

Authority Monitoring Report 2018-2019

December 2019

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1. Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period from 1 April 2018 to 31 March 2019 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 2018/19 AMR brings together up to date core monitoring information on the following topics:
 - An updated overview of Stratford-on-Avon District
 - Progress against the December 2018 Local Development Scheme;
 - Housing Supply 2011-2019 and Affordable Housing Schemes;
 - Gypsy and Traveller sites provision;
 - Employment, retail, leisure and hotel development 2011-2019; and
 - Neighbourhood Development Plan progress (as at December 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 2018 to March 2019. Other data is reported to be as up to date as possible.

2. Overview of Stratford-on-Avon District

Area Profile

2.1 Stratford 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

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.

2.2 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 3.5 million visitors that come to the town each year, whilst also retaining the character of the town and the quality of life for its residents.

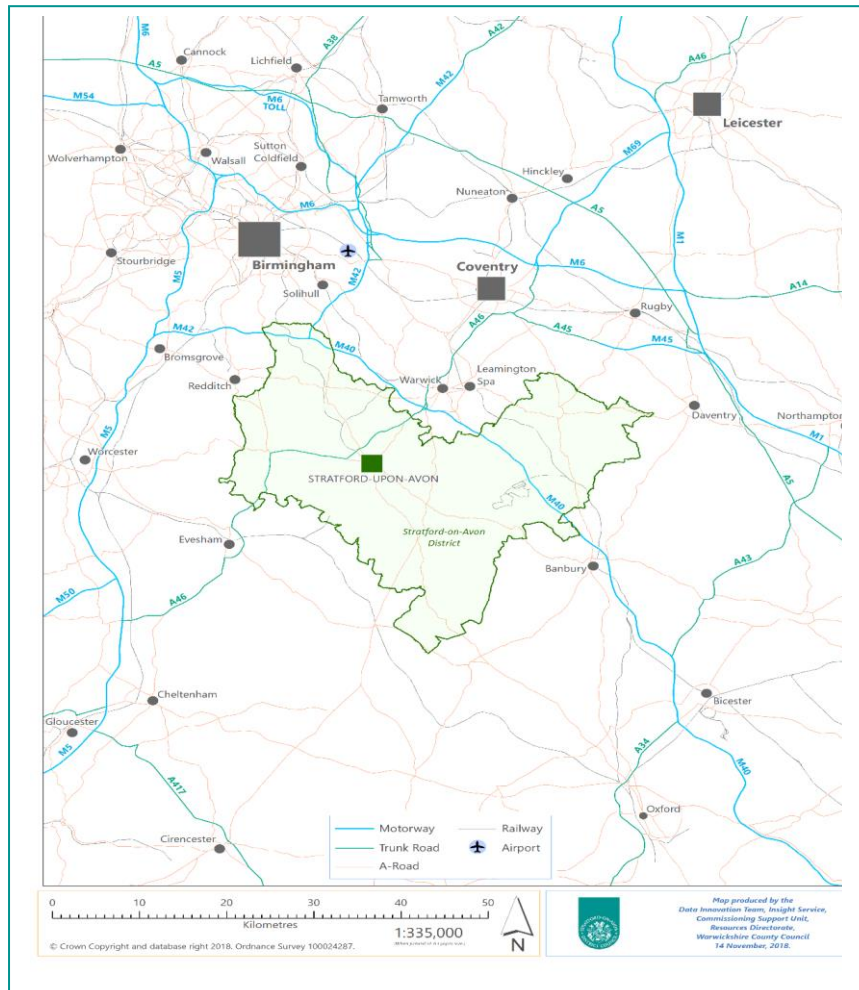


Figure 1. Map showing the location of Stratford-on-Avon District

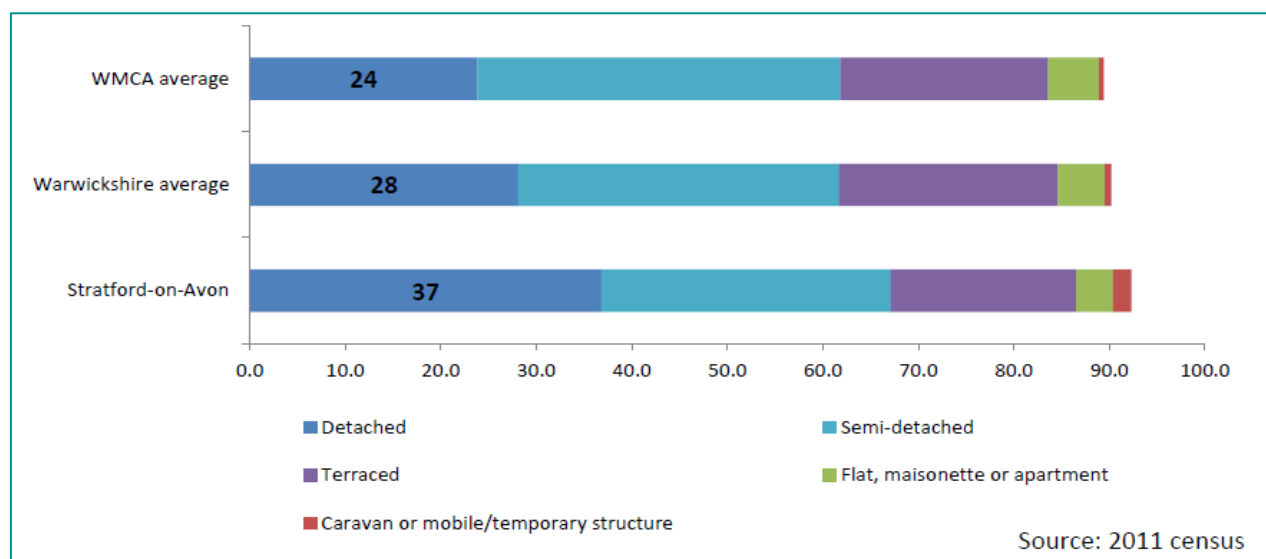
Demographic Profile

- 2.3 The total population of the District is 127,580 (mid-2018) which is an increase of 5.6% since 2011. Since 2017 the population has increased by 1.9% which is the highest in the West Midlands and the 11th highest increase compared with all 430 local authorities in the United Kingdom.
- 2.4 49% (62,142) of the population are males and 51% (65,438) are females and in relation to age the breakdown is as follows:
- Up to 15 years old – 17%
 - 16-64 years old – 58%
 - 65+ years old – 25%
- 2.5 Proportionately the District has fewer children and working age households, and more people aged 65+ years than both Warwickshire County as a whole and England.
- 2.6 According to the Office for National Statistics (ONS), by 2041 there will be 131,600 people living in the District – a 3.2% increase compared with 2018.

Housing Profile

- 2.7 The Government estimates that in April 2018 of the 59,960 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 as a whole (14%) and the West Midlands (23%).
- 2.8 The Office for National Statistics (unofficial tenure statistics January 2019) estimates that in 2017, 74% of dwellings in the District were owner occupied and 13% 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.
- 2.9 Stratford-on-Avon District has the highest median house price in the West Midlands. In the year ending March 2019, the median house price in the District was £319,500. This compares to £257,000 in Warwickshire as a whole, £191,000 in the West Midlands and £240,000 in England. The District lower quartile house price of £240,000 in the year ending March 2019 is also the highest in the West Midlands as is the mean house price of £371,511. The cheapest 10% of homes in the District cost £180,000. As well as having the highest house prices in the West Midlands, the District also has the joint highest lower quartile private rents in the West Midlands. In the year up to 31 March 2019, the lower quartile District rent was £695 per calendar month or £8,340 per year.
- 2.10 In relation to the type of housing within the District as indicated in the 2011 Census, Figure 2 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 2. Housing by type of property



Economic Profile

- 2.11 Labour supply employment and unemployment data from July 2018 to June 2019, shows that there were 62,600 economically active people in Stratford-on-Avon District, 79.4% of those aged 16 to 64, compared to 73.5% in the West Midlands and 75.6% in Great Britain.
- 2.12 Earnings by residence (2018) showed that the median earnings (gross weekly pay) for employees living in the area working full-time in Stratford-on-Avon were £638, which is above average. For the West Midlands, the figure was £537, and for Great Britain, £571.
- 2.13 Of those economically-active and in employment in June 2019, 48,200 are employees; and 12,600 are self-employed (Male 7,800/Female 4,800). 13,300 people, aged 16 to 64, were recorded in Stratford-on-Avon as in economic inactivity (July 2018 to June 2019), which represented 19.1% of that age band. The percentage for the West Midlands was 22.7%, and for Great Britain, 21.1%. Of the 13,300, 11,600 do not want a job.
- 2.14 In 2019 the number of businesses in the District stood at 8,450 with 9,340 local units. The business density ratio of 66 per 1,000 population is the highest density in the county and 50% higher than Warwickshire's average.
- 2.15 Job density, refers to the number of jobs per resident aged 16 to 64. A density of 1.0 means there is one job for every resident of working age. Stratford-on-Avon District in 2017 had a density ratio of 1.21, far above the West Midlands (0.82) and Great Britain (0.86). If there are more jobs than residents, businesses will struggle to fill their positions.
- 2.16 The proportion of full-time and part-time jobs on the District is 68.2/31.8 which reflect the 2018 Great Britain proportion.
- 2.17 The largest occupational sector in 2018 is in manufacturing with 13,000 employees, followed by the wholesale/retail trade (including motor trades) with 10,000. The majority of jobs are in the service sector with a higher than average percentage in manufacturing at

20%, compared with the county at 19% and nationally at 14%. Although the manufacturing figure of 20% is the highest, a number of jobs coded to manufacturing will not be in the traditional 'factory' setting.

- 2.18 Tourism related jobs are an important part of the District services sector. According to the 2018 Tourism Economic Impact Assessment, there are 8,659 tourism related jobs in the District, which equates to 13.1% of all employment.

Educational Profile

- 2.19 As at December 2018, Stratford-on-Avon District had 43.9% of residents with a NVQ4 qualification or higher, a rise of 2.6% on five years ago (41.3%). In comparison, the West Midlands had 33.1% of residents with a NVQ4 qualification or higher, with a figure of 39.3% for Great Britain. Stratford-on-Avon District is the fourth most highly qualified area in the West Midlands. 7.8% were without qualifications in the District, 1.1% more than five years ago.

Health and Wellbeing Profile

- 2.20 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 in 2016 there were 1,735 (9.1%) of children living in low income families which compares with 20.3% in the West Midlands region.
- 2.21 Life expectancy in the District is 84.7 years for women (England 83.1) and for men 80.9 years (England 79.6).

3. Local Development Scheme Progress 2018-2019

- 3.1 Table 1 sets out the current position on each of the documents listed in the District Council's Local Development Scheme (LDS) - December 2018. This LDS, available to view at www.stratford.gov.uk/lds represents a comprehensive project plan for the preparation of Local Development Documents for the period up to December 2019.
- 3.2 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. 2018/19 Local Development Scheme Progress

Document	Position at December 2018	Progress December 2019
Site Allocations Plan	Further Focussed consultation – January/February/March 2019 Regulation 19 – Proposed Submission – August/September 2019 Submission – December 2019 Examination – spring 2020 Adoption – summer/autumn 2020	On Target – Consultation undertaken Feb/March 2019 On Target – Consultation undertaken Aug/Sept. 2019 Delayed Delayed Delayed
Gypsy and Traveller Plan	Gypsy & Traveller Accommodation Assessment (GTAA) – spring 2019 Regulation 19 – Proposed Submission – August/September 2019 Submission – December 2019 Examination – spring 2020 Adoption – summer/autumn 2020	On target – GTAA Completed spring 2019 Work is ongoing to identify sites to meet need identified in the GTAA
Development Requirements SPD	Consultation on additional Parts – Jan/Feb/March 2019 Adoption – summer/autumn 2019	On Target - Reconsultation on Parts: H, O, and R. Consultation on new Sections: I and K – Feb. March 2019 On Target - Parts A-U adopted by July 2019
Core Strategy review	Scoping Consultation – Autumn/Winter 2021	On target

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.)

