Of this 7.6 ha (net) at ALC.3 North of Arden Road, Alcester received outline permission. 4.7 ha of existing employment land was permitted for redevelopment, mainly to housing.

Commentary on Employment Land Provision at 31 March 2018

D2.3 The overall position is that 208.1 hectares of land has been made available in the District for Class B employment uses during the Core Strategy plan period so far.

Core Strategy Allocations

D2.4 The Core Strategy was adopted as the main component of the Council's Development Plan in July 2016. Allocations for employment uses are listed in Table 35. with the supply calculation in the monitoring schedule in Table 36. The plan allocates a total of 134.5 hectares (gross) but of this 104.5 ha is provided at Gaydon/Lighthorne Heath to meet the business needs of Jaguar Land Rover (JLR) and Aston Martin Lagonda (AML). The District Council discounts this area of land from the District's employment land supply because JLR and LMA fulfil a strategic role in the sub-regional and national economy rather than solely meeting local employment needs.

D2.5 The remaining 30 hectares contributes to the provision made in the Core Strategy that at least 35 hectares of employment land is provided over the plan period to 2031, in accordance with Policy CS.22. 12.6 hectares of allocated land at Alcester and Southam has outline planning permission.

D2.6 The schedule also shows the 19 hectares at Winyates Green Triangle and Gorcott Hill which have been allocated to meet the employment needs of Redditch. An outline application for business and industrial uses was submitted in summer 2017. This area of land is not counted as part of the employment land supply for Stratford-on-Avon District.

Sites with Planning Permission

D2.7 In addition to the allocations there are 73.6 ha of sites in the District granted planning permission from 2011. Of this, 36.2 hectares has been built and 15.4 hectares is under construction. A further 22.0 hectares has outline permission or has not been started.

D2.8 The 73.6 hectares includes the redevelopment of 10.2 hectares at the Distribution Park (off Loxley Road) at Wellesbourne where there is no net gain in employment land.

D2.9 Following completion of the new road link from Junction 12 of the M40, JLR gained planning permission during 2016 for a major reconstruction and rebuild of part of their site (13.3 hectares) at Gaydon Proving Ground for B1 research and development use. For the reasons stated above this is not counted towards the District's supply. All sites were partly completed and partly under construction in 2017-18.

D2.10 Besides Wellesbourne and Gaydon Proving Ground, the largest employment sites available are at Shipston (1.7 hectares) and Southam (2.4 hectares), both of which are the residual areas of existing industrial estates. Otherwise, employment land provision mostly comprises a substantial number of small sites (many of which are less than 0.5 hectares) throughout the rural parts of the District.

D2.11 There have also been a number of sites lost from Class B uses since 2011. This comprises 33.9 hectares, of which 7.0 hectares relate to the redevelopment of the Maudslay Works at Great Alne for an extra care housing scheme. There is also 6.1 hectares of former B2 (general industrial) land in Shipston being redeveloped for housing and a care home. 89.1% of lost sites have gone to residential development.

Employment Land Supply

D2.12 In summary, between 1 April 2011 and 31 March 2018, the supply of new employment land in the District to provide job opportunities mainly for its own residents is approx. 81.2 hectares, ie. 30 hectares allocated by the Core Strategy, 20.5 hectares already built, 7.6 hectares under construction (both figures exclude Wellesbourne and Gaydon Proving Ground), and 22.0 hectares not started and available.

D2.13 Taking into account the 33.9 hectares already or due to be lost from Class B uses, the overall supply of employment land in the District during the plan period to date is approx. 46.2 hectares.

Table 35. Employment Land Supply from Core Strategy Allocations at 31 March 2018

Ref	Site	Expected Supply (hectares)	Expected Delivery	Status as of 31.3.2018	Planning Reference	Actual Delivery	Actual Supply (To Date)	Supply Remaining (hectares)	Notes
SUA.1	Stratford Canal Quarter Regeneration Zone	2.0	2017/18 - 2030/31+	None	-	As expected	0	2.0	B1 employment use to be distributed throughout the area.
SUA.2	South of Alcester Road, Stratford	22.7	2016/17- 2030/31	None	-	As expected	0	22.7	B1a/B1b/(B1c) mixed-use employment site. Relocation of businesses from the Canal Quarter.
SUA.4	Atherstone Airfield	10.0 (5.0 net)	2016/17- 2030/31	None	-	As expected	0	10.0	Plus an additional reserve of 9.0 ha of land if required to assist in the delivery of the Canal Quarter Regeneration Zone for B1c/B2/B8 uses.
ALC.3	North of Arden Road, Alcester	11.0 (7.6 net)	By 2031	Outline Permission	16/02615/OUT	As expected	0	7.6	Outline permission granted 2017/18 for B1/B2/B8 employment uses.
SOU. 1	West of Banbury Road, Southam	1.6 net B1/B2/ B8	2016/17 - 2025/26	Outline Permission	13/00809/FUL	As expected	0	1.6	Hybrid application. Employment uses on western part of site adjacent to Kineton Road Industrial Estate. Currently storing building materials for adjacent housing development.
GLH	Gaydon Lighthorne Heath	0.1	2016/17- 2030/31+	Outline Permission	15/00976/OUT	As expected	0	0.1	New settlement including B1 employment use.
		100.0	2016/17- 2030/31+	None	-	As expected	0	100	For the expansion of Jaguar Land Rover.
		4.5	2016/17- 2030/31	None	-	As expected	0	4.5	For the expansion of Aston Martin Lagonda
LMA	Long Marston Airfield	8.0	2018/19 - 2030/31+	None	-	As expected	0	7.6	New settlement including Class B employment uses.
		0.4	By 2023	Outline Permission	14/03579/OUT	As expected	0	0.4	Housing permission including 4000 sq.m of B1a-c employment use.
REDD .1	Winyates Green Triangle	12.0	By 2031	Resolution to grant	17/01847/OUT	As expected	0	12.0	Employment allocation for B1/B2/B8 uses to meet the future needs of Redditch.
REDD .2	Gorcott Hill	7.0					0	7.0	

Table 36. Provision of Employment Land in Stratford-on-Avon District 2011-2031 (as at 31 March 2018)

For the purposes of this Schedule, employment land is defined as that used for Class B development

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS			PROGRESS			Comments
					Brownfield		Green-Field	Detailed p.p.		Built 1.4.11 - 31.3.18	Under Const. 31.3.18	Not Started 31.3.18		
					Similar Use	Different Use		Outline p.p	Not Started				U/C + Built	
CORE STRATEGY ALLOCATIONS		Gross Site Area												Up to 10.0 ha to 2031 + additional land for CQRZ business relocation 5.0 ha net. Plus reserve of 9.0 ha (5.0 ha net) for relocation of businesses from CQRZ South end GLH - JLR expansion West of L Heath - AML expansion Total site area 13.0 ha post 2031
Stratford - Canal Quarter RZ	SUA.1	2.0	B1	9000	2.0								2.0	
Stratford - South of Alcester Rd	SUA.2	10.0	B1a/B1b				10.0						10.0	
Atherstone Airfield	SUA.4	10.0	B1c/B2/B8				10.0						10.0	
Alcester - North of Arden Road	ALC.3	See Sites with permission												
Southam - West of Banbury Road	SOU.1	See Sites with permission												
Gaydon/Lighthorne Heath	GLH	100.0	B1				100.0							
Gaydon/Lighthorne Heath	GLH	4.5	B1				4.5							
Long Marston Airfield	LMA	8.0	B1			8.0							8.0	
TOTAL ALLOCATED		134.5			2.0	8.0	124.5						30.0	
Winyates Green Triangle	REDD.1	12.0	B1/B2/B8				12.0							Stratford District sites solely to meet the needs of Redditch.
Gorcott Hill	REDD.2	7.0	B1/B2/B8				7.0							
TOTAL		19.0					19.0							

SITES WITH PLANNING PERMISSION														
Alcester - Arden Road	ALC.3	0.5	B1	1890			0.5			0.5	0.5		7.6	O/L Application determined 17/18
Alcester - North of Arden Road		7.6	B1/B2/B8				7.6	7.6						
Alderminster - Goldicote		0.2	B1/B2/B8			0.2				0.2	0.2			
Ashorne - Harwoods House		0.2	B1a	810		0.2				0.2	0.2			
Atherstone Airfield		0.5	B2/B8	2600		0.5				0.5	0.5			Complete 17/18
Atherstone Airfield		3.0	B2	3170		3.0				3.0	3.0			
Atherstone Airfield - Woodyard		0.8	B1/B2/B8	2320		0.8			0.8				0.8	Not started 17/18
Bidford - Waterloo Road		0.2	B2/B8	740		0.2		0.2					0.2	0.2
Chesterton - Fosse Way		0.2	B1c			0.2					0.2	0.2		
Claverdon - Station Road		0.2	B8			0.2					0.2	0.2		

Authority Monitoring Report 2017/2018

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS			PROGRESS			Comments
					Brownfield		Green-Field	Outline p-p	Detailed p.p.		Built 1.4.11 - 31.3.18	Under Const. 31.3.18	Not Started 31.3.18	
					Similar Use	Different Use			Not Started	U/C + Built				
Clifford Chambers - Clifford Lane		0.2	B1c	600		0.2				0.2	0.2			Complete 17/18
			B1c	300										Complete 17/18
Clifford Chambers - Campden Road		0.2	B8	460		0.2				0.2	0.2			Complete 16/17
				270										Complete 16/17
Clifford Chambers - Campden Rd		0.2	B1/B2/B8	920		0.2			0.2				0.2	Not started 17/18
Earlswood - Poolhead Lane		2.0	B1/B8				2.0			2.0	2.0			
Fenny Compton - Northend Rd		0.1	B2	460			0.1			0.1	0.1			
Fenny Compton - Station Road		0.2	B1c	570	0.2					0.2	0.2			
Fenny Compton - Wharf Road		0.2	B1c	560	0.2				0.2				0.2	Not started 17/18
Forshaw Heath - Poplars Farm		0.7	B1c/B8	2200			0.7			0.7	0.7			
Gaydon - Banbury Road		0.2	B1a	400			0.2						0.2	17/18 stalled for 2 years
Gaydon - Banbury Road AML		0.2	B2	680	0.2					0.2		0.2		17/18 under construction
Gaydon - Kineton Road		1.0	B2	420		1.0				1.0	1.0			Complete 17/18
Gaydon/Lighthorne Heath		0.1	B1	1000			0.1	0.1					0.1	O/L application. GLH Village Centre
Gaydon - Warwick Road		0.2	B1a/B8	760		0.2				0.2		0.2		17/18 JLR construction storage
Gaydon Proving Ground		5.5	B1	56700	5.5					5.5		5.5		17/18 under construction
Gaydon Proving Ground		1.7	B1	32950	1.7					1.7		1.7		17/18 under construction
Gaydon Proving Ground		0.4	B1	3650	0.4					0.4		0.4		17/18 under construction
Gaydon Proving Ground		0.2	B1b	2920	0.2					0.2		0.2		17/18 under construction
Gaydon Proving Ground		5.5	B1/B2/B8	21480	5.5					5.5	5.5			Various permissions
Great Alne - Upper Sernal Fm		0.3	B2				0.3			0.3	0.3			
Halford - Fosse Way		0.2	B1c			0.2				0.2	0.2			
Harbury - Bull Ring Farm		0.2	B1c	830		0.2				0.2	0.2			
Harbury - Churchlands Farm		0.2	B1c/B2	750		0.2				0.2	0.2			Not occupied
Ilmington - Caley Fields Farm		0.4	B8				0.4			0.4	0.4			
Kings Coughton - Mill Ind. Park		0.2	B2	1210	0.2					0.2	0.2			
Kinwarton - Kinwarton Farm Rd		0.2	B2/B8	340	0.2				0.2				0.2	Not started 17/18
Kinwarton - Tything Road West		0.2	B8	520	0.2				0.2				0.2	Not started 17/18
Lighthorne - Banbury Road		0.2	B1c			0.2				0.2	0.2			
Lighthorne Rough		0.3	B8			0.3				0.3	0.3			
Long Marston - Springfield Farm		0.4	B1/B8	1120		0.4				0.4	0.4			
Long Marston - Station Road		0.5	B2	520		0.5				0.5	0.5			
Long Marston - Station Road		0.2	B2	430	0.2				0.2				0.2	Not started 17/18
Lower Tysoe - Orchard Farm		0.5	B1c	1670	0.1	0.4			0.1	0.4	0.4		0.1	17/02091/FUL not started 17/18
Mappleborough Green - B'ham Rd		0.2	B1 a b c	430		0.2			0.2				0.2	Not started 17/18
Napton - Brickyard Road		0.1	B1/B8	290		0.1				0.1	0.1			