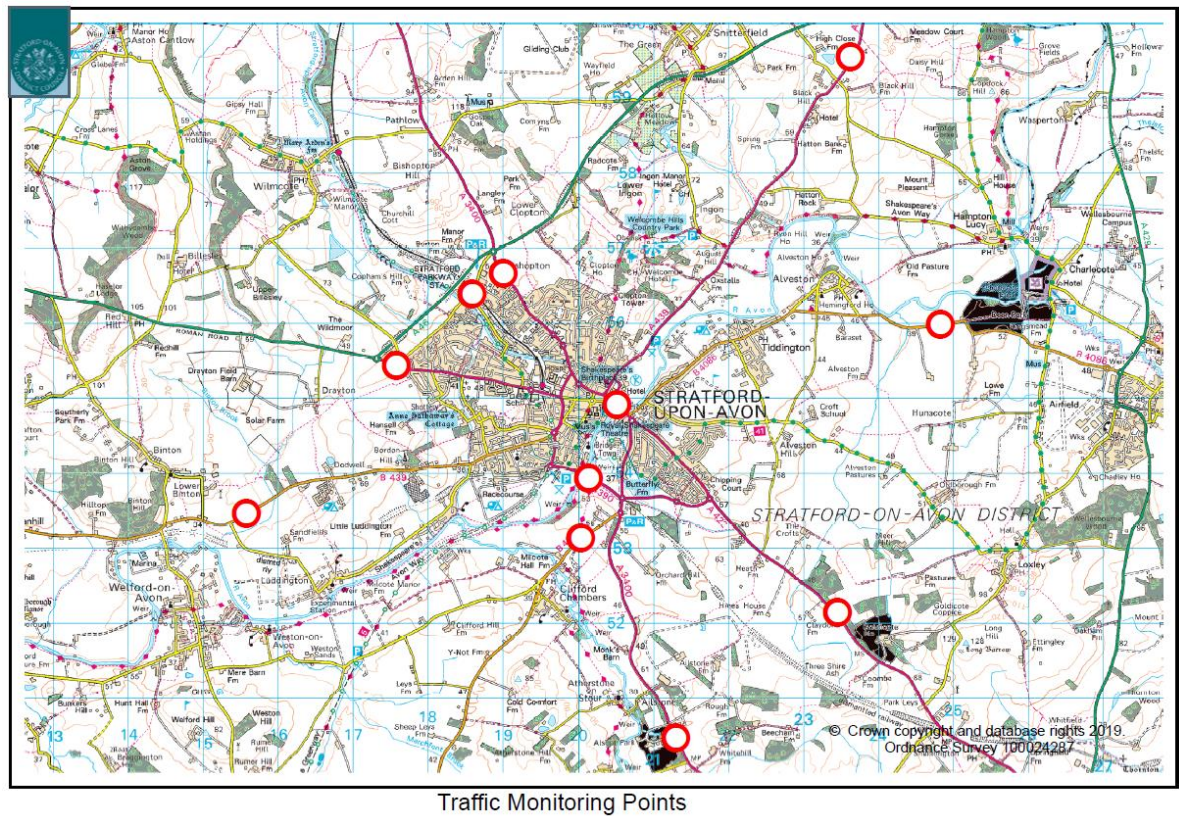
Table 2. Sustainability Appraisal Objectives

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

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.1	Increased use of private cars for transportation	Traffic flows on key routes	Annually, key routes	Traffic flows increase year on year

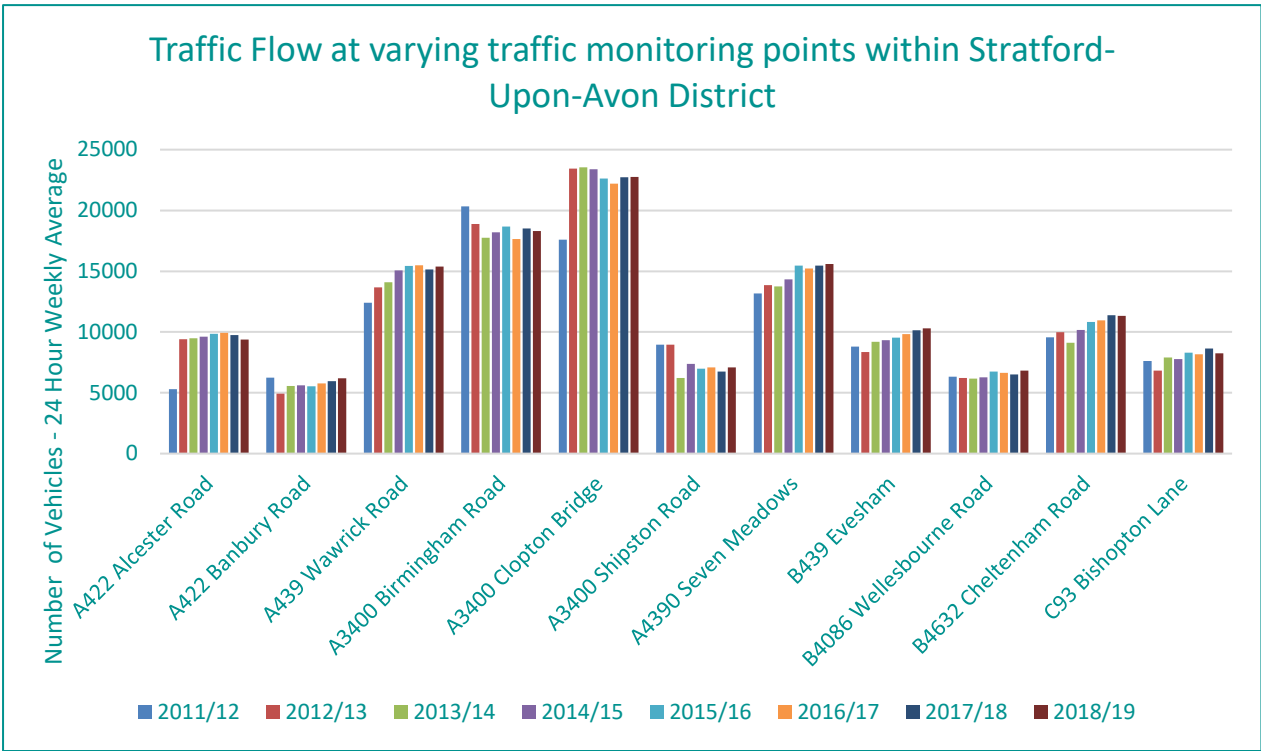
- A.1 Living in a rural district, the need for a private car is high, and with the implementation of the Core Strategy and the creation of 14,600 new homes it would be expected that the number of cars on the road, and consequently traffic flows would increase.
- A.2 Warwickshire County Council has 11 traffic monitoring points within the District that are able to count the number of vehicles that travel over them in any given period. Figure 3 shows where these monitoring points are located.

Figure 3. Location of 11 Traffic Monitoring Points within the District



- A.3 Since 2011 most traffic monitoring points within the District have seen an increase in the number of vehicles passing over them. Figure 4 shows this steady increase in vehicles since 2011. Clopton Bridge has the highest traffic flow, followed by the Birmingham Road, both in Stratford-upon-Avon. The monitoring point with the lowest traffic flow is the Banbury Road.

Figure 4. Traffic Flow at monitoring points within the District since 2011



- A.4 Alongside the overall increase in traffic flow since 2011, there has also been an increase in car use from 2017/18 to 2018/19 at these points, as shown in Table 3. During 2017/18, the total 24 hour weekly average across all monitoring points was 131,023. In 2018/19 this figure rose by 368 to 131,391 an increase of 0.28%. This being said there were reductions in the number of vehicles at 4 of the 11 monitoring points, and generally the level of consistency from last monitoring period to this monitoring period is worthy of notice. The largest percentage change between 2017/18 and 2018/19 was detected on the Shipston Road. The percentage increase in traffic on the Shipston road is 5.3% which equates to 355 more cars over a 24 hour period. Bishopton Lane has seen the biggest percentage decrease, with a -4.65% change, equating to 402 fewer vehicles per 24 hour period.
- A.5 Taking into consideration the possible changing variables such as road closures, monitoring periods and possible extreme weather conditions which could have affected the results, a maximum percentage change of 5.3% can be seen as positive. Nonetheless, efforts should be made to reduce the number of cars on the road, and instead work to increase the number of individuals using sustainable modes of transport.

Table 3. Change in traffic flow between 2017/18 and 2018/19

Road Name	2017/18	2018/19	Numerical Difference	Percentage change
A422 Alcester Road	9746	9377	-369	-3.79%
A422 Banbury Road	5967	6196	229	3.84%
A439 Warwick Road	15139	15381	242	1.60%
A3400 Birmingham Road	18519	18309	-210	-1.13%
A3400 Clopton Bridge	22740	22751	11	0.05%
A3400 Shipston Road	6740	7095	355	5.27%
A4390 Seven Meadows	15472	15588	116	0.75%
B439 Evesham	10147	10311	164	1.62%
B4086 Wellesbourne Road	6520	6818	298	4.57%
B4632 Cheltenham Road	11385	11319	-66	-0.58%
C93 Bishopton Lane	8648	8246	-402	-4.65%
Total	131023	131391	368	0.28%

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.2	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

- A.6 With the District Council's Climate Emergency declaration in summer 2019 it is now even more important that these sustainable modes of transport are being used more frequently. Further measures need to be taken to enable accurate monitoring of the use of sustainable transport such as walking, cycling and the use of public buses.
- A.7 As can be seen in Figure 5, there has been a significant increase in passenger numbers at Stratford-upon-Avon, Stratford Parkway, and Henley-in-Arden train stations over the last 5 years. Wilmcote, Danzey and The Lakes have also seen a steady rise in passenger numbers since 2011. The remaining stations, being Wootton Wawen, Wood End, Bearley and Claverdon, have seen relative consistency in passenger numbers. Bearley station has seen the fewest passengers for the last 8 years, whilst Stratford-on-Avon has consistently been the busiest. At this moment in time passenger numbers for 2018/19 are not yet available so detailed analysis regarding the changes since the last monitoring period are not possible.

Figure 5. Annual Rail Passenger use by station

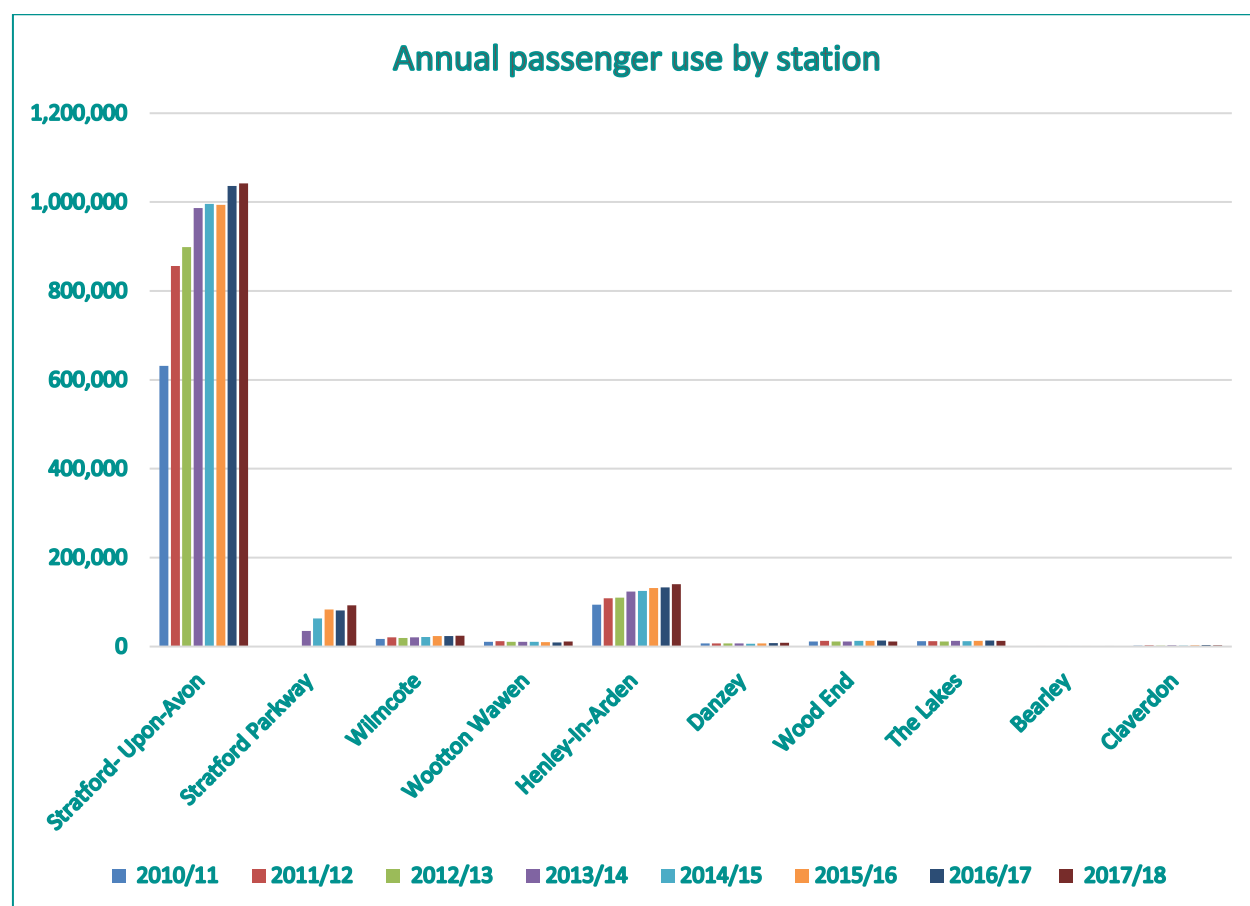


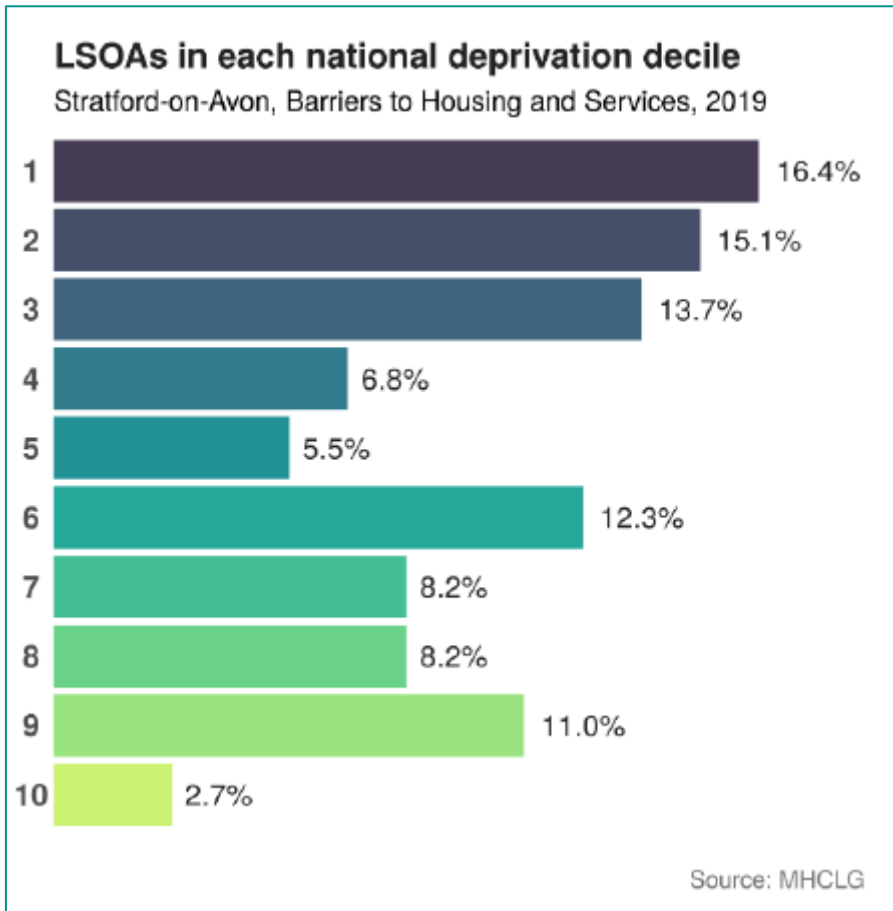
Table 4. Rail Transport Use

Station/Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Stratford-Upon-Avon	631,196	856,414	898,436	986,542	995,725	994,070	1,036,658	1,042,086
Stratford Parkway	0	0	0	34,996	63,488	83,228	81,084	92,782
Wilmcote	16,932	20,984	19,478	20,538	21,364	23,976	23,366	24,244
Wootton Wawen	10,814	11,836	10,624	10,614	10,472	10,186	8,948	11,128
Henley-in-Arden	94,506	108,952	109,964	123,538	125,208	131,970	133,370	140,202
Danzey	6,988	6,910	7,060	7,272	6,670	7,286	7,556	8,198
Wood End	11,460	12,692	11,688	11,734	12,934	12,912	13,312	11,740
The Lakes	11,832	12,392	11,564	13,124	12,116	12,812	13,888	13,062
Bearley	944	960	670	1,220	1,222	1,062	796	1,106
Claverdon	2,294	2,570	2,300	2,654	1,722	2,596	3,122	2,782

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.3	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

- A.8 Determining the accessibility and capacity of nearest necessary services and amenities is an indicator that takes into consideration many different things. Looking at the 2019 Index of Multiple Deprivation is one way to quantify and evaluate how well the needs of those living in rural areas are met.
- A.9 Within the Index of Multiple Deprivation there are 7 domains, but the one useful to this specific indicator is the ‘barriers to housing and services’ domain. This domain measures the physical and financial accessibility of housing and key local services and is constructed from:
- Road distance to a post office;
 - Road distance to a primary school;
 - Road distance to a general store or supermarket;
 - Road distance to a GP surgery;
 - The proportion of households which are judged to have insufficient space;
 - The rate of acceptances for housing assistance under the homelessness provisions of the 1996 Housing Act;
 - Difficulty of access to owner-occupation or the private rental market, expressed as the inability to afford to enter owner occupation or the private rental market.
 - By using results from the 2019 Index of Multiple Deprivation it can be seen that the majority of the district does not have adequate access to the necessary services and amenities.
- A.10 Figure 6 shows how 16.4% of the district is considered ‘most deprived’, whilst only 2.7% is seen to be ‘least deprived’, based on the 10 levels of deprivation assessed for Lower Super Output Areas (LSOAs).

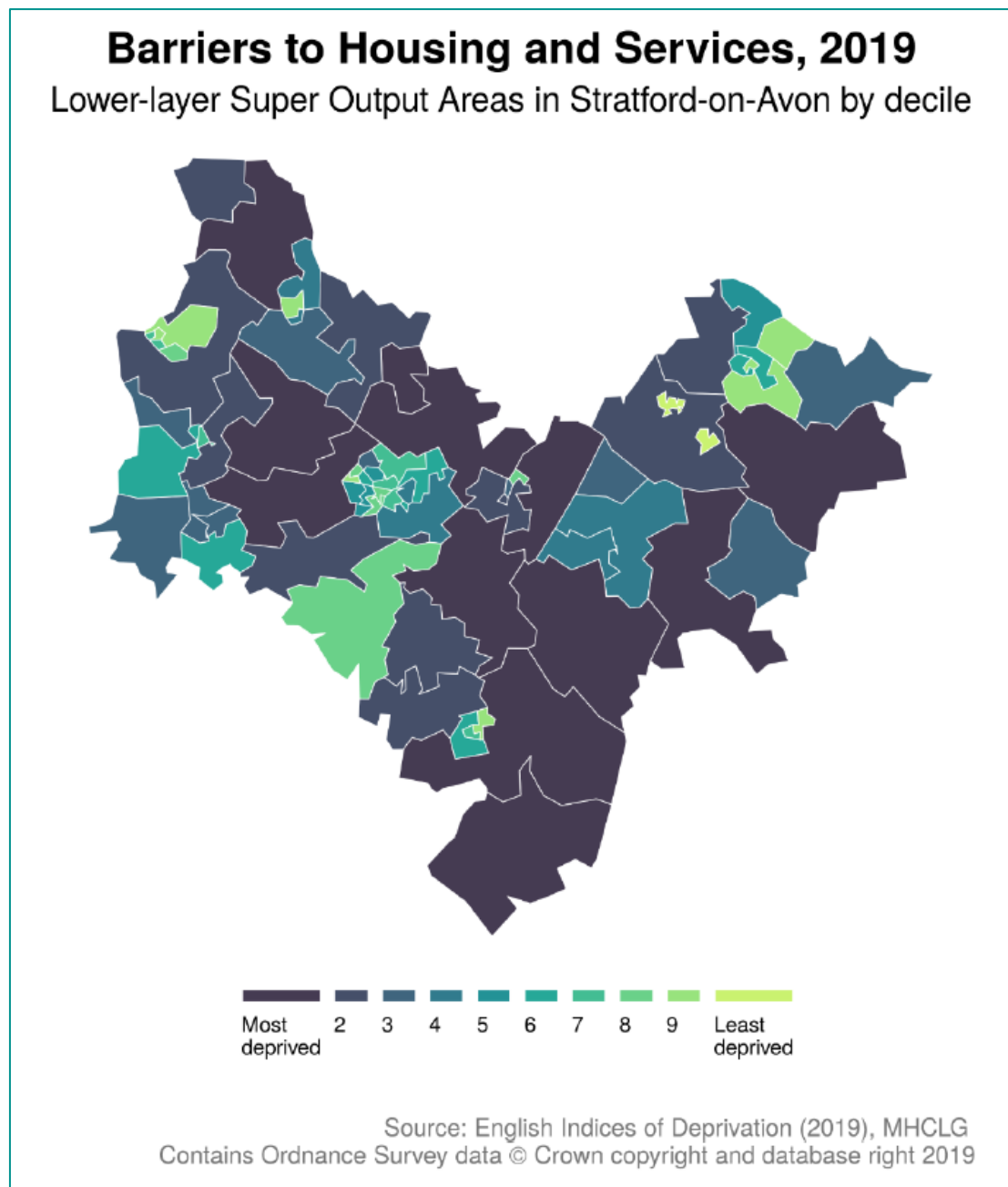
Figure 6. Levels of deprivation within the District for barriers to housing and services



- A.11 The most deprived areas within Stratford District are Long Compton, Burton Dassett, Ladbroke & Priors, Brailes, Tanworth-in-Arden, Bardon, Moreton Morrell, Ashorne & Newbold Pacey, Aston Cantlow, Hampton Lucy & Fullbrook and the Vale of the Red Horse. These areas can be seen to have poor accessibility to the necessary local amenities and access to owner-occupation or private rented market.
- A.12 The least deprived areas in terms of access to housing and services within Stratford District are Harbury, Bishops Itchington, Stockton, Henley West, Studley North, Southam North, Southam South & Town Centre, Shipston North, Studley East & Priory and Stratford Mount Pleasant Way. These areas can be considered to have good accessibility to local amenities.
- A.13 Figure 7 shows how these areas are distributed, and it is clear that that overall there is inadequate accessibility to the necessary services and amenities. However, there are caveats in using the Index of Multiple Deprivation to assess whether the needs of those living in rural areas are met. Whilst the ‘barriers to housing and services’ domain looks at the road distance to Post Offices, Primary Schools, general stores/ supermarkets and GP surgeries, these scores also take into consideration a number of housing factors, such as houses with insufficient space, the rate of acceptance for housing assistance, and the affordability to enter owner occupation or private rental markets. Stratford District is known to be an area where house prices are high and people struggle to get onto the

property ladder. It should therefore be considered that this may be tipping the results to show that areas are deprived, when in fact the accessibility and availability to necessary services and amenities may actually be acceptable.