Authority Monitoring Report 2017/2018

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS			PROGRESS			Comments								
					Brownfield		Green-Field	Outline p-p	Detailed p.p.		Built 1.4.11 - 31.3.18	Under Const. 31.3.18	Not Started 31.3.18									
					Similar Use	Different Use			Not Started	U/C + Built												
Salford Priors - Station Road	SOU.1	1.0	B2	5360	0.2	1.0	0.2	0.2	1.0	1.0	1.0	1.0	0.2	Completed 17/18								
		B1a	340																			
Sambourne - Jill Lane		0.2	B8	250											0.2	0.2						
Shipston - Campden Road		0.2	B1	930	0.2	0.2	3.2	0.3	1.2	1.7	0.7	1.0	1.5	Various permissions								
Shipston - Darlingscote Road		0.2	B2/B8	440											0.2	0.2						
Shipston - Tilemans Lane		3.2	B1/B2/B8																			
Shipston - Tilemans Lane				220	0.2			0.2					0.2	Completed 2011/12								
Shipston - Tilemans Lane		0.2	B1c	380																		
Southam - West of Banbury Road		1.6	B1/B2/B8												1.6	1.6		1.6	O/L app (part of hybrid app) for SOU.1			
Southam - Kineton Road		2.4	B1/B2/B8	3400	0.2	2.4	3.0	3.0	1.2	1.2		1.2	1.2	16/17 site cleared, 17/18 part complete								
Southam - Northfield Road		0.2	B1c	1000											0.2	0.2	0.2	No further progress 17/18				
Southam - Stoneythorpe		3.0	B1a	6790											3.0	3.0	3.0	No REM application 17/18				
Southam - Welsh Road East		2.1	B1/B2		0.2	2.1			0.2	2.1		2.1	0.2	17/18 plots 6-8 not started								
Southam - Welsh Road East		0.2	B1c	890											0.2	0.6	0.6	Complete 17/18				
Southam - Welsh Road East		0.6	B1a/B8	3440											0.6	0.6	0.6	Complete 17/18				
Stockton - Rugby Road		0.2	B1c	810	0.2	0.1			0.2			0.1	0.2	Not started 17/18								
Stratford - Alcester Rd		0.1	B1b	260										0.1	0.4	0.4	No change 17/18					
Stratford - Masons Road		0.4	B2	970	0.4										0.4	0.4						
Stratford - The Ridgeway		2.4	B1/B2/B8	4270	0.2	2.4				2.4	2.4		0.2	Retrospective								
Stratford - Timothy's Bridge Rd		0.2	B1b	1260											0.2	0.2	0.2					
Stratford - Waterside		0.2	B1a/B1c	710										0.2		0.2	0.2	0.2	0.2	0.2	0.2	Not started 17/18
Studley - Birmingham Road		0.2	B2	1600	0.2	0.2	0.7		0.2				0.7	No progress for many years								
Studley - Icknield Street Drive		0.2	B8	470										0.2	0.2	0.2	0.2	0.2	0.2	0.2	Not started 17/18	
Studley - Needle Industries		0.7	B1/B2/B8											0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	No progress for many years
Studley - The Slough		0.2	B8	1686	0.2	0.3			0.2				0.2	Not started 17/18								
Tanworth-in-Arden - Broad La		0.3	B8	1030											0.3	0.3	0.3	0.3	0.3	0.3	0.3	
Ufton - Southam Road		0.9	B2	1200										0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	
Umberslade - Pound House La		0.2	B1a	375	0.2	0.2	0.3		0.2				0.2	Not started 17/18								
Welford - Rainbow Nurseries		0.3	B1c	645										0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	
Wellesbourne - Fletchers Way		2.8	B1/B2/B8											2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	No further progress 17/18
Wellesbourne - Loxley Road		10.2	B1/B2/B8	64064	10.2	1.5			1.5				1.5	Units 4 and 5 completed 17/18								
Wellesbourne - Stratford Road		1.5	B8/B1a	1440																	1.5	Not started 17/18
Wixford - Lodge Farm		0.3	B2											0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	
Wootton Wawen-Wawensmere Rd		0.2	B1/B8	500		0.2			0.2				0.2									
TOTAL WITH PERMISSION		73.6			27.2	19.5	26.9	13.0	9.0	51.6	36.2	15.4	22.0									
TOTAL PROVISION		208.1			29.2	27.5	151.4						52.0									

Authority Monitoring Report 2017/2018

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS			PROGRESS			Comments
					Brownfield		Green-Field	Outline p-p	Detailed p.p.		Built 1.4.11 - 31.3.18	Under Const. 31.3.18	Not Started 31.3.18	
					Similar Use	Different Use			Not Started	U/C + Built				
NET LOSSES														
Beoley - Gorcott Hill		-0.1	B1	-350	-0.1				-0.1		-0.1			To housing
Bidford - Waterloo Road		-0.1	B2	-320	-0.1				-0.1		-0.1			To D2 gym and fitness centre
Broom - High Street		-0.2	B1a	-1300	-0.2			-0.2			-0.2			To housing, office demolished
Clifford Chambers		-0.1	B1	-325	-0.1				-0.1		-0.1			To housing (flats)
Dodwell - Evesham Road		-0.1	B1c	-265	-0.1			-0.1					-0.1	To D1 Art classes studio
Fenny Compton - Station Wks		-4.2	B2/B8	-11742	-4.2			-4.2					-4.2	To housing
Great Alne - Maudslay Works		-7.0	B2		-7.0				-7.0		-7.0			To care village
Iron Cross - Burleigh House		-0.2	B1a	-450	-0.2				-0.2		-0.2			To housing
Kinwarton - Kinwarton Farm Rd		-0.7	B1/B2/B8	-3420	-0.7				-0.7		-0.7			To mixed use A1/3/5/B1/2/8/SG
			B1a	-320										To C1 hotel
Outhill - Henley Road		-0.3	B1c	-720	-0.3				-0.3		-0.3			To housing
Oxhill - Windmill Farm		-0.2	B8	-800	-0.2			-0.2					-0.2	To retail
Pathlow - Featherbed Lane		-0.2	B1c	-410	-0.2				-0.2		-0.2			To D2 leisure
Quinton - Meon Vale		-0.1	B1a	-250	-0.1			-0.1					-0.1	To be Demolished
Quinton - Long Marston Depot		-0.3	B8	-2000	-0.3				-0.3		-0.3			Demolished 16/17
Sambourne - Jill Lane		-0.2	B1a	-660	-0.2				-0.2			-0.2		To housing
Shipston - Campden Road		-5.4	B2		-5.4			-5.4			-5.4			To housing. Industrial blds demolished
Shipston - Church Street		-0.1	B1a	-250	-0.1				-0.1		-0.1			To housing
Shipston - Tilemans Lane		-1.0	B1		-1.0				-1.0		-1.0			To housing
Shipston - Tilemans Lane		-0.7	B2	-2400	-0.7				-0.7		-0.7			To care home C2
Snitterfield - Kings Lane		-0.6	B1c/B8	-730	-0.6			-0.6					-0.6	To retail/restaurant/craft
Stratford - Aintree Road		-0.2	B1a		-0.2				-0.2		-0.2			To dental surgery
Stratford - Alcester Road		-0.2	B1	-600	-0.2				-0.2		-0.2			To day care for disabled adults D1
Stratford - Arden Street		-0.2	B1a		-0.2			-0.2					-0.2	To housing
Stratford - Avenue Farm		-0.1	B1c/B8	-250	-0.1			-0.1					-0.1	To D2 gym
Stratford - Birmingham Rd		-0.5	B1a		-0.5				-0.5		-0.5			To housing
Stratford - Birmingham Rd		-0.6	B8		-0.6				-0.6			-0.6		To housing, retail, care home
Stratford - Birmingham Rd		-0.1	B1a	-250	-0.1				-0.1			-0.1		To housing
Stratford - Birmingham Rd		-0.4	B1a	-2525	-0.4				-0.4		-0.4			To housing
Stratford - Grove Road		-0.1	B1a	-850	-0.1				-0.1		-0.1			To hotel
Stratford - Ingon Lane		-0.1	B8	-500	-0.1				-0.1			-0.1		To housing
Stratford - Ingon Lane		-0.1	B8	-250	-0.1				-0.1			-0.1		To housing
Stratford - Masons Road		-0.2	B1	-480	-0.2				-0.2		-0.2			To community facility D1

Authority Monitoring Report 2017/2018

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS			PROGRESS			Comments			
					Brownfield		Green-Field		Detailed p.p.		Built 1.4.11 - 31.3.18	Under Const. 31.3.18	Not Started 31.3.18				
					Similar Use	Different Use		Outline p.p	Not Started	U/C + Built							
Stratford - Scholars Lane		-0.2	B1a	-1830	-0.2				-0.2		-0.2			To care home C2			
Stratford - Shipston Road		-0.2	B8	-415	-0.2				-0.2		-0.2			To housing			
Stratford - Wood Street		-0.1	B1a	-760	-0.1				-0.1		-0.1			To housing			
Studley - Alcester Rd		-0.3	B1a	-290	-0.3				-0.3		-0.3			To housing			
Studley - Bell Lane		-0.2	B2/B8	-330	-0.2				-0.2		-0.2			To housing 2015/16. Industrial blds demolished 2014/15			
Studley - Redditch Road		-0.1	B1/B2	-775	-0.1				-0.1					-0.1	To housing		
Studley - Station Road		-0.1	B1a/B2	-420	-0.1				-0.1					-0.1	To housing		
Tanworth-in-Arden - Well Lane		-1.8	B2	-1470	-1.8				-1.8					-1.8	To housing		
Wellesbourne - Ettington Road		-0.5	B1a	-1800	-0.5				-0.5		-0.5				To housing 16/17 20 flats 7 houses		
Wellesbourne - Loxley Road		-1.4	B2/B8	-1500	-1.4				-1.4		-1.4				To retail		
Wellesbourne - Walton Road		-1.0	B1	-2400	-1.0				-1.0		-1.0				To housing started 17/18		
Welford - Duck Lane		-3.0	B8	-11416	-3.0				-3.0					-3.0	To housing and ecological area		
Willington - Green End Farm		-0.2	B1a/B8	-640	-0.2				-0.2		-0.2				To housing		
Wooton Wawen - Wawensmere Rd		-0.2	B1a	-750	-0.2				-0.2		-0.2				To housing		
Net losses total			-33.9			-33.9		-11.4	-4.7	-17.8	-13.5			-9.9	-10.5		

Notes to assist interpretation of table:

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 equates to the same overall amount of 73.6 hectares.

Notes relating to table:

- Industrial land is defined as falling within Use Classes B1, B2 and B8
- Class B element of sites for mixed-use development is estimated until a detailed scheme is approved.
- Mainly includes sites of at least 0.2 hectares and/or comprising at least 500 square metres (gross) of Class B floorspace, although individual plots within sites can be smaller. There are also small remnants of larger sites shown.
- 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

Policy CS.23 – Retail Development and Main Centres

Core Strategy Policy	Indicator
CS.23 – Retail Development and Main Centres	Amount of new retail floorspace provided in the District
	Provision of new retail development within Stratford-upon-Avon town centre, on the edge of the town centre and elsewhere in the town, by type and occupancy
	Regular health check of Stratford-upon-Avon town centre to cover (inter alia): <ul style="list-style-type: none"> • Diversity of main town centre uses • Presence of national multiples and high profile retailers • Retail rents • Proportion of vacant properties at ground floor level • Quality and mix of services • Pedestrian flows
	Gains and losses of retail floorspace in commercial core of and elsewhere in Main Rural Centres

Table 37. Retail Development permissions, completions and loss to other uses

Retail Developments		The numbers in the table are square metres (sq.m) of retail floorspace. The monitoring records planning permissions with a gain or loss of 250 sq.m of floorspace.							
	Permissions granted		Completed	U/C	Not Started	O/L	Not Lost	Lost	Stalled
	Gain	Loss							
2017/2018									
Town Centre	0	0		300	350			-2471	
Edge of town centre	0	0							
Elsewhere in urban area	804	0		804	925	1685			
Edge of urban area	0	0							
Rural	3000	0	390		240	3400			
Total	3804	0	390	1104	1515	5085	0	-2471	0
2011-2018			Completed					Lost	
Town Centre			380					-2821	
Edge of town centre			650					-560	
Elsewhere in urban area			7870					-1830	
Edge of urban area			3430					0	
Rural			1760					0	
Total			14090					-5211	

D2.14 Table 37. shows that in 2017/18 3804 sq.m of new retail floorspace was granted permission. 3000 sq.m covered a foodstore and other A1-A5 uses as part of the outline application for the new settlement at Gaydon/Lighthorne Heath. The remainder was a reconfiguration and extension of retail units on the Maybrook Industrial Estate in Stratford-upon-Avon.

D2.15 Since 2011 14,090 sq.m of retail floorspace has been completed in the District. This has included four new foodstores: Waitrose and Aldi in Stratford-upon-Avon, Sainsburys at Wellesbourne and Londis at Meon Vale.

D2.16 The main loss of retail floorspace was the former Town Square in Stratford-upon-Avon which has reopened as Bell Court with leisure and restaurant uses. Altogether 5211 sq.m of retail floorspace has been lost since 2011 to storage, housing and leisure uses. Overall, since 2011 there has been a net increase of 8979 sq.m of retail floorspace.

D2.17 Table 38. is the Schedule of Retail Developments in the District since 2011.