Figure 7. Levels of deprivation within the District relating to barriers to housing and services



	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.4	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

- A.14 With the increase in the number of vehicles on the roads (as seen in section SA.1) it would be assumed that air quality would decrease as air pollution increases. With the associated health implications of poor air quality there is a strong emphasis on ensuring that air quality within the district remains high.
- A.15 In order to fulfil the requirements of Local Air Quality Management (LAQM), as set out in the Environment Act (1995), the Council publishes an Annual Status Report outlining the air quality in the area. In 2018 the Council reviewed information from 22 Non-Automatic Measuring Sites (Figures 8-10), most of which fell within Stratford’s two Air Quality Management Areas (Stratford and Studley), to determine whether the air quality objectives set out by Defra, had been met.

Figure 8. Air Quality Monitoring Points: Stratford-upon-Avon

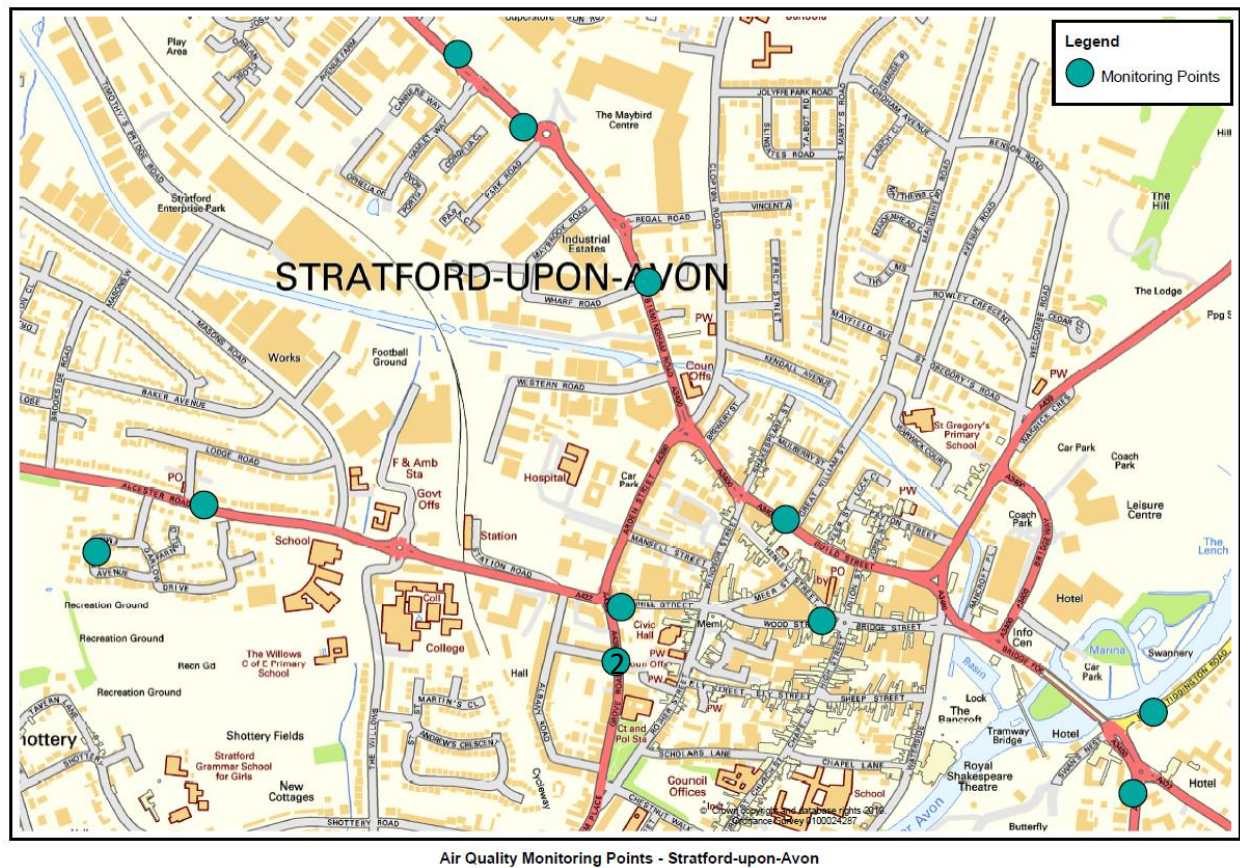
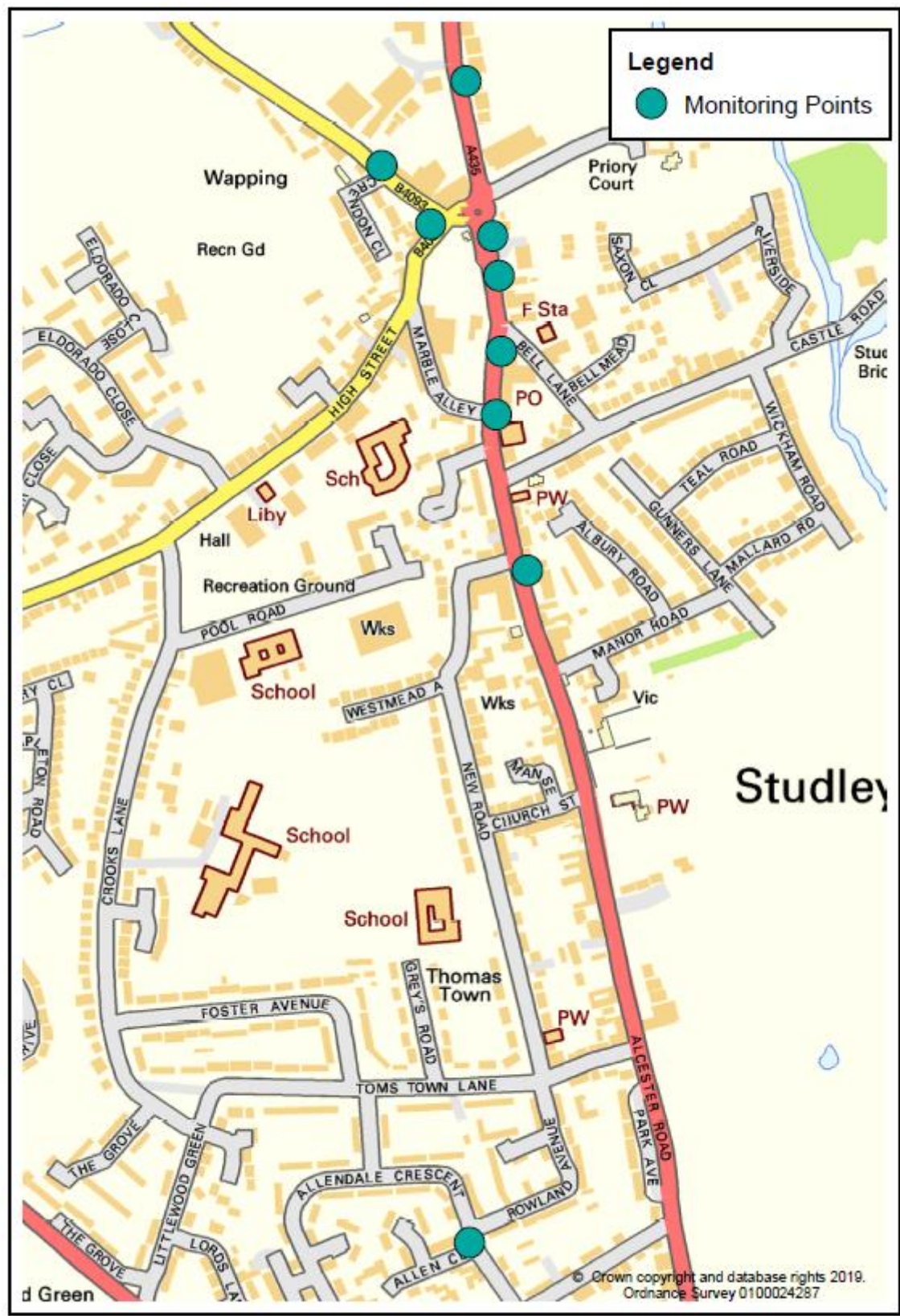
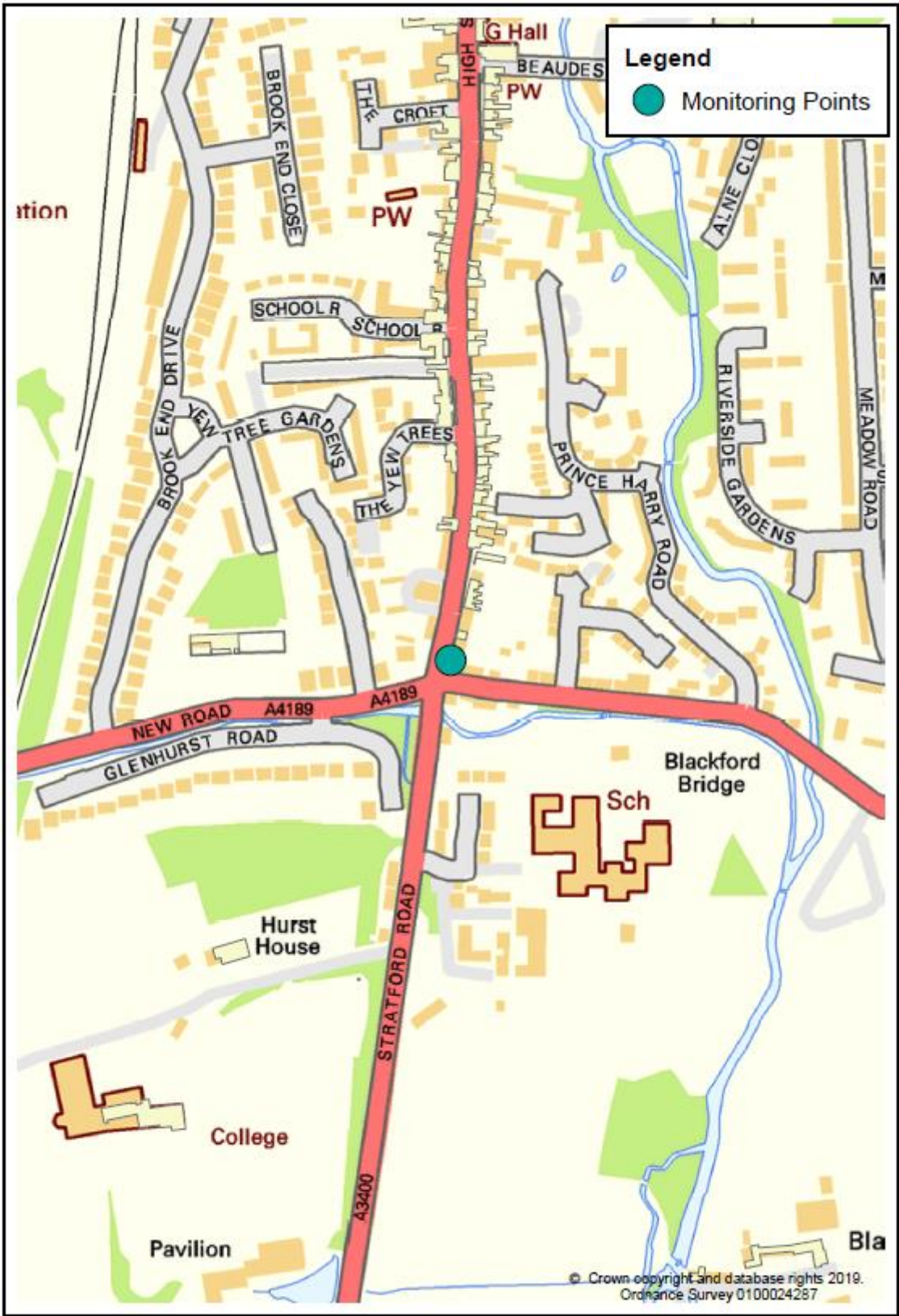


Figure 9. Air Quality Monitoring Points: Studley



Air Quality Monitoring Points - Studley

Figure 10. Air Quality Monitoring Points: Henley-in-Arden



Air Quality Monitoring Points - Henley-in-Arden

- A.16 As can be seen in the graphs below, during 2018 none of the monitored sites exceeded Defra's objectives. Two sites (Birmingham 3 and Studley 4) were within 10% of the annual mean objective, which has prompted a number of decisions from the Council. In 2018 an air quality steering group was set up in order to oversee the development and implementation of an Air Quality Action Plan for the Studley Air Quality Management Area (AQMA). Taking representations from planning, public health, and transport, this action plan aims to reduce the levels of air pollution within the Studley area.
- A.17 Although the mean NO₂ levels measured at Birmingham 3 were within 10% of the annual mean objective, Defra have recommended that the Stratford AQMA should be revoked as soon as possible as no sites have exceeded the objective in the last 5 years. However, to ensure that any future changes in NO₂ concentration are spotted, Stratford District Council have decided to continue monitoring air quality within Stratford-upon-Avon.
- A.18 The Council has also vouched to work with developers to improve sustainable transport links serving new developments and to promote the inclusion of electric charging points for electric/hybrid vehicles at new development sites.