Table 38. Schedule of Retail Developments in Stratford-on-Avon District since 2011

As at 31 March 2018

NB. Only includes schemes over 250 square metres (gross) or thereabouts

The shaded cells show the changes from the situation at 31 March 2017

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
07/00509/FUL	Avenue Farm Industrial Estate, Stratford-upon-Avon	Change of use and sub-division of building from B1/B2 Light Industrial to form two Class A1 retail units and one Class B8 storage unit	Elsewhere in urban area	1,600	Granted pp 18.04.07	Completed 2011
08/03082/FUL	Birmingham Road, Stratford-upon-Avon	Construction of new food store (Aldi)	Elsewhere in urban area	1,410	Granted pp 08.03.11	Completed 2012
10/01692/FUL	Shipston Road, Stratford-upon-Avon	Construction of new food store (Waitrose)	Edge of urban area	3,430	Granted pp 06.04.11	Completed 2012
11/00609/FUL 11/02043/DEM 15/02621/FUL	Town Square, Stratford-upon-Avon	Demolition, reconfiguration, alteration and change of use of existing units. Construction of new cinema D2 and retail A1/A3	Town/commercial centre	-2471 A1 (+3522 A3, 1126 D2)	Granted pp 22.12.15	Completed 2017-18
12/02256/VARY	Maybrook Road, Stratford-upon-Avon	Change of use from warehouse (B8) to non-food retail/showroom	Elsewhere in urban area	530	Granted pp 23.11.12	Completed
13/00476/REM	Long Marston Depot, Campden Road, Quinton	New settlement including a community shop (Londis)	Rural	390	Granted pp 02.05.13.	Completed early 2015
13/00843/FUL	Loxley Road, Wellesbourne	Foodstore (Sainsburys)	Elsewhere in urban area	3,510	Granted pp 16.12.13	Completed Spring 2015
13/01871/FUL 16/01779/VARY	Windmill Farm, Oxhill	Erection of new retail unit	Rural	240	Granted pp 22.11.13.	Not started 2017/18
13/02405/FUL	Unit 2-3 Avenue Farm, Stratford-upon-Avon	Change of use from Class A1 Retail to Class B8 Storage	Elsewhere in urban area	-800	Granted pp 15.11.13.	Completed

Authority Monitoring Report 2017/2018

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
13/00572/FUL	2 Swan House, Guild Street, Stratford-upon-Avon	Change of use to A1 retail	Edge of town/ commercial centre	650	Granted pp 13.05.13	Completed
11/02803/FUL 16/02008/VARY	Dudfield Nursery, Shottery, Stratford-upon-Avon	Redevelopment of garden centre to residential	Elsewhere in urban area	-500	Granted pp 06.05.15	Garden centre use ceased
13/02896/FUL 15/02070/VARY 15/04312/VARY	Church Street, Shipston-on-Stour	A1 retail unit	Town/commercial centre	350	Granted pp 25.07.14	Not started 2017/18
14/00351/FUL	Kinwarton Farm Road, Alcester	Change of use to A1 retail	Elsewhere in urban area	500	Granted pp 20.06.14	Completed
14/02180/FUL	Dodwell Trading Estate, Evesham Road, Luddington	Extension to retail unit	Rural	390	Granted pp 15.10.14	Completed 2017-18
14/03579/OUT 17/03258/REM	Long Marston Airfield	New settlement with a community hub including a range of A1-A5 uses	Rural	400	Granted pp 28.2.17	Reserved matters application received
15/00212/OUT	Waterloo Road, Bidford-on-Avon	Foodstore	Elsewhere in urban area	1,685	Granted pp 20.1.16	Not started (outline permission only)
15/00976/OUT	Lighthorne Heath	New settlement with a range of commercial and community uses	Rural	Foodstore +3,000 Other A1-A5 uses +2,050	Granted pp 14.12.17	Not started (outline permission only)
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use of fitness centre to form two retail units	Town/commercial centre	380	Granted pp 14.4.15	Completed 2016-17
15/03362/FUL	Stratford Garden Centre, Campden Road, Clifford Chambers	Erection of retail concession structure (retrospective)	Rural	980	Granted pp 11.7.16	Completed
15/03835/FUL	Bards Walk, Stratford-upon-Avon	Removal of covered mall to create up to 7 A1/A2/A3/A4 units	Town/ commercial centre	300 (net increase)	Granted pp 29.2.16	Commenced 2017-18

Authority Monitoring Report 2017/2018

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
15/04335/FUL	19, Wood Street, Stratford-upon-Avon	Change of use from A1 retail to restaurant/bar	Town/ commercial centre	-350	Granted pp 25.1.16	Completed 2016-17
16/01205/FUL	B&Q - Unit A Maybird Centre, Birmingham Road, Stratford-upon-Avon	Demolition of retail Unit A and replace with three retail units	Elsewhere in urban area	925 (net increase)	Granted pp 15.9.16	Not started 2017-18
16/01384/FUL	Kwik Fit/Toy shop, Guild Street, Stratford-upon-Avon	Change of use of toy shop A1 to garage B2	Edge of town/ commercial centre	-560	Granted pp 18.7.16	Completed 2016-17
16/01600/FUL	Unit 4 Maybrook Industrial Estate, Maybrook Road, Stratford-upon-Avon	Change of use from A1 retail (vacant) to D2 leisure use (gymnasium)	Elsewhere in urban area	-530	Granted pp 11.7.16	Completed 2016-17
16/02203/FUL 16/02231/FUL	Alcester Road, Stratford-upon-Avon	Extensions to food store and convenience store (Morrisons)	Elsewhere in urban area	320	Granted pp 16.9.16	Completed 2016-17
17/01058/FUL	Units 1-3 Maybrook Industrial Estate, Maybrook Road, Stratford-upon-Avon	Reconfiguration and extension to retail units	Elsewhere in urban area	804 (net increase)	Granted pp 22.9.17	Commenced 2017-18

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on the Policies Maps in the Core Strategy (July 2016)

Provision of new retail development within Stratford-upon-Avon

D2.18 The District Council undertakes occupancy surveys of Stratford-upon-Avon Town Centre every two years to monitor the changes to the type and occupancy of the uses in order to assess the diversity within the centre and the proportion of vacant properties at ground floor level. Table 39. includes the data from the last 2 surveys undertaken in 2016 and 2018 and a calculation of the changes that have occurred.

Table 39. Diversity of Main Town Centre uses within Stratford-upon-Avon Town Centre

Occupancy by type of use	Number of units in 2016	% in 2016	Number of units in 2018	% at 2018	% change from 2016 to 2018
Retail - Convenience	11	2.5	11	2.5	0%
Retail – Comparison	132	30.9	127	29.3	-1.6%
Financial and Professional	29	6.7	30	6.9	+0.2%
Restaurants/Cafés	55	12.8	65	15.0	+2.2%
Hair and Beauty	25	5.8	34	7.8	+2.0%
Pubs/Hotels	13	3.0	13	3.2	+0.2%
Health	12	2.8	12	2.7	-0.1%
Takeaways	4	0.9	4	0.9	0%
Residential	80	18.7	77	17.7	-1.0%
Offices	5	1.1	4	0.9	-0.2%
Tourist Attractions	5	1.1	4	0.9	-0.2%
Miscellaneous	25	5.8	25	5.7	-0.1%
Vacant	31	7.2	26	6.0	-1.2%
Total	427	100.0	432	100.0	

D2.19 It is evident from the surveys that the biggest changes to have occurred between 2016 and 2018 are the increase of restaurants/cafes (+2.2%) and hair and beauty salons (+2.0%) with the biggest reduction being in comparison retail (-1.6%). The increase in restaurants and cafes has primarily resulted from the redevelopment of Town Square into the new Bell Court, which has also contributed to the reduction in vacancy rates, although there are still a number of units to be occupied. At 6%, the proportion of vacancies is far lower than the national figure which stood at about 12% in 2017 according to figures published by the Retail Gazette.

Occupancy of primary shopping streets in Stratford-upon-Avon town centre

D2.20 Policy CS.23 in the Core Strategy specifies that retail (Class A1) should be the predominant activity at ground floor level on the primary shopping streets in Stratford-upon-Avon town centre. It is expected that at least 60% of the total gross floorspace should be in retail use.

D2.21 Table 40. shows the results of an assessment of these streets which was undertaken based on the latest occupancy survey carried out in July 2018.

Table 40. Stratford-upon-Avon - retail use in primary shopping streets

Primary shopping street	% of floorspace in retail use	Comment
Bridge Street – north side	68%	An application involving the change of use of property from retail is likely invoke the provisions of the policy. This is relevant to the reuse of the Mulberry Centre.
Bridge Street – south side	65%	An application involving the change of use of property from retail is likely invoke the provisions of the policy.
High Street – east side	78%	Policy is currently satisfied.
High Street – west side	78%	Policy is currently satisfied.
Lower Henley Street – east side	43%	Figure is low due to closure of Fred Winter store which occupied 27% of total floorspace. It will be necessary for the bulk of this unit to be reused for retail in order to satisfy the provisions of the policy.
Lower Henley Street – west side	51%	Retail floorspace is already below 60% so further losses should be resisted. Current vacant units should be brought into retail use.
Sheep Street – north side	59%	Retail floorspace is already below 60% so further losses should be resisted.
Wood Street – north side	36%	Retail floorspace is already below 60% so further losses should be resisted. Current vacant units should be brought into retail use.
Wood Street – south side	71%	Policy is currently satisfied.

Diversity of Main Town Centre uses in the Main Rural Centres

D2.22 In October 2018 the District Council undertook a survey of the main rural centres within the District to monitor the type and occupancy and type of uses (information for Kineton and Southam is not currently available). The number and percentage of different types of uses and those of vacant units is set out in Table 41. The Council intends to undertake Main Rural Centre surveys on an annual basis going forward to be able to show comparisons between centres and years and identify trends.

Table 41. Diversity of Main Town Centre uses in the Main Rural Centres

Occupancy by type of use	Number of units (% of units)					
	Alcester	Bidford-on-Avon	Henley-in-Arden	Shipston-on-Stour	Studley	Wellesbourne
A1 - Shops	63 (68.5%)	15 (47%)	29 (34.9%)	42 (56%)	38 (51.3%)	18 (50%)
A2 - Financial and Professional	5 (5.4%)	4 (13%)	14 (16.9%)	7 (9.4%)	7 (9.4%)	3 (8.3%)
A3 - Restaurants/Cafes	5 (5.4%)	2 (5.7%)	11 (13.3%)	4 (5.3%)	7 (9.4%)	1 (2.8%)
A4 – Drinking Establishments	5 (5.4%)	2 (5.7%)	3 (3.6%)	3 (4%)	3 (4.1%)	2 (5.6%)
A5 – Hot Food Takeaways (where there is an element of hot food takeaway use)	6 (6.5%)	4 (13%)	2 (2.4%)	3 (4%)	11 (14.9%)	1 (2.8%)
C1 – Hotels	1 (1.1%)	0 (0%)	1 (1.2%)	4 (5.3%)	0 (0%)	0 (0%)
D1 – Non-Residential Institutions	3 (3.3%)	0 (0%)	5 (6%)	3 (4%)	2 (2.7%)	2 (5.6%)
B1a - Offices	0 (0%)	0 (0%)	13 (15.7%)	3 (4%)	0 (0%)	0 (0%)
B8 – Storage or Distribution	0 (0%)	0 (0%)	1 (1.2%)	0 (0%)	0 (0%)	0 (0%)
Sui Generis	1 (1.1%)	0 (0%)	0 (0%)	1 (1.3%)	1 (1.4%)	5 (13.8%)
Vacant	3 (3.3%)	5 (15.6%)	4 (4.8%)	5 (6.7%)	5 (6.8%)	4 (11.1%)
Total	92	32	83	75	74	36

Policy CS.24 – Tourism and Leisure Development

Core Strategy Policy	Indicator
CS.24 – Tourism and Leisure Development	Provision and location of new tourism and leisure related development, including conference facilities and visitor accommodation
	Number of domestic and international visitors to the District
	Amount of spending by visitors
	Number of overnight stays and occupancy rates in hotels and guest houses
	Number of jobs in the District related to tourism sector
	Loss of employment land through redevelopment to other uses

Table 42. Visitor Accommodation permissions, completions and loss to other uses

Visitor Accommodation		The majority of units of accommodation are bedrooms but the numbers include some caravan pitches and marina berths. The monitoring records planning permissions with a gain or loss of 5 or more units of accommodation.							
		Permissions granted		Completed	U/C	Not Started		Not Lost	
2017/2018		Gain	Loss			O/L		Lost	Stalled
Town Centre		0	0	48	9				
Edge of town centre		0	0					7	
Elsewhere in urban area		0	0		22	30		5	
Edge of urban area		0	0						-11
Rural		0	0	104	192		440		205
Total		0	0	152	223	30	440	12	-11
2011-2018		Completed				Lost			
Town Centre		71				-17			
Edge of town centre		85				-19			
Elsewhere in urban area		130				-28			
Edge of urban area		23				-11			
Rural		208				-40			
Total		517				115			

Visitor Accommodation

D2.22 table 42. Shows that in 2017/18 there were no permissions granted for new units of accommodation. Existing permissions were making progress with Hotel du Vin in Stratford completed with 48 new bedrooms and continued work on the hotel extension at Studley Castle for 153 additional bedrooms. Other completed accommodation in rural areas included 50 marina berths at Wooton Wawen and 30 touring caravan pitches at Meon Vale.

D2.23 Between 2011 and 2018 an additional 517 additional units of accommodation have been completed. 115 units have been lost but this includes 40 bedrooms at the former Wobbly Wheel (Premier Inn) at Warmington which were lost in a fire and the planning permission to

replace them was never implemented. The remainder were lost to housing and student accommodation.