Figure 11. Trends in Annual Mean NO₂ Concentrations: Stratford upon Avon

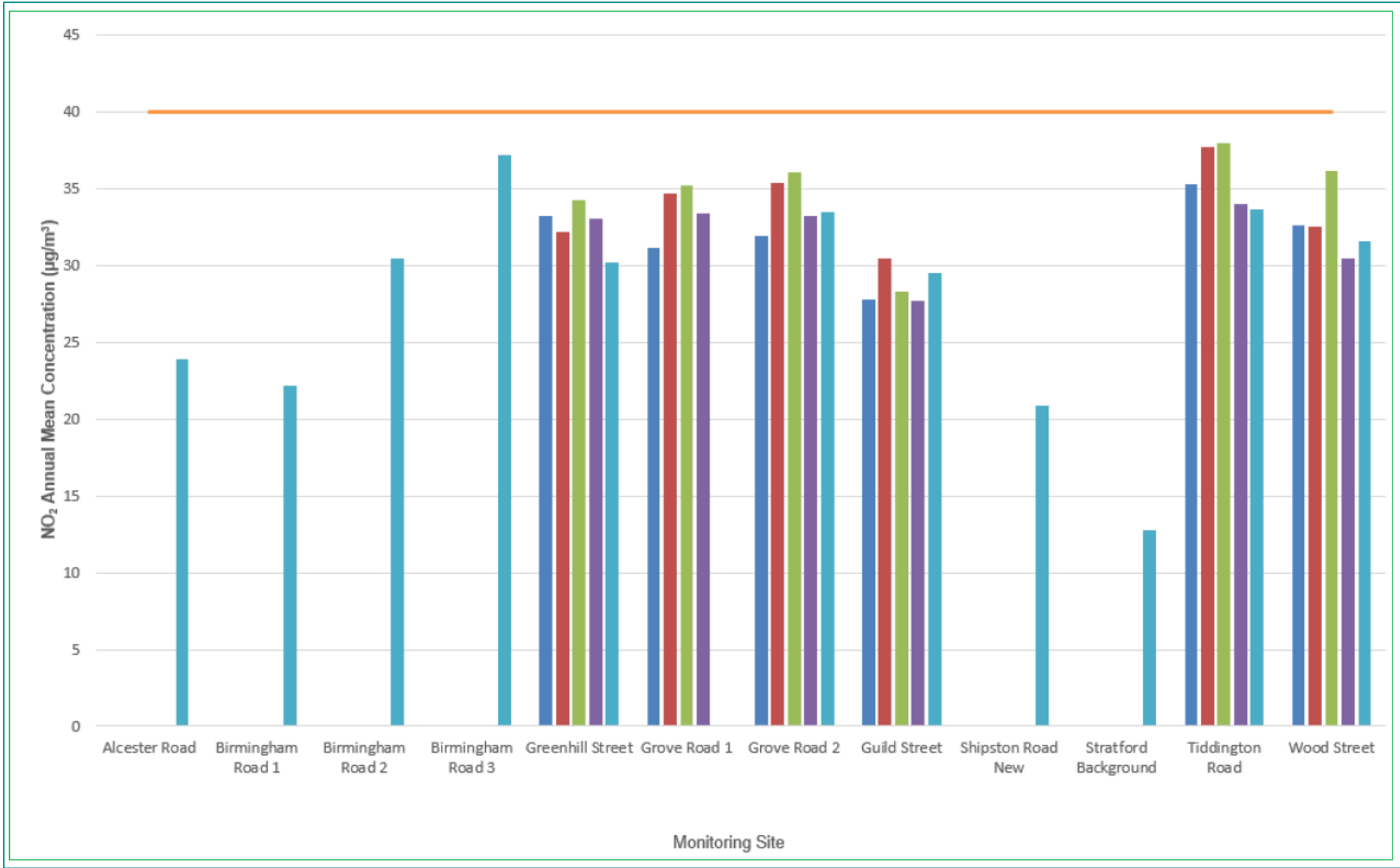


Figure 12. Trends in Annual Mean NO₂ Concentrations: Studley

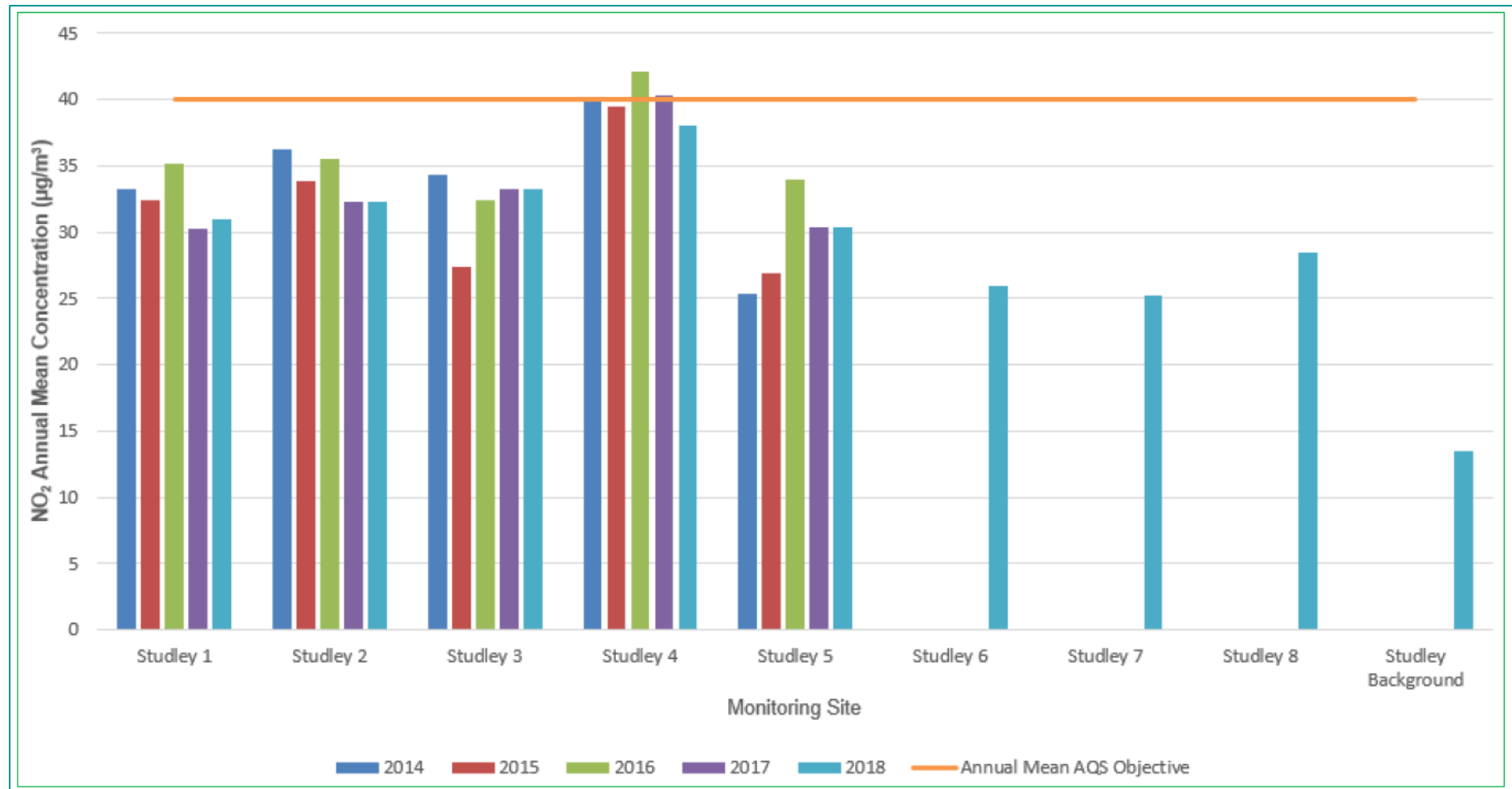
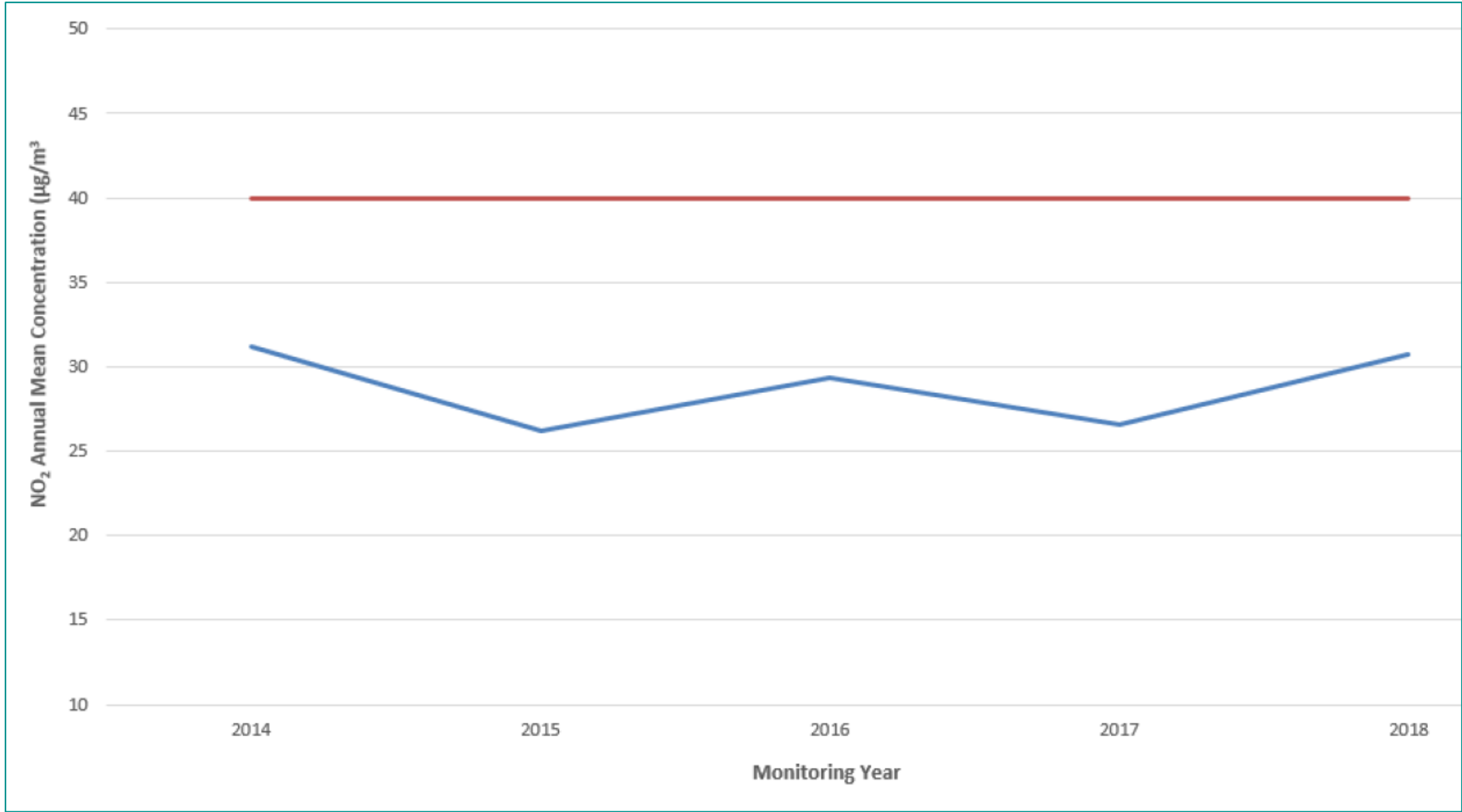


Figure 13. Trends in Annual Mean NO₂ Concentrations: Henley



A.19 The above graphs in general show that there is no visible trend in NO₂ concentrations from 2017 to 2018. However, of the sites that were monitored in both 2017 and 2018, seven have seen improvements in the level of NO₂. The levels of NO₂ on the Tiddington Road, Greenhill Street, Grove Road 1, Studley 2, Studley 3, Studley 4 and Studley 5 have all dropped. In comparison five sites have seen an increase in the levels of NO₂; these being Wood Street, Grove Road 2, Guild Street, Henley High Street and Studley 1.

Table 5. Changes in NO₂ Annual Mean Concentrations between 2017/18 and 2018/19

NO ₂ Annual Mean Concentration (µg/m ³) ⁽³⁾		
	2017	2018
Tiddington Road	34	33.7
Wood Street	30.5	31.6
Greenhill Street	33.1	30.2
Grove Road 1	33.4	31.7
Grove Road 2	33.2	33.5
Guild Street	27.7	29.5
Henley High Street	26.6	30.7
Studley 1	30.3	31
Studley 2	32.3	32.3
Studley 3	33.3	33.2
Studley 4	40.3	38
Studley 5	30.4	30.4

Key		
Decreased levels of NO ₂		
Increased levels of NO ₂		

A.20 Whilst there are more sites that have seen a decrease in the amount of NO₂ there is always more to be done in improving air quality. Whilst the Council has taken on a number of actions to address this there are also a number of ways in which the public can get involved in improving the Districts air quality. These include:

- Public transport – The use of the bus and train facilities, which in turn reduces pollutant concentration by reducing the number of vehicles on the road, this also helps to reduce congestion;
- Walk or cycle if your journey allows – By choosing to walk or cycle for your journey the number of vehicles is reduced and also there is the added benefit of keeping fit and healthy;
- Car/lift sharing – Where a number of individuals are making similar journeys, such as travelling to work or to school car sharing reduces the number of vehicles on the road and therefore the amount of emissions being released. This can be promoted via travel plans through the workplace and also within schools; and

- Alternative fuel / more efficient vehicles – Choosing a vehicle that meets the specific needs of the owner, fully electric, hybrid fuel and more fuel efficient cars are available and all have different levels benefits by reducing the amount of emissions being released.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.5	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

A.21 Following the 1992 Rio Earth Summit many countries pledged to conserve their dwindling biodiversity, and by 1994 Britain had published a UK Biodiversity Action plan¹. Following on from this, Warwickshire, Coventry and Solihull worked together to produce a Local Biodiversity Action Plan (LBAP) which indicates many areas of Priority Habitat. Priority Habitat can be defined as any area which is believed to be of importance in the maintenance and protection of our local species and habitat biodiversity. Some areas of Priority habitat, such as SSSI's have legal protection, others, such as Local Wildlife Sites have been identified to highlight areas of importance and are taken into consideration by planners when considering future developments, but they hold no legal standing. Developing on land designated as a priority habitat is generally frowned upon, and if it is decided that development is necessary, biodiversity offsetting is required. With such protections in place the degradation and reduction of areas of priority habitat In Stratford District is generally very small, and the action plans in place actually strives to improve the existing priority habitats and look to increase the areas too.

A.22 Stratford District currently has 124 Local Wildlife Sites covering 2083 hectares. Since the 2017/18 AMR, 6 new Local Wildlife Sites have been designated. The new LWS sites can be seen in the below table:

¹ <https://www.warwickshirewildlifetrust.org.uk/LBAP>

Table 6. New Local Wildlife Sites designated in 2018/19

Site name	Site id	Foundation	Features	Parish	Area in hectares
Beckswite Wood	SP16X3	06/02/2018	A small, ancient, semi-natural deciduous woodland, it is closest to the W8 NVC community type in character (NVC)4. The site slopes down to the south-east forming a small marshy area within the woodland with a large ditch and bank along the eastern boundary	Langley	3.08
Ilmington Quarry Fields	SP24B3	21/03/2018	A large semi-improved pasture field (formerly three) containing some fine areas of more unimproved calcareous grassland on the banks of a long-disused quarry. The quarry area is a designated Local Geological Site (LGS).	Ilmington	8.08
Preston Fields Lane	SP16T3	21/03/2018	A stretch of ancient rural green lane with species-rich well-timbered hedges containing a good range of plant species, including indicators of ancient woodland.	Preston Bagot	0.73
Sandon House Meadows	SP16J5	06/06/2018	Four small species-rich semi-improved neutral MG5a4 meadows, well-managed by the owners for hay and for their abundance of wildflowers. They are part of a wider cluster of important meadows, including two SSSIs, to the north and north-east of Ullenhall.	Ullenhall	1.95
New Coppice	SP06L3	06/02/2018	A medium-sized species-rich ancient woodland situated on sandy substrate on the county boundary with Worcestershire, just on the edge of the expanding town of Redditch and within the bounds of the ancient Forest of Feckenham.	Sambourne	19.40
Slough Farm Pastures	SP06L5	06/06/2018	Three moderately species-rich semi-improved neutral pasture fields in the parish of Sambourne, which are partly connected to the southern end of New Coppice LWS.	Sambourne	22.46

A.23 Along with all the designated sites there are also 656 potential Local Wildlife Sites covering a total of 5441 hectares. It is hoped that by the next monitoring period a number of these potential sites will become official designations.

A.24 The number of SSSI sites within the district has not increased on last year's figures and remains at 37 sites. These sites continue to have a high conservation value, and as such are extremely important to the maintenance and improvement of the District's biodiversity.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.6	Decline in biodiversity	Species richness in green areas	Annually, Local to BAP priority habitats	Decrease in species richness year-on-year
		Condition of the Racecourse Meadow SSSI	Annually, Local to Racecourse Meadow SSSI	Decrease in condition year-on-year

A.25 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.7	Stratford-on-Avon's increasing contribution to climate change.	Carbon footprint of the District: carbon dioxide, methane and nitrous oxide emissions	Annually, Districtwide.	When emissions increase year on year

A.26 A number of measures have been taken in recent years to reduce the levels of Carbon Dioxide produced by the Council. There have been a number of reductions since 2017/18 in areas such as Staff Business Mileage; Waste and Recycling/ Street Cleaning Service (Biffa) and Leisure Service. One of the areas which has seen an increase in the amount of CO₂ consumed is Grounds Management, and this is likely due to the Council taking over maintenance of a number of highway verges from Warwickshire County Council. In total there has been a 1.2% reduction in CO₂ consumption from 2017/18.

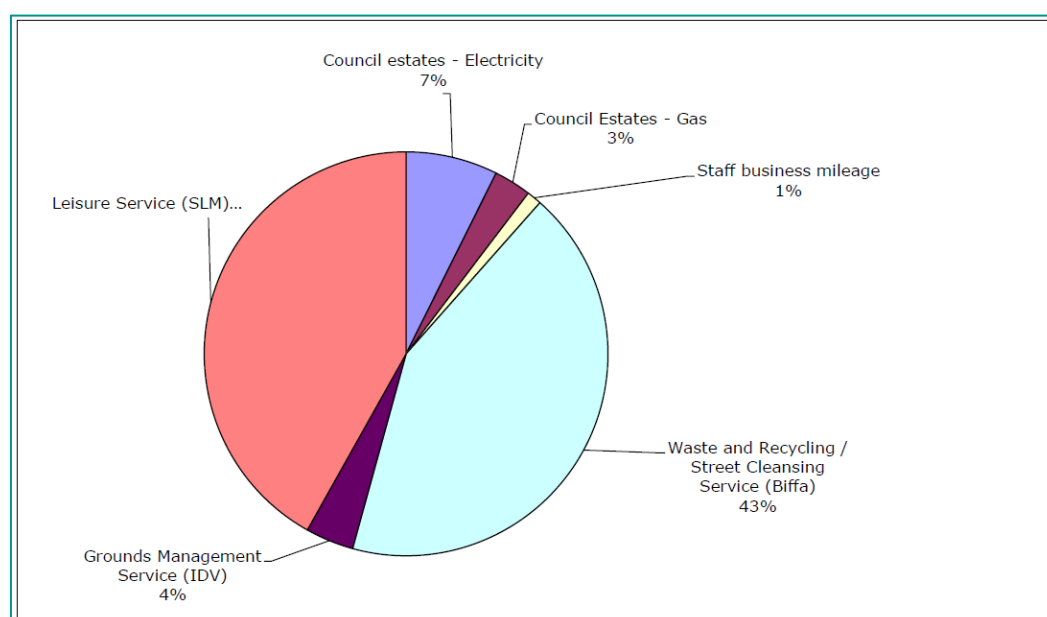
Table 7. Total consumption of Carbon Dioxide by the Council in 2018/19

Sites/ Tonnes carbon dioxide equivalent	Q1	Q2	Q3	Q4	TOTAL
Council estates - electricity	65	67	67	62	261
Council estates – gas	18	2	37	49	106
Staff business mileage	10	10	11	11	42
Waste and Recycling / Street Cleansing Services (Biffa)	404	377	383	351	1,515
Grounds Management Service (IDV)	28	32	23	54	137
Leisure Services (SLM)	346	319	401	418	1,484
Total Consumption (kgCO ₂ e)	871	807	922	945	3,545

Table 8. Total consumption of Carbon Dioxide by the Council in 2017/18

Sites/ Tonnes carbon dioxide equivalent	Q1	Q2	Q3	Q4	TOTAL
Council estates - electricity	64	60	70	55	240
Council estates – gas	16	2	34	44	95
Staff business mileage	12	12	14	15	53
Waste and Recycling / Street Cleansing Services (Biffa)	398	398	375	389	1,559
Grounds Management Service (IDV)	20	18	14	45	96
Leisure Services (SLM)	309	311	440	485	1,546
Total Consumption (kgCO ₂ e)	820	801	946	1,021	3,589

Figure 14. Percentage split of Carbon Dioxide consumption by the Council in 2018/19 for various services



A.27 The District Council has taken a number of steps since 2011 to reduce the amount of CO₂ produced as a result of its activities. A list of some of these measures can be seen below:

- Install PV panels at Elizabeth House to reduce reliance on grid electricity through on-site electricity generation
- New Euro 6 Standard vehicles in place for waste, recycling and street cleaning services
- Route optimisation exercise to be carried out to reduce fuel use for waste, recycling and street cleaning services
- Tree planting programme included in Grounds Management contract
- Installation of pool covers at leisure centre swimming pools
- Stratford Leisure Centre refurbishment programme to include improved building efficiency and sustainability measures

A.28 Further work is being undertaken to establish how we might measure and monitor the District's carbon footprint in the future.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.8	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

A.29 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.9	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

A.30 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.10	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

A.31 This year, in order to effectively monitor the loss of historical and archaeological assets, it has been decided that loss of historical assets shall be monitored by the number of listed buildings that have been demolished. This has been done as it allows for a quantifiable figure, where the historical importance of the asset has previously been determined. In total there have been 7 demolitions of listed structures within the District as set out in Table 9. In 6 out of 7 instances, the listed assets are being either repaired or replaced by more functional buildings. Application 18/03722/LBC is the only instance where the demolition is not being to replace with another building, and instead the space is set to be turned into a patio area.

Table 9. Approvals for demolition of Listed Buildings in 2018/19

Planning application reference number	Address	Description
17/03171/LBC	Municipal Charities Of Stratford-upon-Avon, 6 Guild Cottages, Church Street, Stratford-upon-Avon, CV37 6HD	Repair of boundary wall
17/01750/LBC	The Old Cottage , Brookside, Snitterfield, CV37 0JP	Listed building consent for the proposed demolition of existing garage and office, porch and link wall and construction of an extension to form a "Granny" annex
18/01129/LBC	The Hollies, Church Street, Fenny Compton, CV47 2YE	Demolish existing single storey outbuilding with pitched roof and construct new single storey extension to kitchen to provide Utility Room and WC
18/00437/LBC	The Lodge, The Green, Alveston, CV37 7QU	External and Internal repairs and adaptation plus single storey rear extension.