Table 43. Leisure Development permissions, completions and loss to other uses

Leisure Development			The numbers in the table are square metres (sq.m) of leisure development floorspace. The monitoring records planning permissions with (usually) a gain or loss of 500 sq.m of floorspace.						
	Permissions granted				Not				
2017/2018	Gain	Loss	Completed	U/C	Started	O/L	Not Lost	Lost	Stalled
Town Centre	0	0	1126						
Edge of town centre	0	0							
Elsewhere in urban area	0	0	460	760	250				
Edge of urban area	0	0			1750				
Rural	0	0	900		3170				
Total	0	0	2486	760	5170	0	0	0	0
2011-2018			Completed					Lost	
Town Centre			1946					-380	
Edge of town centre			0					0	
Elsewhere in urban area			990					0	
Edge of urban area			0					0	
Rural			8250					0	
Total			11186					-380	

Leisure Developments

Table 43. shows that in 2017/18 there were no permissions granted for new leisure development floorspace. Completions included the Cinema complex in Town Square (now known as Bell Court) in Stratford-upon-Avon and a sports hall and all weather pitch at Warwickshire College in Moreton Morrell. In total an additional 2,486 sq.m of leisure floorspace was completed in 2017/18.

Since 2011 11,186 sq.m of leisure development has been completed in the District including a sports hall at Meon Vale and more museum space at the Heritage Motor Museum. A former fitness centre in Studley was lost to retail, although this did bring a vacant property back into use. There are also three commercial/retail premises in Stratford-upon-Avon subject to change of use to gymnasiums.

Table 44. is the Schedule of Visitor Accommodation in the District since 2011 and Table 45. is the Schedule of Leisure Developments in the District since 2011.

Table 44. Schedule of Visitor Accommodation Developments in Stratford-on-Avon District since 2011
As at 31 March 2018

NB. Only includes schemes comprising 5 or more bedrooms

The shaded cells show the changes from the situation at 31 March 2017

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
07/03246/FUL	Kings Court Hotel, Birmingham Rd, Kings Coughton	Extension to hotel	Edge of urban area	23	Granted pp 29.04.08	Completed 2011
07/03597/FUL	Payton Street, Stratford-upon-Avon	Hotel (Premier Inn)	Edge of town/ commercial centre	85	Granted pp 20.03.08	Completed 2011
08/02823/FUL	Birmingham Road, Stratford-upon-Avon	Construction of Hotel (Premier Inn)	Elsewhere in urban area	130	Granted pp 29.06.09	Completed 2012
09/00873/OUT 15/04222/VARY	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Construction of Hotel	Rural	140	Granted opp 13.11.13	New outline application submitted
09/01789/REM 14/01703/VARY	Heritage Motor Centre, Banbury Road, Gaydon	Hotel	Rural	180	Granted pp 14.12.09	Material commencement but no progress 2017-18
10/00046/FUL	16 Church Street, Stratford-upon-Avon	Change of use of dentist surgery to hotel	Town/ commercial centre	12	Granted pp 29.04.10.	Completed 2011
10/02374/FUL	New Inn, Campden Road, Clifford Chambers	Extension to provide additional guest bedrooms	Rural	8	Granted pp 02.03.11	Completed 2012
12/00354/FUL	Bell Inn, Main Road, Alderminster	Conversion and extension to form letting bedrooms	Rural	5	Granted pp 12.04.12	Completed
12/01272/FUL 15/02123/VARY	Blackwell Grange, Ilmington Road, Blackwell	Conversion of agricultural buildings to letting rooms	Rural	8	Granted pp 26.10.12	Completed 2016-17
12/01299/FUL	Ashgrove House, Grove Road, Stratford-upon-Avon	Change of use of guest house to student accommodation	Edge of town/ commercial centre	-5	Granted pp 02.10.12	Completed

Authority Monitoring Report 2017/2018

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
12/00147/FUL 13/00789/VARY 13/01796/AMD	Bidford Grange, Bidford-on-Avon	Holiday log cabins	Rural	25	Granted pp 25.02.13	Commenced 2017-18
12/02478/FUL	Hill Farm, Wootton Wawen	Construction of marina	Rural	50 berths	Granted pp 31.7.13	Completed 2017-18
13/00383/FUL	Globe Hotel, 54 Birmingham Road, Alcester	Change of use and conversion of existing hotel and creation of 4 new flats	Elsewhere in urban area	-11	Granted pp 15.04.13	Completed
13/02259/FUL	The Old Mill, Mill Street, Shipston- on-Stour	Change of use from hotel to dwelling (retrospective)	Town/ commercial centre	-5	Granted pp 31.10.13	Completed 2013-14
13/02400/FUL	The Falcon, Warmington, (former Wobbly Wheel)	Re-building of hotel destroyed by fire	Rural	-40	Granted pp 05.12.13	Superceded by 15/01619/FUL - refurbish existing pub and restaurant
13/03243/FUL	37 Shipston Road, Stratford-upon-Avon	Change of use from Bed and Breakfast establishment to single dwelling	Elsewhere in urban area	-10	Granted pp 06.02.14	Completed
13/02483/FUL	Harbury Fields Farm, Middle Road, Harbury	Extension of tourist caravan site to provide additional serviced caravan pitches	Rural	25	Granted pp 18.12.13	Completed 2015-16
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Touring caravan pitches	Rural	30	Granted pp 02.05.13	Completed 2017-18
13/02589/FUL	The Limes Country Lodge, Forshaw Heath Road, Earlswood	Extension to hotel	Rural	9	Granted pp 15.04.14	Completed
14/02660/FUL	Orchard House, Riverside, Tiddington	Change of use to guest house	Rural	5	Granted pp 29.01.15	Completed
14/01118/FUL	51 Grove Road, Stratford-upon- Avon	Change of use from guest house to dwelling	Edge of town/ commercial centre	-6	Granted pp 08.07.14	Completed

Authority Monitoring Report 2017/2018

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
14/01008/FUL	Ingon Manor Hotel and Golf Club, Ingon Lane, Stratford-upon-Avon	Two storey extension	Rural	24	Granted pp 10.09.14	Completed 2017-18
14/01186/OUT	Meon Vale, Campden Road, Long Marston	Mixed-use development including self catering lodges and holiday homes	Rural	Up to 300 units	Granted pp 2.2.15	Not started (outline permission only)
15/04054/FUL	Baraset Barn, Pimlico Lane, Alveston	New hotel building	Rural	16	Granted pp 22.1.16	Commenced 2016-17
14/01836/FUL 16/00547/VARY	Brook Lodge, 192 Alcester Road, Stratford-upon-Avon	Change of use of guest house to flats	Elsewhere in urban area	-7	Granted pp 23.2.15	Completed 2016-17
14/02635/FUL	4 Kinwarton Farm Road, Kinwarton, Alcester	Change of use from B1 to C1 budget hotel	Elsewhere in urban area	30	Granted pp 28.4.15	Not started 2017-18
15/00598/FUL	Victoria Spa Lodge, Bishopton Lane, Stratford-upon-Avon	Change of use of guest house to house in multiple occupation	Edge of urban area	-11	Granted pp 24.4.15	Completed 2017-18
15/02803/FUL	17 Evesham Place, Stratford-upon-Avon	Change of use of guest house to dwelling	Edge of town/ commercial centre	-8	Granted pp 16.11.15	Completed 2015-16
15/01378/FUL	Green Haven, 217 Evesham Road, Stratford-upon-Avon	Change of use of guest house to dwelling	Edge of town/ commercial centre	-7	Granted pp 8.7.15	Not started 2017-18
15/02704/FUL 16/01734/AMD	Studley Castle, Studley	Extension to hotel	Rural	153	Granted pp 19.11.15	Commenced 2016-17
15/03024/FUL 15/03025/LBC	Dorset House, Church Street, Alcester	Change of use of guest house to 2 dwellings	Town/ commercial centre	-12	Granted pp 18.12.15	Completed 2015-16
15/02847/FUL 15/02848/LBC	8 Rother Street, Stratford-upon-Avon	Change of use of offices to hotel	Town/ commercial centre	48	Granted pp 8.3.16	Completed 2017-18
16/00378/FUL 16/02386/FUL	Burnside, Church Lane, Shottery, Stratford-upon-Avon	Conversion from 6 flats to bed and breakfast	Elsewhere in urban area	22	Granted pp 15.7.16	Commenced 2017-18

Authority Monitoring Report 2017/2018

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
16/00451/FUL	The Oak, Stratford Road, Hockley Heath	Demolition, alterations and extensions to provide hotel accommodation	Rural	44	Granted pp 2.8.16	Completed 2016-17 (retrospective)
16/01390/FUL 16/01392/LBC	Falcon Hotel, Chapel Street, Stratford-upon-Avon	Alterations and refurbishment including extensions	Town/ commercial centre	9	Granted pp 30.6.16	Commenced 2017-18
16/01903/FUL	Bradbourne House, Shipston Road, Stratford-upon-Avon	Change of use of guest house to dwelling	Elsewhere in urban area	-5	Granted pp 26.8.16	Not started 2017-18
16/02041/FUL 16/02042/LBC	Feldon Valley, Sutton Lane, Lower Brailes	Accommodation building and lodges	Rural	17	Granted pp 28.2.17	Commenced 2017-18
16/02840/FUL	Pen and Parchment, Bridgefoot, Stratford-upon-Avon	Conversion of upper floor of pub to letting bedrooms	Town/ commercial centre	11	Granted pp 11.8.16	Completed 2016-17
16/03671/FUL	Cuttle Inn, Southam Road, Long Itchington	Change of use of restaurant A3/A4 to bed and breakfast C1	Rural	6	Granted pp 5.1.17	Commenced 2017-18

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on Policies Maps in the Core Strategy (July 2016)

Table 45. Schedule of Leisure Developments in Stratford-on-Avon District since 2011
As at 31 March 2018

NB. Only includes schemes over 500 square metres (gross) or thereabouts

The shaded cells show the changes from the situation at 31 March 2017

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
11/01185/FUL	Ladbroke Road, Bishop's Itchington	Indoor Riding School	Rural	1,410	Granted pp 25.08.11	Completed
12/01768/FUL	Southern Lane, Stratford-upon-Avon	Studio Theatre (The Other Place)	Town/ Commercial centre	820	Granted pp 20.09.12	Completed
13/00809/FUL	Banbury Road, Southam	Football Club and Bowls Club	Edge of urban area	1,750	Granted pp 31.03.15	Not started
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Sports Hall	Rural	1,500	Granted pp 02.05.13	Completed
13/01939/FUL 14/02157/VARY	Heritage Motor Museum, Banbury Road, Gaydon	Museum building MCC1	Rural	4,440	Granted pp 21.11.13	Completed
14/03537/FUL 17/01114/FUL	Heritage Motor Museum, Banbury Road, Gaydon	Museum building MCC2	Rural	2,700	Granted pp 19.03.15	Not started
14/00839/FUL	Sports and Community Centre, Loxley Close, Wellesbourne	Extension to sports hall	Elsewhere in urban area	760	Granted pp 4.6.14	Under construction 2016-17
14/01165/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Camping, touring caravan and static holiday caravan site with facilities	Rural	470	Granted pp 3.8.15	Not started
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use from health and fitness centre (D2) to form two retail units	Town/ Commercial centre	-380	Granted pp 14.4.15	Completed

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
15/02503/FUL	Unit 14 Swan Business Park, Avenue Farm, Stratford-upon-Avon	Change of use B2/B8 to gymnasium D2	Elsewhere in urban area	250	Granted pp 9.10.15	Not started
(11/00609/FUL 11/02043/DEM) 15/02621/FUL	Town Square, Stratford-upon-Avon	Demolition, reconfiguration, alteration and change of use of existing units. Construction of new cinema D2 and retail A1/A3	Town/ commercial centre	1126 D2 (-2471 A1, +3522 A3)	Granted pp 22.12.15	Cinema completed 2017-18
15/02784/FUL	Masons Road, Stratford-upon-Avon	Change of use to gymnasium	Elsewhere in urban area	460	Granted pp 13.10.15	Completed 2017-18
15/04529/FUL	Warwickshire College, Moreton Morrell	New sports hall D2 and all weather pitch	Rural	900	Granted pp 9.9.16	Completed 2017-18
16/01600/FUL	Unit 4 Maybrook Industrial Estate, Maybrook Road, Stratford-upon-Avon	Change of use from A1 retail (vacant) to D2 leisure use (gymnasium)	Elsewhere in urban area	530	Granted pp 11.7.16	Completed 2016-17

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on Policies Maps in the Core Strategy (July 2016)

Tourism in Stratford District

The tourism industry plays a significant role within Stratford-on-Avon's economy. The value of the 'tourism industry' is an estimate based on a set of industries, such as accommodation, food and drink serving activities, and passenger transport services.

Table 46. sets out the economic value of tourism within Stratford-on-Avon District in the last 3 years in terms of the number and value of Day and Overnight Trips and the number of jobs related to the tourism sector. Both the number and value of both day and night trips has increased during this 3 year period, most notably the number of night stays which has increased by 10%. In addition the number of jobs related to the tourism sector has increased by almost 7% during the same period.

During 2017 a total of 6.1 million trips were undertaken in the area with almost 1.5 million nights in the area as a result of overnight trips, with £324 million spent by tourists during their visit. In terms of jobs, there were 7,677 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 13.4% of all employment within the District.

Table 46. Economic Impact of Tourism within Stratford-on-Avon District – Year on year comparisons

Trips	2015	2016	2017	% Change 2015-2017
Day Trips				
Day trips Volume	5,284,000	5,241,000	5,623,000	+6.4%
Day trips Value	£192,736,000	£200,308,000	£209,596,000	+8.7%
Overnight Trips				
Number of trips	494,000	515,000	523,000	+5.9%
Number of nights	1,342,000	1,440,000	1,477,000	+10.1%
Trip value	£109,945,000	£110,843,000	£114,509,000	+4.2%
Total Value	£382,564,000	£393,593,000	£409,404,000	+7.0%
Actual Jobs	7,181	7,382	7,677	+6.9%

(Source: [Economic Impact of Tourism: Stratford District – 2015, 2016 & 2017 Reports](#))

Table 47. sets out the economic value of tourism within Stratford-upon-Avon town in the last 3 years in terms of the number and value of Day and Overnight Trips and the number of jobs related to the tourism sector. Both the number and value of both day and night trips has increased during this 3 year period, most notably the value of day trips which has increased by almost 9%. In addition the number of jobs related to the tourism sector has increased by over 6% during the same period.

During 2017 a total of 2.5 million trips were undertaken in the town with over 0.7 million nights in the area as a result of overnight trips, with £169 million spent by tourists during their visit. In terms of jobs, there were 3,810 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 27% of all employment within the town.

**Table 47. Economic Impact of Tourism within Stratford-upon-Avon Town –
Year on year comparisons**

Trips	2015	2016	2017	% Change 2015-2017
Day Trips				
Day trips Volume	2,113,000	2,098,000	2,250,000	+6.5%
Day trips Value	£94,965,000	£98,833,000	£103,403,000	+8.9%
Overnight Trips				
Number of trips	266,000	276,000	276,000	+3.8
Number of nights	661,000	705,000	719,000	+8.8
Trip value	£63,382,000	£65,703,000	£65,401,000	+3.2%
Total Value	£194,091,000	£201,744,000	£206,717,000	+6.5%
Actual Jobs	3,584	3,725	3,810	+6.3%

(Source: [Economic Impact of Tourism: Stratford Town – 2015, 2016 & 2017 Reports](#))

Section E. Area Strategies

- E.1 Progress on Area Strategy allocation proposals is monitored via the Residential and Economy and Leisure sections of this AMR. The Area Strategies covering Stratford-upon-Avon and the Main Rural Centres do not have specific monitoring indicators. Future AMRs may comment on the achievement of the policy principles.

Core Strategy Policy	Indicator
AS.10 – Countryside and Villages	Number and nature of planning applications determined in relation to each provision of the policy
	Assessment of complex cases, the issues raised and how they were balanced out

Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs

Core Strategy Policy	Indicator
AS.11 – Large Rural Brownfield Sites	Assessment of the housing, business, commercial and tourism indicators in relation to development proposals on any sites covered by this policy

Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs

Section F. Infrastructure

Core Strategy Policy	Indicator
CS.25 - Healthy communities	New and enhanced community facilities including open space/play areas/sports pitches and recreation facilities
	Loss of community facilities including open space/play areas/sports pitches and recreation facilities
	Residents' satisfaction surveys will be undertaken relating to local areas, community facilities and the provision of open space. Parish and Neighbourhood Plans may identify the need for additional or improved open spaces and community facilities in their local areas
	Sustainability indicators relating to safeguarding and improving community health, safety and wellbeing are applicable to this Policy, as are those for reducing barriers to those living in rural areas

Further work is being undertaken by the District Council to report on these monitoring indicators in future AMRs

Core Strategy Policy	Indicator
CS.26 – Travel and Communication	Number of Travel Plans completed and the extent to which they have been implemented
	Percentage of residents finding it easy to access key local services
	Value of developer contributions towards sustainable transport
	Sustainability indicators relating to transport, climate change and to reducing barriers to those living in rural areas are applicable to this policy
	Extent of coverage of area enabled for superfast broadband services

Travel Plans

- F.1 The use of Travel Plans in new developments encourages sustainable travel, notably related to travel patterns for work and education related trips. During 2017/18 there were a total of 40 major planning permissions for non-residential development, of these 23% required a Travel Plan. Reasons for some permissions not containing Travel Plans include those where it was unlikely that considerable traffic would be generated, and where the need for a Travel Plan is assessed by another application forming part of a wider scheme for the site.
- F.2 Details of developer contributions for sustainable transport are set out under Policy CS.27 (Developer Contributions).

Broadband Connectivity

- F.3 The rapid advances in big data and smart technology makes good broadband connectivity more important than ever before. The growing concern is thus that businesses with suboptimal broadband connectivity will be disadvantaged relative to their national and international competitors. Given its rural location, the importance of bringing businesses in Stratford-on-Avon 'up to speed' can't be overestimated.
- F.4 Table 43. shows the level of superfast broadband connectivity across Warwickshire, Solihull and Coventry. The figures are released by CSW Broadband, a project that is looking to roll out superfast broadband across the region. The initial contract increased superfast broadband connectivity in Stratford-on-Avon from 45% to 45% in the 4 years between 2013 and 2017. Although it remains below the government target of 91%, it has significantly caught up with other areas in Warwickshire. By 2018, this is estimated to increase to 89% in the District, thereby doubling the coverage in just 5 years.

Table 48. Superfast Broadband Availability

Location	2013	2016	2018
North Warwickshire	48%	85%	93%
Nuneaton and Bedworth	95%	98%	98%
Rugby	79%	90%	94%
Stratford-on-Avon	45%	75%	89%
Warwick	86%	94%	96%
Solihull	90%	95%	96%
Coventry	91%	91%	91%
Source: CSW Broadband			

Developer Contributions

Core Strategy Policy	Indicator
CS.27 – Developer Contributions	The Infrastructure Delivery Plan and Regulation 123 List will be reviewed on an on-going basis (with appropriate consultation)
	Maintenance and reporting of schedule of infrastructure projects delivered
	Maintenance and reporting of a Schedule of Section 106 agreements and the spending of monies received
	Maintenance and reporting of a Schedule of CIL contributions and spending
	Sustainability indicators relating to safeguarding and improving community health, safety and wellbeing, to transport and to reducing barriers to those living in rural areas are relevant to this policy

Section 106 Planning Obligations

Legal Agreements Signed:

F.5 A total of 78 S106 Agreements were signed during 2017/18.

Financial S106 Planning Obligations received:

F.6 Financial planning obligations totalling £4,642,452.87 were received during 2017/18 on planning applications approved by the Council. This is broken down into the various types of infrastructure as set out in Table 44.

Table 49. S106 Planning Obligations received by type of infrastructure

Infrastructure Type	Amount Received
Affordable Housing	£716,517.25
Allotments and Community Gardens	£17,013.52
Ecology	£160,741.00
Education	£2,381,412.02
Flood Risk	£30,737.02
Libraries	£2,941.00
Open Space	£215,020.01
Public Health	£8,260.53
Public Rights of Way	£85,085.12
Public Transport	£234,541.08
School Transport	£75,861.24
Town Centre improvements	£180.00
Traffic and Road Safety	£258,527.90
Transport Planning	£455,615.18

F.7 In the majority of cases, the contributions are required to be paid to the Council on commencement of development; therefore there will often be a time lag between when the obligations are approved and when the monies are received by the Council.

Financial S106 Planning Obligations spent:

F.8 Financial planning obligations totalling £431,009.87 were spent during 2017/18, broken down into the areas of infrastructure as set out in Table 45. Please note that the spend information for 2017/18 only relates to that spent by Stratford-on-Avon District Council as spend of S106 contributions by Warwickshire County Council is not currently available:

Table 50. S106 Planning Obligations spent by type of infrastructure

Infrastructure Type	Amount Spent
Affordable Housing	£390,000
Open Space	£10,158.78
Active Youth	£24,016.02
Leisure	£6,637.40
Shop Front Grants	£197.67

Community Infrastructure Levy (CIL)

The Stratford-on-Avon CIL Charging Schedule was implemented on 1 February 2018. Between 1 February and 30 March 2018 there was no CIL income and expenditure, as set out in Table 46.

Table 51. CIL Income and Expenditure between 1 April 2017 and 31 March 2018

CIL Regulation	Category	Amount
62 (4)(a)	Total CIL Receipts for the reported year	£0
62 (4) (b)	Total CIL Expenditure for the reported year	£0
62 (4) (c)	Summary details of CIL Expenditure during the reported year (other than those relating to CIL regulations 59E or 59F), including: <ul style="list-style-type: none"> (i) The items of infrastructure to which CIL (including land payments) has been applied (ii) The amount of CIL expenditure on each item (iii) The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part) (iv) The amount of CIL applied to administrative expenses pursuant to reg. 61, and that amount expressed as a percentage of CIL, collected in that year in accordance with that regulation 	£0
62 (4) (ca)	Amount of CIL passed to: <ul style="list-style-type: none"> (i) Any local council under regulation 59A or 59B; and (ii) Any person under regulation 59(4) 	£0
62 (4) (cb)	Summary details of the receipt and expenditure of CIL to which CIL regulations 59E and 59F applied during the reported year including: <ul style="list-style-type: none"> (i) The total CIL receipts that regulations 59E and 59F applied to (ii) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied (iii) The amount of expenditure on each item 	£0
62 (4) (cc)	Summary details of any notices served in accordance with CIL regulation 59E, including: <ul style="list-style-type: none"> (i) The total value of CIL receipts requested from each local council (ii) Any funds not yet recovered from each local council at the end of the reported year 	£0
62 (4) (d)(i)	Total amount of CIL receipts retained at the end of the reported year other than those to which regulation 59E or 59F applied	£0
62 (4) (d) (ii)	CIL receipts from previous years retained at the end of the reported year (other than those to which CIL regulations 59E or 59F applied)	£0
62 (4) (d) (iii)	CIL receipts for the reported year to which CIL regulations 59E or 59F applied retained at the end of the reported year	£0
62 (4) (d) (iv)	CIL Receipts from previous years to which CIL regulation 59E or 59F applied retained at the end of the reported year	£0
62 (4) (e)	Details of infrastructure payments including the items of infrastructure to which the infrastructure payments relate and the amount of CIL to which each item of infrastructure relates	£0

4. Neighbourhood Development Plans and Parish Plans

Neighbourhood Development Plans, once 'made' (adopted by the District Council), form part of the Council's Development Plan and sit alongside the Core Strategy. The Council must take their policies and development allocations into account when determining planning applications in Parishes with made plans.

Parishes with smaller and usually rural settlements may not want to undertake a development plan. Communities may still have aspirations for their areas and want to do a Parish Plan. Such plans identify actions which would improve their areas, e.g. provision of affordable housing to meet local needs. Not all actions are planning related e.g. reduction of speed limits.

By adopting Parish Plans, the Council regards them as material considerations when determining planning applications in relevant parishes.

4. Neighbourhood Development Plans and Parish Plans

Neighbourhood Plans

- 4.1 Neighbourhood Development Plans (NDPs) were introduced in the Localism Act 2011. Stratford-on-Avon District has 34 Neighbourhood Plan Area designations, all by Parish area.
- 4.2 Table 52. Shows that at 31 March 2018, 7 NDPs had proceeded to referendum and received YES votes from their local communities. By March 2019 a further 6 NDPs had achieved the same status. All have been adopted by the District Council as part of the Development Plan. Figure 17. illustrates the progress of NDPs across Stratford-on-Avon District as at March 2019.

Table 52. Adopted Neighbourhood Plans

Neighbourhood Development Plan	Date of Adoption
Bidford-on-Avon	17 July 2017
Ettington and Fulready	17 December 2018
Harbury and Deppers Bridge	17 December 2018
Kineton	24 October 2016
Long Compton	25 April 2016
Salford Priors	17 July 2017
Shipston-on-Stour	15 October 2018
Snitterfield	24 April 2018
Stratford-upon-Avon	17 December 2018
Welford-on-Avon	11 December 2017
Wellesbourne and Walton	17 December 2018
Wilmcote and Pathlow	26 February 2018
Wootton Wawen	26 February 2018