18/01572/LBC	Clopton Bridge, Bridgefoot, Stratford-upon-Avon	Repair of wall including rebuilding of roadside wall and replacement of facing stone and repointing of retaining wall
19/00255/LBC	Hill Cottage , School Lane, Warmington, OX17 1DE	Demolition of existing garage and attached store with replacement of new garage and integrated store
18/03722/LBC	The Retreat, 25 Bearley Road, Aston Cantlow, Henley-in-Arden, B95 6HY	Demolish the existing outbuilding. Alter the existing garden retaining wall. New patio area. Replace the existing doors to the rear elevation.

A.32 Further work is taking place that will allow us to monitor the loss of archaeological assets in the future.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.11	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

A.33 In order to determine the amount of new development within close proximity to best and most sensitive landscape areas it was decided to focus on planning permissions within existing designated Special Landscape Areas and the Cotswold Area of Outstanding Natural Beauty. There have been 583 permissions within these two areas during 2018/19. 88 of these were within the AONB and the remaining 495 were within Special Landscape Areas. 523 of the applications were full applications and the remaining were a range of variations on existing applications (15), approved agricultural notifications (13), No objections (3), comments granted (1), listed building consent (16), Approval on reserved matters (8) and County Council applications (2). This is the first AMR that includes information on this indicator, and further work will be undertaken in future AMRs to assess the extent of planning permissions and show reasons for development and trends.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.12	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

A.34 This monitoring year a total of 227 planning applications were granted within the green belt, this is 27 less than last year (2017/18). For further analysis of developments within Green Belt designations please refer to section C: District Designations.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.13	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

A.35 In 2018/19 there were 204 planning approvals on grade 3a and above agricultural land. 174 were full applications and the remaining were a range of approved agricultural notifications (5), no objections (1), approved listed building consent (5), approval of reserved matters (14), permitted variations with conditions (4) and County Council applications (1). This is the first AMR that includes information on this indicator, and further work will be undertaken in future AMRs to assess the extent of planning permissions and show reasons for development and trends.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.14	Loss of important mineral resources and access to these	Availability of mineral resources	Annually, district-wide	Availability of mineral resources is lower than demand

A.36 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.

	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
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SA.15	Decreasing integrity of the countryside, including its soils	Quality and connectivity of countryside	Annually, district-wide	Decreasing quality and connectivity of countryside
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A.37 The integrity of the countryside is important to improve the District's biodiversity. As such it is important to understand the quality and connectivity of our countryside. A Nature Recovery Network Map is currently being created by Warwickshire Wildlife Trust to show where all of the valuable wildlife habitat is and where the best places to create new habitats would be to ensure apt connectivity for wildlife. Whilst this resource is not available currently it should prove to be a very useful resource for future analysis.

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

- B.1 A total of 26 planning permissions were granted within flood zone 3 within the 2018/19 monitoring year. The Environment Agency did not object to any of the planning applications that were granted, however for minor extensions it would appear that the Environment Agency are not always consulted due to officers using standing advice. Further work will be undertaken in future AMRs to assess the extent of planning permissions and show reasons for development and trends.
- B.2 During the 2018/19 monitoring year, two planning applications were approved for the installation of major renewable energy and low carbon energy projects, as identified in Table 10.

Table 10. Planning approvals for 2018/19 for low carbon energy projects

Planning application number	Location	Proposal	Status
17/01830/VARY	The Elms, Plough lane, Bishops Itchington, Southam, CV47 2QG	Variation of Condition (25 year limit) of permission 14/02341/FUL to enable the solar farm to be operated for up to 40 years from the date when electricity is first exported to the electricity grid (First Export Date) or, in the event that electricity is not exported to the electricity grid, from the date that development first commenced on site.	Variation permitted with conditions.
18/03726/FUL	Wellesbourne Campus Research, Station Road, Wellesbourne, CV35 9EF	Construction of new ETFE Greenhouse within the existing Glasshouse research area of the University of Warwick, Wellesbourne campus.	Permission granted with conditions.

B.3 For the following indicator, further work is being undertaken by the District Council to be able to report on this monitoring indicator in future AMR's.

- Number of planning permissions granted for development within Flood Zone 3, contrary to the Environment Agency guidance.

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 2018/19 a total of 55 major planning permissions met the criteria for potentially requiring SUDs, of these 42 incorporated a SUDS scheme within the proposal. Reasons for not including SUDs given include that the existing drainage system was being used.

B.6 In 2018/19 there weren't any applications granted contrary to Environment Agency advice.

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

B.7 During the 2018/19 monitoring year there were 8 planning permissions granted in areas where ancient woodland is within close proximity. The permissions granted were either for internal alterations, alterations to outside areas such as garages or in one instance the replacement of a room. These permissions are shown in table 11 below and did not result in the loss of ancient woodland.

Table 11. Planning approvals for 2018/19 in areas with ancient woodland in close proximity

Planning application number	Location	Proposal	Status
18/01158/FUL	Wolverton Hill, Wolverton, Stratford-upon-Avon, CV37 0HQ	Replacement of Orangery/Dayroom	Permission with conditions
18/01170/VARY	Tattlebank House, Kington Lane, Claverdon, CV35 8PL	Variation of condition no.2 of planning permission reference 17/02015/FUL dated 25 August 2017 to allow for increase in height (500mm) of detached garage. Original description of development. Demolition of existing dwelling and outbuildings; erection of replacement dwelling, swimming pool and detached garage.	Variation permitted with conditions.
18/01587/LBC	Castle Inn, Edgehill Lane, Edgehill, OX15 6DJ	Internal alterations at first floor level to provide 2 additional guest bedrooms.	Listed building consent approved.
18/02112/FUL	Whichford Wood House, Long Compton Road, Whichford, CV36 5HD	Proposed alterations to existing ancillary garage and hobby room building and replacement of existing stone mullion window with new bay stone mullion window to kitchen in main house to match existing.	Permission with conditions.
18/01767/FUL	Summerhill House, Oversley Green, Alcester, B49 6LH	Replacement bedrooms, replacement bay window to lounge and bedroom. Forming entrance porch, first floor balcony. Internal alterations and new staircase. Render finish to part of existing brickwork.	Permission with conditions.
18/02163/LBC	Castle Inn, Edgehill Lane, Edgehill, OX15 6DJ	Internal alterations at fourth floor level to provide 1no. additional guest bedroom.	Listed building consent approved.
18/03591/VARY	Lower Fox Farm, Bascote Road, Bascote, CV47 2DN	This application is to seek a change in height to part of the development permitted. This is due to a benefit to the applicant in terms of space; but is also so as to limit waste material from the materials the applicant has purchased to carry out the development. This only affects the section between the existing pole Barn and the main building most easily seen on the South Elevation on the approved plan, and the South East Elevation on the submitted plan.	Variation permitted with conditions.

- B.8 During 2018/2019, there were a total of 26 developments approved incorporating landscaping schemes to mitigate the impact of development or provide enhancement, focusing on areas of landscape sensitivity on the edge of settlements. The majority of landscaping schemes approved were required in order to soften views and the edge of settlements as well as enhancing the setting of developments in a couple of instances.

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.9 There are 37 Sites of Special Scientific Interest in the District. The District is part of the Warwickshire, Coventry and Solihull Wildlife Sites Project. In 2018/19 the District had 119 designated Local Wildlife Sites (LWS), equating to 24% of the area covered by LWSs in the sub-region. 8 wildlife sites were surveyed or resurveyed as part of a rolling programme undertaken by the project which is run jointly by the Habitat Biodiversity Audit 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.
- B.10 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.
- B.11 In 2018/19, 11 planning permissions triggered the need for a Biodiversity Impact Assessment. Although the table below shows that there has been a loss of biodiversity in all but one of the new developments identified, the habitats were considered to be of a poor or moderate nature when undergoing the assessment. All of the developments are required to compensate for the loss via a financial contribution through the Biodiversity offsetting scheme that compensates for each habitat and their units. The table below shows a summary of the sites and the results in terms of biodiversity losses or gains.

Table 12. Biodiversity Gains and Losses 2018/19

Site Name	Planning Reference	Gain of Loss of biodiversity
Land at Welsh Road East, Southam	18/01796/OUT	-3.45
Land at Bordon Hill, Stratford	18/01664/FUL	-4.36
Land south of Bordon Hill Farm	18/01644/FUL	-4.37
Land off Southam Road, Long Itchington	18/03783/OUT	3.3
Milcote Road, Welford-on-Avon	18/03705/OUT	-1.41
Land north of Milcote Road, Welford-on-Avon	18/03705/OUT	-16.27
Aldi, Birmingham Road, Studley	18/03575/FUL	-0.36
1 Jacks Orchard, Priors Marston	18/2803/FUL	-0.81
Land south of Barton Road, Welford on Avon	18/02456/FUL	-0.45
Land off Goldicote Road, Loxley	18/02286/FUL	-0.81
Howcombe Lane, Napton	18/1874/OUT	-1.29
Total Biodiversity Net Gain or Loss		-30.28

Positive LWS Management

B.12 In 2018/19 66 out of 122 sites were achieving positive conservation management within Stratford District. It is hoped that a full list of these sites will be available in future AMR's.

Priority Species

B.13 There are currently 27 action plans for 27 species which are identified as priority species in the UK Steering Group report. Below is a list of priority species as identified in the Warwickshire Local Biodiversity Action Plan:

Adder	Dingy Skipper	Rare Bumblebees
Argent & Sable Moth	Dormouse	Red Wood Ant
Barn Owl	Dotted Beefly	Scarce Arable Plants
Bats	Farmlands Birds	Small Blue
Bittern	Great Crested Newt	Snipe
Black Poplar	Hedgehog	Song Thrush
Bloody Nosed Beetle	Lapwing	Water Vole
Chalk Carpet	Leaf Rolling Weevil	White Clawed Crayfish
Cuckoo Bee	Otter	Wood White Butterfly

B.14 For the following indicators, further work is being undertaken by the District Council to be able to report on these monitoring indicators in future AMR's.

- 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.
- Proportion of local sites where positive conservation management is being achieved.

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.15 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.16 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.

B.17 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

Assessment of planning applications that involve the loss of a non-designated historic feature

- B.18 Non-designated heritage features are features which have not been designated nationally, but have been identified locally as having heritage significance and deserving of consideration in the planning process.
- B.19 Of the 58 major applications granted permission in the District in 2018/19, 7 (12%) were identified as affecting a non-designated heritage asset. Non-designated heritage assets affected included Roxburgh House, Gorcott House and gardens, Grand Union Canal and ridge and furrow features, amongst others. None of the applications involved the partial or complete loss of a non-designated heritage asset. Future AMRs will consider assessments of non-major planning permissions.

Assessment of planning applications that affect a designated heritage asset

- B.20 Designated heritage assets are assets that have been formally recognised for their heritage significance and have been designated nationally under the relevant legislation. They include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- B.21 Of the 58 major planning applications granted permission within the 2018/19 monitoring period, 25 (44.6%) were identified as affecting a designated heritage asset. Of these, seven application sites were situated in Conservation Areas, and two had listed buildings within their site boundaries. No applications were identified as affecting other types of designated heritage assets, such as scheduled monuments, registered parks or gardens, or registered battlefields. The majority of applications affecting a designated heritage asset did not have heritage assets within the site itself, but were identified as being located within the setting of a Conservation area and/or listed building(s) outside of the site boundary.
- B.22 Four (16%) of the applications affecting a designated heritage asset were assessed by Officers as having no harm to any of the affected heritage assets; one (2.5%) was assessed as having minimal harm; whilst eight (32%) were assessed as having 'less than substantial' harm to at least one affected heritage asset, where, on the weight of balance, the public benefits provided by the proposed scheme outweighed this level of predicted harm.

Production of Conservation Area Appraisals and Management Plans

- B.23 Further work is being undertaken by the District Council to report on this monitoring indicator 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.24 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.25 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 13. The more detailed assessment table is included as Appendix 1.

Table 13. 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.26 During the monitoring year of 2018/19 there were a total of 21 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.27 100% of major applications after being assessed came out with an overall Green scoring 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.