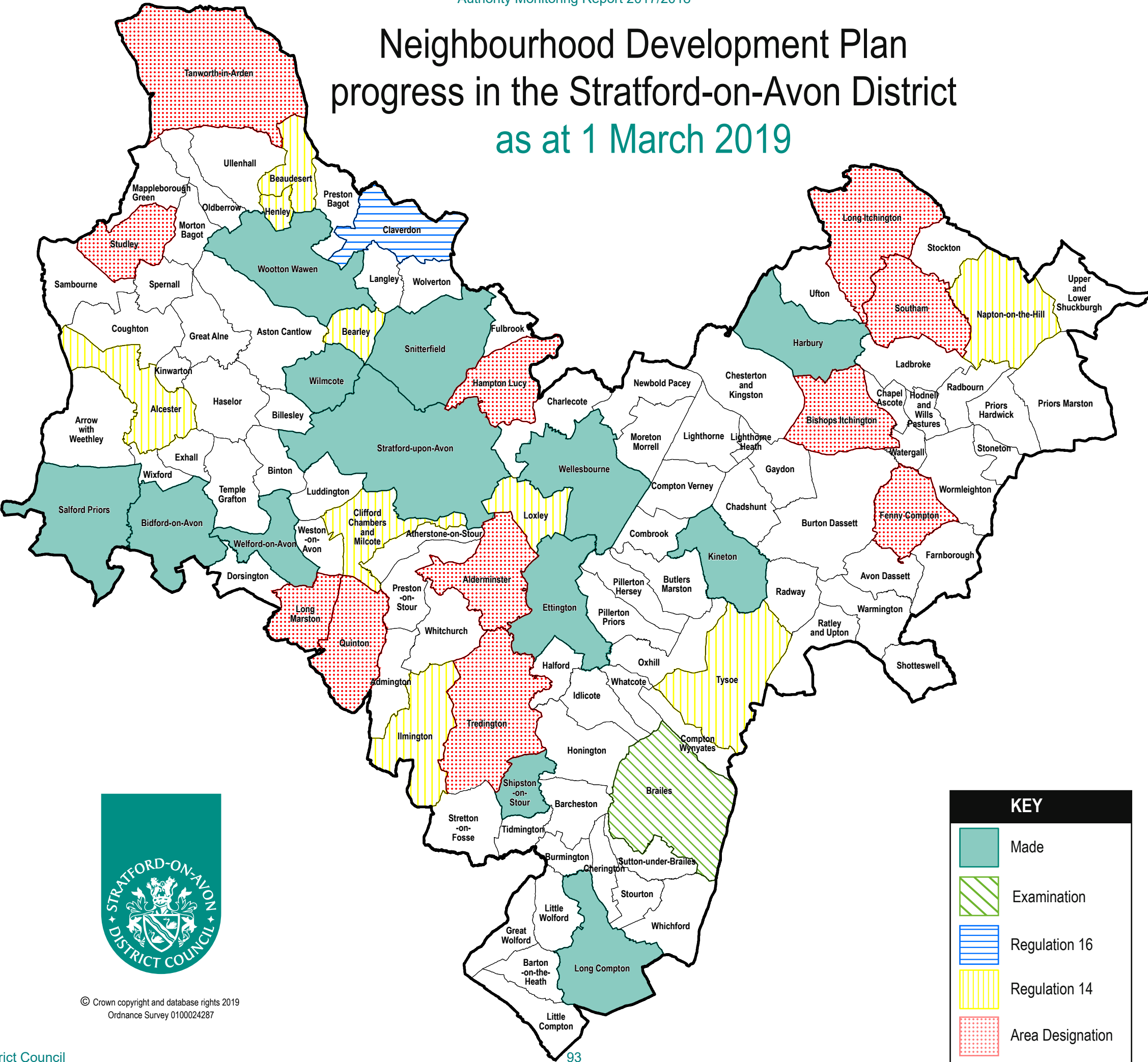
- 4.3 Further information on [Neighbourhood Planning within the District](#) is available on the Council's website. Future AMRs will develop further monitoring and analysis of the adopted Neighbourhood Development Plans.

Parish Plans

- 4.4 Stratford-on-Avon District is also covered by 51 Town and Parish Plans, 17 of these have either been produced or updated since 2011. Parish Plans are adopted by the Council as a material consideration in the determination of planning applications. Further information on [Parish and Town Plans within Stratford-on-Avon District](#) is available on the Council's website. Table 53. is a schedule by Parish showing progress of relevant Neighbourhood and Parish Plans and Housing Needs Surveys.

Figure 17.

Neighbourhood Development Plan progress in the Stratford-on-Avon District as at 1 March 2019



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Ordnance Survey 0100024287

Table 53. INDEX OF COMMUNITY PLANS AND LOCAL HOUSING NEEDS SURVEYS

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing by RHE (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Alcester	6273	2916	Alcester	MRC	2008 (b) ●	DRAFT	2017 ●	YES		Previous HNS 2012.
Alderminster	491	230	Alderminster	LSV 4		NADES	2011 ●	YES		
Aston Cantlow	437	201	Aston Cantlow	LSV 4	2018 ●					PP commits to instigating HNS.
Avon Dassett	210	101	Avon Dassett	...	2007 ●		2007 ●	YES		
Barton-on-the-Heath	(c)	(c)	Barton-on-the-Heath	...						HNS completed 2018 - adoption pending.
Bearley	724	302	Bearley	LSV 4	2013	NADES	2017 ●			Previous HNS 2007 & 2012.
Bidford-on-Avon	5350	2232	Bidford-on-Avon	MRC	2017 ●	MADE ●	2017 ●	YES	n/a	Previous HNS 2013.
Bidford-on-Avon	n/a	n/a	Broom	...	2017 ●	MADE ●	2017 ●	YES	YES	Previous HNS 2013.
Bidford-on-Avon	n/a	n/a	Marlcliff	...	2017 ●	MADE ●	2017 ●	YES	n/a	Previous HNS 2013.
Binton	311	156	Binton	...	2016 ●		2013 ●			
Bishops Itchington	2082	873	Bishops Itchington	LSV 1	2008 ●	NADES	2016 ●	YES		Fresh HNS undertaken in parallel with NP survey - Aug 2016. Previous HNS 2007.
Brailes & Winderton	1149	547	Brailes	LSV 2	2012 ●	SUB ●	2016 ●	YES	YES	Previous PP adopted 2005. Previous HNS 2006.
Burton Dassett	1322	517	Burton Dassett	...			2010 ●	YES		
Burton Dassett	n/a	n/a	Northend	LSV 4			2010 ●	YES		
Burton Dassett	n/a	n/a	Temple Herdwycke	LSV 3			2010 ●	YES		
Butlers Marston	232	107	Butlers Marston	...			2017 ●			Previous HNS 2001 & 2011.
Cherington & Stourton	373	211	Cherington, Stourton	...			2018 ●	YES		Previous HNS 2010.

Stratford-on-Avon District Council
INDEX OF COMMUNITY PLANS AND LOCAL HOUSING NEEDS SURVEYS

Claverdon	1261	540	Claverdon	LSV 3		DRAFT	2017 ●	YES	YES (d)	Previous HNS 2002.
Clifford Chambers & Milcote	432	214	Clifford Chambers	LSV 4		DRAFT	2016 ●	YES		Previous HNS 2009.
Clifford Chambers & Milcote	n/a	n/a	Milcote	...		DRAFT	2016 ●			Previous HNS 2009.
Combroke	159	72	Combroke	...	2007 ●					
Coughton	157	72	Coughton	...	2010 ●		2016 ●	YES		2010 PP grant. Previous HNS 2009 & 2012.
Dorsington	150	58	Dorsington	...		APP	2009 ●			Fresh NA designation application submitted
Ettington	1171	477	Ettington	LSV 3	2018 ●	MADE ●	2016 ●	YES		Previous HNS 2006 & 2011.
Exhall	203	92	Exhall	...	2007 ●		2003 ●			PP Open Gate Action Plan with Temple Grafton
Farnborough	265	123	Farnborough	...	2017 ●		2017 ●	YES		Previous HNS 2000.
Fenny Compton	808	332	Fenny Compton	LSV 2	2009 ●	NADES	2017 ●	YES	YES	Previous HNS 2005 & 2009.
Gaydon	446	185	Gaydon	LSV 4	2013 ●		2006 ●			PP 2012-17.
Great Alne	570	240	Great Alne	LSV 3	2009 ●		2014 ●	YES	YES	2010 PP grant. Previous HNS 2010.
Great Wolford	278	152	Great Wolford	...			2015 ●			
Halford	341	160	Halford	LSV 4			2007 ●	YES		
Hampton Lucy	566	231	Hampton Lucy	LSV 4		NADES	2016 ●	YES		Previous HNS 2011.
Harbury	2420	1050	Harbury	LSV 1	2018 ●	MADE	2011 ●	YES	YES	Previous HNS 2004.
Henley-in-Arden & Beaudesert	3064	1576	Henley-in-Arden	MRC	2005 ●	NADES	2014 ●	YES		Previous HNS 2006.
Ilmington	712	353	Ilmington	LSV 3	2006 ●	DRAFT	2006 ●	YES	YES	
Kineton	2337	1003	Kineton	MRC	2016 ●	MADE	2013 ●	YES		
Kinwarton	1082	491	Alcester/Kinwarton	MRC (part)	2018 ●					PP 2017-27, but contains no actions pertaining to housing.

Stratford-on-Avon District Council
INDEX OF COMMUNITY PLANS AND LOCAL HOUSING NEEDS SURVEYS

Ladbroke	268	123	Ladbroke	...	2010 (e) ●		2008 ●			LSV status revoked 2018. PC have decided not to undertake a fresh HNS (2018).
Langley	162	67	Langley	...	2013					
Lighthorne	361	176	Lighthorne	LSV 4	2014		2013 ●			
Lighthorne Heath	898	377	Lighthorne Heath	LSV 2	2005 ●		2004 ●	YES	YES	PP 2005-10.
Little Compton	365	209	Little Compton	...			2018 ●	YES	YES	Previous HNS 2008.
Long Compton	764	368	Long Compton	LSV 3	2016 ●	MADE ●	2012 ●	YES	YES	Previous HNS 2004. Enquiry re fresh HNS.
Long Itchington	2013	861	Long Itchington	LSV 1	2009 ●	NADES	2016 ●	YES	YES	Previous HNS 2007.
Long Marston (Marston Sicca)	436	183	Long Marston	LSV 4	2007 ●	NADES	2014 ●			Also HNS 2007 & 2010. Revised NA designation agreed.
Loxley	399	157	Loxley	LSV 4	2007 ●	SUB ●	2014 ●	YES		
Luddington	475	228	Luddington	...	2006 ●		2007 ●			In addition, Village Design Statement adopted June 2018.
Mappleborough Green	857	399	Mappleborough Green	LSV 4						NP &/or HNS not to be undertaken.
Moreton Morrell	850	289	Moreton Morrell	LSV 4	2007 ●		2015 ●			VDS in lieu of NP.
Napton-on-the-Hill	1144	471	Napton-on-the-Hill	LSV 2	2011 ●	DRAFT	2018 ●	YES	YES	PP originally prepared 2006 ● Previous HNS 2012.
Newbold Pacey & Ashorne	267	115	Newbold Pacey & Ashorne	...	2007 ●		2017 ●	YES		Previous HNS 2004. 2017 HNS includes Addendum.
Oxhill	305	146	Oxhill	LSV 4	2014 ●		2016 ●	YES		Parish Plan prepared in lieu of NP.
Pillerton Priors	294	123	Pillerton Priors	LSV 4		NADES	2018 ●			Parish Plan to be prepared in lieu of NP.
Preston-on-Stour	244	121	Preston-on-Stour	...	2014 ●		2015 ●			2010 PP grant. Preparatory survey 2013. Previous HNS 2010.
Priors Marston	579	250	Priors Marston	LSV 4	2005 ●		2015 ●	YES	YES	Previous HNS 2004. Fresh PP in preparation.
Quinton	1968	850	Quinton (Lower)	LSV 1		NADES	2007 ●	YES		2010 PP grant. No fresh HNS. Designated NA includes part of LMA.
Radway	238	115	Radway	...	2003					PP review in progress. PC have decided not to undertake HNS (2018).

Stratford-on-Avon District Council
INDEX OF COMMUNITY PLANS AND LOCAL HOUSING NEEDS SURVEYS

Ratley & Upton	327	149	Ratley & Upton	...	2008 ●		2017 ●	YES		Previous HNS 2005 & 2011.
Salford Priors	1546	830	Salford Priors	LSV 2	2017 ●	MADE ●	2008 ●	YES		LC scheme aborted.
Sambourne	844	336	Sambourne	...	2014 ●		2014 ●			HNS commissioned by The Sambourne Trust, but proposed scheme abandoned.
Shipston-on-Stour	5038	2405	Shipston-on-Stour	MRC	2018 ●	MADE ●	2014 ●	YES	YES	Previous HNS 2005.
Shotteswell	221	106	Shotteswell	...	2018 ●					PP in lieu of NP. Adoption expected. PC have decided not to undertake HNS (2018).
Snitterfield	1226	520	Snitterfield	LSV 3	2018 ●	MADE ●	2014 ●	YES	YES	2010 PP grant. Previous HNS 2006.
Southam	6567	2833	Southam	MRC	2007 ●	NADES	2017 ●	YES		Previous HNS 2005 & 2009.
Stockton	1347	542	Stockton	LSV 2	2006 ●		2006/2013 ●	YES	YES	
Stratford-upon-Avon	27445	13251	Alveston	LSV 4	2018 ●	MADE ●	2015 ●			Revised VDS adopted Nov 2015.
Stratford-upon-Avon	n/a	n/a	Stratford-upon-Avon	Main Town	2018 ●	MADE ●	2015 ●			
Stratford-upon-Avon	n/a	n/a	Tiddington	LSV 1	2018 ●	MADE ●	2015 ●			
Stretton-on-Fosse	439	214	Stretton-on-Fosse	...	2010		2011 ●	YES	YES	2010 PP grant. Previous HNS 2006.
Studley	5879	2600	Studley	MRC	2017 ●	NADES	2011 & 2014 ●	YES	YES	Current PP period 2017-2020. Fresh HNS underway.
Tanworth-in-Arden	3104	1349	Earlswood	LSV 3		NADES	2016 ●	YES		
Tanworth-in-Arden	n/a	n/a	Tanworth-in-Arden	LSV 4		NADES	2016 ●	YES		
Tanworth-in-Arden	n/a	n/a	Wood End	LSV 4		NADES	2016 ●	YES		
Temple Grafton	462	201	Temple Grafton	...	2007 ●	ENQ	2014 (f)			PP Open Gate Action Plan with Exhall. Fresh HNS underway.
Tredington	1422	653	Newbold-on-Stour	LSV 3	2015 ●	NADES	2013 ●			
Tredington	n/a	n/a	Tredington	LSV 3	2015 ●	NADES	2013 ●			
Tysoe	1143	511	Tysoe	LSV 2	2010 ●	DRAFT*	2016 ●	YES		Previous HNS 2012. * 2nd PSD published July 2018.

Stratford-on-Avon District Council
INDEX OF COMMUNITY PLANS AND LOCAL HOUSING NEEDS SURVEYS

Ufton	319	147	Ufton	...		ENQ	2012 ●			Appraisal 2001.
Warmington & Arlescote	304	138	Warmington & Arlescote	...	2018		2016 ●			2010 PP grant. Previous HNS 2011.
Welford-on-Avon	1420	661	Welford-on-Avon	LSV 2	2017 ●	MADE	2008 ●	YES	YES	Addendum to HNS produced 2012.
Wellesbourne & Walton	5849	2606	Wellesbourne	MRC	2018 ●	MADE	2011 ●			2010 PP grant. VDS adopted 2014 ●
Whatcote	143	71	Whatcote	...			2014 ●			
Whichford & Ascott	336	164	Whichford & Ascott	...	2010 ●		2011 ●	*	*	*No activity, but possibility of 'cluster' scheme with Cherington & Stourton.
Wilmcote & Pathlow	1299	549	Pathlow	...	2018 ●	MADE	2015 ●			
Wilmcote & Pathlow	n/a	n/a	Wilmcote	LSV 2	2018 ●	MADE	2015 ●			
Wixford	155	67	Wixford	...	2015 ●		2012 ●			No local housing need ID by HNS.
Wolverton	212	98	Wolverton	...	2014 ●		2014 ●		YES**	Previous HNS 2005.
Wootton Wawen	1318	685	Wootton Wawen	LSV 2	2018 ●	MADE	2011 ●	YES	YES	

NOTES:

Settlement status:

	Main Town
	Main Rural Centre
	Local Service Village

Border indicates Green Belt setting (full or partial)

Shading indicates Designated Rural Area

List is in alphabetical order of **parish** followed by **settlement**

- (a) In addition, conventional market-led scheme(s) may also be under consideration (applicable to all parishes).
 (b) Alcester Town Plan (2008) also covers the parishes of Kinwarton, Arrow and Weethly.
 (c) 2011 Census data not available.
 (d) Cluster scheme at Norton Lindsey (Claverdon Parish).
 (e) Ladbroke Parish Plan (2010) also includes the parishes of Chapel Ascote, Radbourn and Hodenell & Wills Pasture.
 (f) Only covers Temple Grafton village.
 ● Indicates available to view/download from SDC website

Neighbourhood planning status codes:

ENQ	Enquiry about neighbourhood planning received
APP	Neighbourhood Area application received
NADES	Neighbourhood Area designated
DRAFT	Draft plan published for public consultation
SUB/REF	Plan submitted for examination or referendum
MADE	Plan adopted ('made') following referendum

Appendix 1. – Building for Life 12 Criteria Assessment Table

BFL NO:	Building for Life Criteria
1.Connections	1a: Where should vehicles come in and out of the development?
	1b: Should there be pedestrian and cycle only routes into and through the development? If so where?
	1c: Where should new streets be places, could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood and surrounding places?
	1d: How Should the new Development relate to existing development? What should happen at the edges of the development site?
2.Facilities and Services	2a: Are there enough facilities and services in the local area to support the development? If not, what is needed?
	2b: where new facilities are proposed: Are these facilities what the area needs?
	2c: Are these new facilities located in the right place? If not, Where should they go?
	2d: Does the layout encourage walking, cycling or using public transport to reach them?
3.Public Transport	3a: What can the development do to encourage more people (both existing and new residents) to use public transport more often?
	3b: Where should new public transport stops be located?
4.Meeting local housing requirements	4a: What types of homes, tenure and price range are needed in the area? (e.g. starter/family/downsizing)
	4b: Is there a need for different types of home ownership or rented properties to help people on lower income?
	4c: are there different types and tenure spatially integrated to create a cohesive community?
5.Character	5a: How can the development be designed to have a local or distinctive identity?
	5b: Are there any distinctive characteristics within the area, such as building shapes, styles, colours, and materials or the character of streets and spaces that the development should draw inspiration from?
6.Working with the site and its context	6a: Are there any views into or from the site that need to be carefully considered?
	6b: Are there any existing trees, hedgerows or other features such as streams that need to be carefully designed into the development?
	6c: Should the development keep any existing building(s) on the site? If so, how could they be used?
7.Creating well defined streets and spaces	7a: Are buildings and landscaping schemes used to create enclosed streets and spaces?
	7b: Do buildings turn corners well?
	7c: Do all fronts of buildings, including front doors and habitable rooms face the street?
8.Easy to find your way around	8a: Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?
	8b: are there any obvious landmarks?
	8c: Are the routes between places clear and direct?

9.Streets for all	9a: Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?
	9b: Are streets designed in a way that they can be used as social spaces, such as places for children to play safely or for neighbours to converse?
10.Car parking	10a: Is there enough parking for residents and visitors?
	10b: Is parking positioned close to people's homes?
	10c: Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?
	10d: Are garages well positions so that they do not dominate the street scene.
11.Public and private spaces	11a: What types of open space should be provided within this development?
	11b: Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?
	11c: How will they be looked after?
12.External storage and amenity space	12a: Is storage for bins and recycling items fully integrated, so that these items are less likely to be left on the street?
	12b: Is access to cycle and other vehicle storage convenient and secure?

Appendix 2. Major Planning Permissions in the Arden Special Landscape Area 2017/18

Planning Reference	Decision Date	Description of development	Reason for permission
16/02797/FUL Allelys Ltd, The Slough, Studley	07/07/2017	Revised description of development to state ' Demolition of 2 maintenance and repair buildings (B2 Use Class) (part retrospective) and extension to warehouse, (B8 Use Class).	Some harm would arise as filling a visual gap, but with the removal of some building and sensitive landscaping. It is deemed it would not harm the landscape to a significant level.
16/03227/FUL Hollow Meadow Farm, Kings Lane, Snitterfield	12/07/2017	Retrospective application for change of use of building to a domestic garage/storage unit; and for the change of use of land surrounding the proposed garage/storage unit from agricultural to residential curtilage (Use Class C3).	Some visual harm caused but not significant and mitigated by siting and appearance.
16/03277/FUL Maudslay Park, Great Alne, Alcester	07/07/2017	Proposed Extra Care Development (use class C2) including 44 Extra Care Units, laundrette, staff facilities, car parking, landscaping and associated infrastructure.	Landscape harm can be mitigated satisfactorily and the proposal would not harm the character or appearance of the area.
16/03610/FUL Land at Sernal Lane, Great Alne	26/09/2017	Erection of 17 no. dwellings (comprising 7 no. affordable dwellings and 10 no. local market dwellings), access road and footways, attenuation pond, open space and landscaping, and other associated development.	Detailed Landscape and Visual Impact Assessment was carried out views into the site are well covered due to existing landform. Some harm would be caused visually within the landscape, but with planning etc. this can be somewhat mitigated.
17/00192/FUL Snitterfield Fruit Farm, Kings Lane, Snitterfield	30/05/2017	Change of use of land and buildings to mixed use purposes comprising a Restaurant (A3), Retail (A1) and Craft or Artisan Production Studios (B1), Event and display space (Class D1), ancillary offices, storage and facilities; alterations and adaptations of buildings; formation of a car park and new access drive with other associated works. Diversion of Public Right of Way (SD146).	Officer recommendation to refuse overturned at committee.

17/00593/FUL Land at Malthouse Lane, Earlswood	21/04/2017	Change of use of agricultural land to equestrian. Erection of stables/tack room block, enclosed yard and menage.	No report
17/00847/FUL Church Farm, Morton Bagot Road, Morton Bagot	17/05/2017	Erection of agricultural building for general storage and to house livestock.	Can be seen visibly but in keeping with area and deemed acceptable within the landscape
17/01097/FUL Land at Rear of Summer Palace, Mappleborough Green	27/10/2017	Development of 8 No. single storey B1 (a, b and c) use with associated parking areas and realigned access drive to Birmingham Road.	Due to surrounding buildings and land of hard standing the development would not be detrimental within the area.
17/01219/FUL Oldberrow Hall, Ullenhall Lane, Ullenhall	04/07/2017	Erection of an Implement Storage Building to provide secure storage for the plant and machinery used to maintain the grounds of the property, woodland and adjoining fields	Building serves a purposes that on balance will not cause sufficient harm to the character and appearance of the site.
17/01514/FUL Crocketts Farm, Alne Hills, Great Alne	17/07/2017	Erection of a wooden stable block consisting of 3 stables, a wash room, a tack room, area for storage of hay/fodder and general store for machinery/quad bike/tools etc.	Justified that that the site is in keeping with the associated and cultural features of the prevailing landscape and characteristics of the area.
17/01536/FUL Barrells Park, Ullenhall	02/08/2017	Change of use from agricultural land to equestrian and the erection of a stable block and associated hardstanding	The size, design and location of the building would not adversely impact on the rural character of the area.
17/01740/FUL Castle Nurseries, Studley	03/10/2017	Proposed agricultural building to include open garage/storage bays at ground floor and office at first floor to be used in association with existing horticultural business.	Building serves a purposes that on balance will not cause sufficient harm to the character and appearance of the site.
17/02296/FUL Portway Farm, Penn Lane, Tanworth-in- Arden	27/10/2017	Erection of agricultural building; laying of hardstanding for external storage of farm machinery and equipment.	The positioning of the barn and its design deemed not to impact on the landscape.

17/02785/FUL 133 Earlswood Common, Earlswood	12/06/2018	Change of use of commercial building (A1 consent) to Children's Registered nursery (D1 consent)	due to plans being minor changes and materials matching previous no great impact on the landscape or character
17/03292/FUL Robin Hood Farm, Danzey Green	18/12/2017	Change of use of agricultural barns to ancillary domestic accommodation including change of use of land from agricultural to domestic	The development design is sensitive and considerate to the existing buildings as not to effect the character of the landscape.
17/03346/FUL Badbury Hill Barn, Burford Lane, Aston Cantlow	19/01/2018	Retention of extensions to existing barns (to provide additional stabling, a covered shelter, a covered paddock and an external paddock), change of use of agricultural barn to stables to increase the capacity for horses on-site to 51, and a gallop and menage	No change in appearance in buildings within the landscape.
17/03455/FUL Land at Malthouse Lane, Earlswood	19/01/2018	Additional stables with foaling box and hay storage	Need for development to assist with applicants personal needs and no detrimental effect on the landscape.

Appendix 3. Net Housing Completions by Location

Location		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Main Town									
Stratford-upon-Avon		52	149	164	93	200	247	282	1,187
Main Rural Centres									
Alcester	MRC	0	0	57	39	35	5	47	183
Bidford-on-Avon	MRC	2	0	-1	97	133	60	98	389
Henley-in-Arden	MRC	-1	39	10	9	6	9	5	77
Kineton	MRC	-3	11	0	0	60	35	16	119
Shipston-on-Stour	MRC	43	3	20	11	15	14	55	161
Southam	MRC	6	2	4	1	4	113	167	297
Studley	MRC	1	4	15	15	33	5	16	89
Wellesbourne	MRC	0	20	2	73	115	182	55	447
MRC Total		48	79	107	245	401	423	459	1,762
Local Service Villages									
Category 1 LSV									
Bishop's Itchington	LSV1	0	0	0	3	96	18	2	119
Harbury	LSV1	9	0	3	26	2	23	22	85
Long Itchington	LSV1	3	0	10	0	1	85	53	152
Quinton (Lower)	LSV1	0	0	4	6	5	0	29	44
Tiddington	LSV1	1	0	0	5	1	2	32	41
Category 2 LSV									
Brailes (Lower & Upper)	LSV2	0	8	1	1	5	0	1	16
Fenny Compton	LSV2	2	1	0	2	1	0	14	20
Lighthorne Heath	LSV2	0	0	1	0	2	3	5	11
Napton-on-the-Hill	LSV2	1	0	1	2	7	11	4	26
Salford Priors	LSV2	0	0	0	0	0	21	39	60
Tysoe (Upper & Middle)	LSV2	0	0	2	1	5	4	8	20
Welford-on-Avon	LSV2	1	-1	1	4	29	37	12	83
Wilmcote	LSV2	0	0	1	7	1	1	-1	9
Wootton Wawen	LSV2	0	0	-1	3	0	0	15	17
Stockton	LSV2*	1	0	0	2	22	9	52	86
Category 3 LSV									
Claverdon	LSV3	1	0	-1	0	1	2	-1	2
Earlswood	LSV3	0	0	0	0	0	1	1	2
Ettington	LSV3	2	5	0	1	2	0	0	10
Great Alne	LSV3	0	0	1	0	0	0	0	1
Ilmington	LSV3	0	0	0	14	2	0	2	18
Long Compton	LSV3	1	0	0	6	10	6	14	37

Authority Monitoring Report 2017/2018

Location		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Newbold-on-Stour	LSV3	0	0	0	-1	5	2	42	48
Snitterfield	LSV3	0	0	10	4	1	3	3	21
Temple Herdewycke	LSV3	0	0	0	0	0	0	0	0
Tredington	LSV3	0	0	0	-1	1	0	1	1
Category 4 LSV									
Alderminster	LSV4	0	0	0	1	0	4	16	21
Alveston	LSV4	0	1	0	1	0	1	2	5
Aston Cantlow	LSV4	0	0	0	0	0	0	0	0
Bearley	LSV4	0	0	0	0	0	0	0	0
Clifford Chambers	LSV4	0	0	0	0	1	3	5	9
Gaydon	LSV4	0	0	8	0	0	12	5	25
Halford	LSV4*	0	0	0	0	0	4	1	5
Hampton Lucy	LSV4	0	0	0	0	14	11	0	25
Ladbroke	LSV4	0	0	0	0	0	0	0	0
Lighthorne	LSV4	0	0	0	0	0	6	10	16
Long Marston	LSV4	0	0	0	1	11	14	22	48
Loxley	LSV4	0	0	0	0	-1	0	-1	-2
Mappleborough Green	LSV4	1	7	-1	3	4	-1	1	14
Moreton Morrell	LSV4	0	0	0	0	0	0	2	2
Northend	LSV4	0	1	1	0	0	0	6	8
Oxhill	LSV4	0	0	0	-1	3	1	1	4
Pillerton Priors	LSV4	0	0	-1	2	0	1	0	2
Priors Marston	LSV4	0	0	0	0	2	0	2	4
Tanworth-in-Arden	LSV4	0	0	0	-1	1	4	0	4
Wood End	LSV4	1	0	-1	2	0	0	1	3
LSV Total		22	13	23	83	192	223	132	1,122
	Rural Area								
Large Rural Brownfield Sites		0	0	5	155	115	69	49	344
Rural Villages		2	15	4	7	23	27	27	78
Rural Elsewhere		7	29	24	38	75	59	56	232
Rural Area Total		9	44	33	200	213	155	132	654
	District								
District Total		131	285	327	621	1,006	1,048	1,295	4,857

Appendix 4. Net Housing Completions by Parish

Town / Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Admington	2. Central - South	1	0	0	0	1	2	5	9
Alcester Town	6. West	0	0	9	0	3	15	24	51
Alderminster	2. Central - South	0	1	0	1	1	5	18	26
Arrow with Weethley	6. West	0	0	0	0	0	0	0	0
Aston Cantlow	1. Central - North	0	0	0	0	3	1	-1	3
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	0	0	1
Avon Dassett	5. Southeast	1	0	0	0	0	0	0	1
Barcheston and Willington	5. Southeast	0	1	0	1	0	6	8	16
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	-1	1	1
Bearley	1. Central - North	0	0	0	0	-1	0	2	-1
Beaudesert	6. West	1	2	2	1	1	8	7	22
Bidford-on-Avon	6. West	2	5	0	99	137	61	214	518
Billesley	1. Central - North	0	0	0	0	0	0	0	0
Binton	1. Central - North	0	1	0	0	0	0	0	1
Bishops Itchington	4. Northeast	0	0	0	3	96	18	2	119
Brailes	5. Southeast	0	8	1	5	5	1	3	23
Burmington	5. Southeast	0	0	-1	0	1	0	0	0
Burton Dassett	5. Southeast	0	1	1	1	0	0	16	19
Butlers Marston	4. Northeast	0	0	0	0	0	0	0	0
Chadshunt	4. Northeast	0	0	0	0	5	3	0	8
Chapel Ascote	4. Northeast	0	0	0	0	0	0	0	0
Charlecote	2. Central - South	0	0	0	0	1	0	0	1
Cherington	5. Southeast	0	0	1	0	0	0	0	1
Chesterton and Kingston	4. Northeast	1	0	0	0	0	1	1	3
Claverdon	1. Central - North	2	0	0	1	2	1	21	27
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3	0	6
Combroke	4. Northeast	0	1	1	0	4	0	2	8
Compton Verney	4. Northeast	0	0	0	0	1	0	0	1
Compton Wynyates	5. Southeast	0	0	0	0	0	0	0	0
Coughton	6. West	0	0	0	0	0	0	39	39
Dorsington	2. Central - South	0	1	0	0	3	0	0	4
Ettington	2. Central - South	2	9	0	2	3	1	32	49
Exhall	6. West	-2	1	0	0	0	0	1	0
Farnborough	5. Southeast	0	0	1	1	0	0	0	2
Fenny Compton	5. Southeast	2	1	0	2	1	0	44	50
Fulbrook	1. Central - North	0	0	0	0	0	1	0	1
Gaydon	4. Northeast	0	0	8	0	0	12	0	20
Great Alne	6. West	0	0	1	1	1	0	0	3
Great Wolford	5. Southeast	0	1	1	0	1	0	0	3
Halford	2. Central - South	0	0	0	1	0	4	2	7
Hampton Lucy	1. Central - North	1	6	0	0	14	12	1	34
Harbury	4. Northeast	7	0	5	25	3	25	15	80
Haselor	6. West	0	0	0	2	0	0	0	2

Authority Monitoring Report 2017/2018

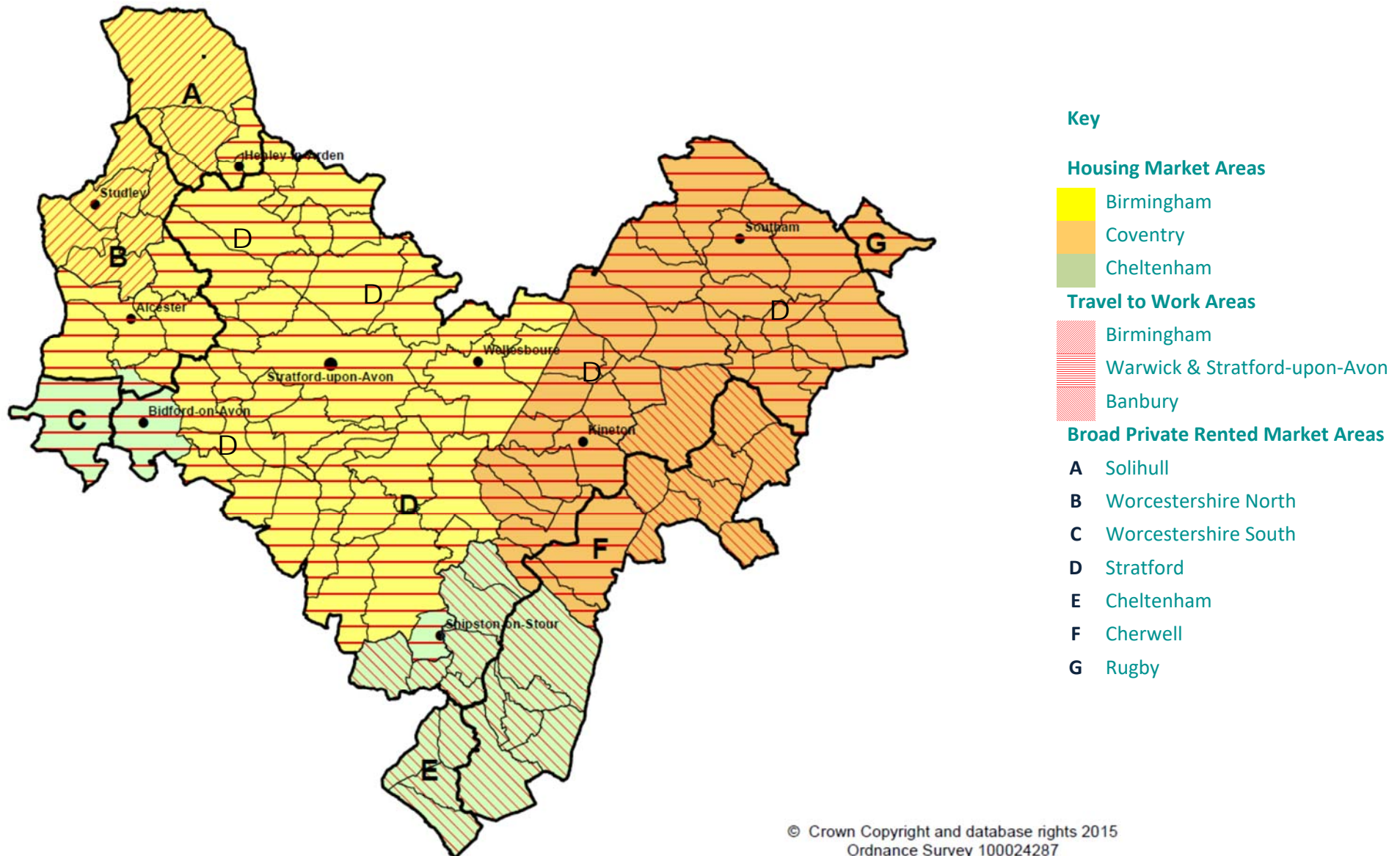
Town / Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Henley-in-Arden	6. West	-2	39	9	9	6	12	15	88
Hodnell & Wills Pastures	4. Northeast	0	0	0	0	0	0	0	0
Honington	5. Southeast	0	0	0	0	0	5	1	6
Idlicote	5. Southeast	0	0	0	-1	1	0	0	0
Ilmington	2. Central - South	0	0	0	14	2	0	0	16
Kineton	4. Northeast	-3	11	0	0	60	35	16	119
Kinwarton	6. West	0	0	48	39	32	0	0	119
Ladbroke	4. Northeast	0	0	3	4	1	0	9	17
Langley	1. Central - North	0	0	0	0	0	0	5	5
Lighthorne	4. Northeast	0	0	1	0	0	8	42	51
Lighthorne Heath	4. Northeast	0	0	0	0	2	3	2	7
Little Compton	5. Southeast	0	0	2	0	0	1	14	17
Little Wolford	5. Southeast	0	0	0	0	0	-1	-1	-2
Long Compton	5. Southeast	1	4	0	6	9	7	52	79
Long Itchington	4. Northeast	3	0	10	0	1	88	1	103
Long Marston	2. Central - South	0	0	2	19	11	19	53	104
Loxley	2. Central - South	0	0	0	0	-1	0	1	0
Luddington	1. Central - North	0	-1	0	2	-1	1	12	13
Mappleborough Green	6. West	2	8	-1	2	10	-2	13	32
Moreton Morrell	2. Central - South	0	0	-1	0	0	0	1	0
Morton Bagot	6. West	0	1	0	2	0	0	0	3
Napton-on-the-Hill	4. Northeast	1	0	1	5	7	15	13	42
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	0	0	7
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	1	0	9
Oldberrow	6. West	1	0	2	0	0	0	0	3
Oxhill	4. Northeast	0	0	0	-1	3	1	6	9
Pillerton Hersey	4. Northeast	0	0	0	0	0	2	0	2
Pillerton Priors	4. Northeast	0	0	-1	2	0	1	0	2
Preston Bagot	1. Central - North	1	0	0	0	0	0	0	1
Preston-on-Stour	2. Central - South	0	0	1	0	0	0	0	1
Priors Hardwick	4. Northeast	0	0	0	0	-1	1	-1	-1
Priors Marston	4. Northeast	0	0	0	1	2	1	24	28
Quinton	2. Central - South	0	0	9	143	117	64	1	334
Radbourne	4. Northeast	0	0	0	0	1	0	39	40
Radway	5. Southeast	0	0	0	0	0	0	0	0
Ratley & Upton	5. Southeast	0	0	0	0	0	0	0	0
Salford Priors	6. West	0	0	0	0	1	25	1	27
Sambourne	6. West	0	0	0	1	-1	-1	13	12
Shipston-on-Stour Town	5. Southeast	43	3	20	11	15	9	91	192
Shotteswell	5. Southeast	0	0	0	0	0	0	0	0
Snitterfield	1. Central - North	0	0	10	4	3	3	28	48
Southam Town	4. Northeast	6	2	4	2	13	118	8	153
Spornall	6. West	0	1	0	0	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	9	1	36
Stoneton	4. Northeast	0	0	0	0	0	0	0	0
Stourton	5. Southeast	0	0	0	0	0	0	1	1
Stratford-upon-	3. Central - Stratford	54	150	165	106	193	252	199	1,119

Authority Monitoring Report 2017/2018

Town / Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Avon Town									
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0	-1	-1
Studley	6. West	1	5	15	15	33	11	9	89
Sutton-under-Brailes	5. Southeast	0	0	0	0	1	0	0	1
Tanworth-in-Arden	6. West	5	2	-1	6	-1	5	19	35
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2	4	8
Tidmington	5. Southeast	0	0	0	0	0	0	0	0
Tredington	2. Central - South	0	0	0	-2	6	2	49	55
Tysoe	5. Southeast	0	0	2	1	5	6	8	22
Ufton	4. Northeast	1	1	0	0	0	1	1	4
Ullenhall	6. West	-1	3	2	0	2	1	0	7
Upper & Lower Shuckburgh	4. Northeast	0	0	0	0	0	0	0	0
Warmington	5. Southeast	0	0	0	0	0	0	0	0
Watergall	4. Northeast	0	0	0	0	0	0	0	0
Welford-on-Avon	2. Central - South	1	4	2	4	60	37	62	170
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	182	4	401
Weston-on-Avon	2. Central - South	0	0	1	0	1	0	1	3
Whatcote	4. Northeast	0	0	0	0	0	1	1	2
Whichford	5. Southeast	0	0	1	1	1	0	11	14
Whitchurch	2. Central - South	0	0	1	0	3	0	5	9
Wilmcote	1. Central - North	0	0	1	9	3	2	1	16
Wixford	6. West	0	0	1	0	2	3	0	6
Wolverton	1. Central - North	0	0	0	-1	0	3	0	2
Wootton Wawen	1. Central - North	0	0	0	3	0	1	4	8
Wormleighton	4. Northeast	0	0	0	1	0	0	0	1
District Total		133	294	343	631	1,048	1,113	1,295	4,857

Appendix 5. Housing Monitoring Sub-areas

Map 1 showing the differing geographical extent of Housing Market Areas, Travel to Work Areas and Broad Private Rented Areas in Stratford-on-Avon District.



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Map 2 showing the identified sub-areas based on Housing Market Areas, Travel to Work Areas and Broad Private Rented Areas in Stratford-on-Avon District.