Parish Plans and Village/Town Design Statements

- B.28 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. There are over 50 adopted Parish Plans within the District. [Further Parish Plan information](#) can be found on the Council's website.
- B.29 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 29 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.
- B.30 Information on Neighbourhood Development Plans can be found within Section 5 of this AMR.

Building Excellence Awards

- B.31 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.32 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 All applications granted planning permission within the Green Belt during the monitoring year 2018/19 were reviewed to assess where permission was granted despite being defined as ‘inappropriate development’. This monitoring year a total of 227 approvals were granted, of which 34 were defined as inappropriate. 6 of these were committee decisions, 5 of which overturned the officer’s recommendation to refuse the application, these can be seen in Table 15. The 34 applications defined as inappropriate development in the green belt were all approved as they were deemed to have very special circumstances.
- C.2 The National Planning Policy Framework (NPPF) 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. (NPPF 92019) Paragraph 144)
- C.3 Some example of the very special circumstances applied to planning applications approved in the District during 2018/19 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.

Table 14. 2018/19 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
18/00175/FUL Mill House, Stratford Road, Wootton Wawen, B95 6BY	27/09/18	Erection of two detached dwellings (with detached double garages) and associated site landscaping including demolition of two stable blocks	The reason for granting permission was that the proposal was of a good design and in a sustainable location on a brownfield site within the village boundary, as defined in the Wotton Wawen Neighbourhood Plan. Furthermore, it was considered that the proposal would have no greater impact on the openness of the Green Belt.
18/00499/OUT Sunnybank, 2 Alcester Road, Wootton Wawen, Henley-in-Arden, B95 6BH	25/05/18	Outline application (all matters reserved except access) for the erection of a single new dwelling.	1. This was considered an infill application within the Neighbourhood Development Plan Boundary; 2. The proposal was considered to accord with the provisions of Policy CS.10 of the Core Strategy on the basis that it was infilling in a Local Service Village; and 3. The application was deemed to be sustainable.
18/00641/FUL The Old Rectory, Hoo Mill Road, Upton, Kinwarton, B49 6HB	05/07/18	Construction of an outbuilding within the curtilage of a listed dwelling incorporating an orangery/green house/pool house and walled garden	The reason for granting planning permission was that, in the opinion of the Committee, Very Special Circumstances existed to justify the grant of planning permission in the Green Belt and the open countryside, having regard to the policies within the Stratford-upon-Avon District Core Strategy 2011-2031 (adopted July 2016) and the National Planning Policy Framework (2012). The Very Special Circumstances considered: 1. The proposed development of the site would improve the significance of the listed building with the removal of the tennis court and existing outbuildings; and 2. Due to the openness and scale of the site
18/02123/FUL The Coach House, Beaudesert Park, Birmingham Road, Henley-in-Arden, B95 5QB	23/11/18	Single Storey Outbuilding	The reason for granting Planning Permission was that the removal of the unsightly existing out-buildings would result in less impact on the openness of the Green Belt and the positive design of the proposal would have an acceptable impact on the historic wall. These considerations amount to very special circumstances which clearly outweigh the harm to the Green Belt by reason of inappropriateness.

18/03106/FUL Blossomfield , Blind Lane, Tanworth-In- Arden, B94 5HS	22/02/19	Proposed single storey front, rear and side extensions and alterations to main dwelling	The reason for granting Planning Permission was that, the proposed extensions are not disproportionate to the size of the original building and therefore not inappropriate development in the Green Belt. Also, there is no harm to the streetscene.
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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.4 Large scale has been defined as 10+ dwellings and 1000+ square metres of non-residential development. There were a total of 62 large scale permissions during 2018/19, but on further analysis although the site areas were over 1000+ square meters the actual development areas were very small in comparison, none of which were over 1000 square metres.

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.5 A Special Landscape Area (SLA) is defined within the Council's Core Strategy as a designation highlighting landscapes in the District which are judged to be of high quality at the local level and which requires protection from inappropriate forms of development and activity. Within the District there are four 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.6 For the purpose of monitoring this indicator large-scale development has been defined as 1000+ square metres of non-residential development or 10+ dwellings. Below are the tables relating to each SLA that list any large scale planning permissions within that area.

Table 15. 2018/19 planning permissions for large-scale development within the Arden SLA

Planning Reference and address	Decision Date	Description of development	Justification for being allowed within the SLA
18/00746/FUL Heart of England Farms, Henley Road, Claverdon, CV35 8PS	15/06/2018	Demolition of existing game bird rearing building. Erection of new building on same site to be used in connection with hatchery operations including incubators and storage of packaging.	Having considered the application and the representations made at the meeting- Replacing existing buildings so wont effect landscape too much
17/03206/FUL Warwickshire College Stratford Road Henley-In-Arden B95 6AB	14/12/2018	Hybrid planning application for Full Planning Permission for the erection of a 64-bed care home and the erection of 3 no. assisted living apartment blocks (C2) and Outline Planning Permission including access (Matters relating to layout, landscaping, scale and appearance reserved) for the conversion of Arden House to assisted living accommodation and ancillary facilities. Includes all necessary ancillary and enabling works (including the demolition of 20th Century extensions to Arden House).	Officer recommended grant and this was also the decision taken buy committee. Development already exist on site so does not overly affect the land scape.
18/01009/FUL Pools Barn Farm Little Alne Wootton Wawen Henley-in-Arden B95 6JH	16/08/2018	Erection of a 6,000 Tonne (1,455 square metre) combinable crop store (extension to existing crop store) and associated hard standing, drainage lagoon and landscaping.	Officer recommended grant as did committee. It was stated that the designation should not be seen as a complete restriction on development. And as it is agricultural development this is appropriate in the countryside. It also sits alongside building of a similar size. Residual harm to the landscape arising from development.
18/01821/FUL Ardencote Farm Shelfield Green Alcester B49 6JR	21/12/2018	Erection of indoor horse training arena (55m x 23m and ridge height of 8.3m) and construction of a drainage attenuation pond	Very special circumstances- world class showjumper and Olympic medallist, requires this additional space.

18/02476/FUL Ragley Home Farms Evesham Road Weethley B49 5LZ	18/01/2019	Excavation and formation of an agricultural bio-fertiliser earth bank lagoon (8,000 m3), safety fence and associated works	Agricultural largely subterranean practise it is not considered to cause unacceptable harm to the SLA.
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Cotswolds Fringe SLA

C.7 No large scale planning applications were approved within the Cotswolds Fringe SLA during 2018/19. One had been approved in the previous monitoring year of 2017/18.

Feldon Parkland SLA

C.8 No large scale planning applications were approved within the Cotswolds Fringe SLA during 2018/19. Two had been approved in the previous monitoring year of 2017/18.

Ironstone Hill SLA

Table 16. 2018/19 planning permission for large-scale development within Ironstone Hill SLA

Planning Reference and address	Decision date	Description of development	Justification for being allowed within the SLA
HS2OCW/00007 Land To The West Of Stoneton Lane Stoneton	10/08/2018	Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to earthworks associated with the Boddington Trial Heave Cutting	Large scale ground works/ development in the land in relation to HS2.

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 is defined within the 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 or 10+ dwellings.

C.10 During the 2018/19 monitoring year there were no large scale developments permitted within the District's Area of Restraint. This is a reduction on the previous monitoring year which saw 3 large scale developments granted permission, thereby indicating that this policy is having the intended affect.

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 within 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 land uses 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 Monitoring of any business applications within this area is therefore important to understand the effectiveness of the Policy. During 2018/19 there were 2 permissions granted that may generate significant HGV use as set out in Table 18, but would only affect the construction process as they are residential developments.

Table 17. Permissions that may generate significant HGV use in Vale of Evesham Control Zone

Planning Reference and address	Decision date	Description of development
17/03258/REM Long Marston Airfield (predominantly The South Eastern Corner) Campden Road Lower Quinton CV37 8LL	14/03/19	Submission of Reserved Matters (access, appearance, landscaping, layout and scale) for 400 dwellings. up to 4,000m ² employment hub (Class B1(a)-(c)) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space.
17/03416/REM Long Marston Storage Depot Campden Road Lower Quinton	21/06/18	Phase 3B comprising 110 residential dwellings. Reserved matters for internal access arrangements, appearance, landscaping, layout and scale.

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	None 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 Coventry and Warwickshire housing market area. This identified a need for Stratford-on-Avon District 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

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.

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 Whilst 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, 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 19 shows completions in previous years and how this supply compares to the annualised target⁴. In recent years the Council has over achieved on targets. For the last monitoring year 2018/19 completions significantly exceeded both the average annualised target of 730 dwellings per annum (dpa) and the stepped target of 894 dpa.
- D1.5 Completions in 2018/19 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 18. Housing Completions and Housing Requirement

Year	Target	Built	Performance
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%
2018/19	894	1,408	157.5%
Total	5512	6265	113.66%

Policy CS.15 – Distribution of Development

D1.6 Stratford-on-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
- 45 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 sites in and adjacent to smaller villages and hamlets below LSV level 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 19 summarises the distribution of housing development across the District by settlement location. Figure 15 shows the change from the previous monitoring year.

D1.9 As can be seen, since 2011 the bulk of new homes (59.5%) 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.

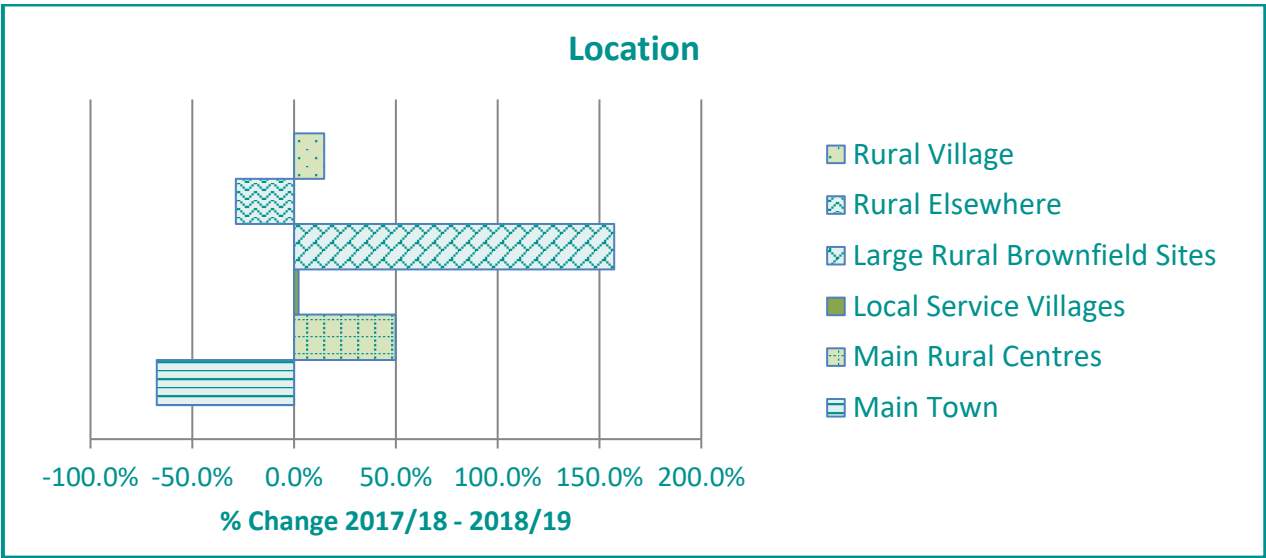
D1.10 In the latest monitoring year 2018/19, between them, the Main Rural Centres have continued to deliver the bulk of new homes (35% 2017/18 and 49% 2018/19). The biggest change compared to the previous monitoring year can be seen with a 16% drop in the Main

town. There has been an increase from 4% to 9% on large rural brownfield sites, which is a positive step in encouraging the development of brownfield land. 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 19. 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%
2018/19	No	92	688	431	126	31	40	1,408
	%	6%	49%	31%	9%	2%	3%	100%
Total	No.	1,279	2,450	1,553	519	136	328	6,265
	%	20.4%	39.1%	24.8%	8.3%	2.2%	5.2%	100%

Figure 15. Change 2017/18 to 2018/19



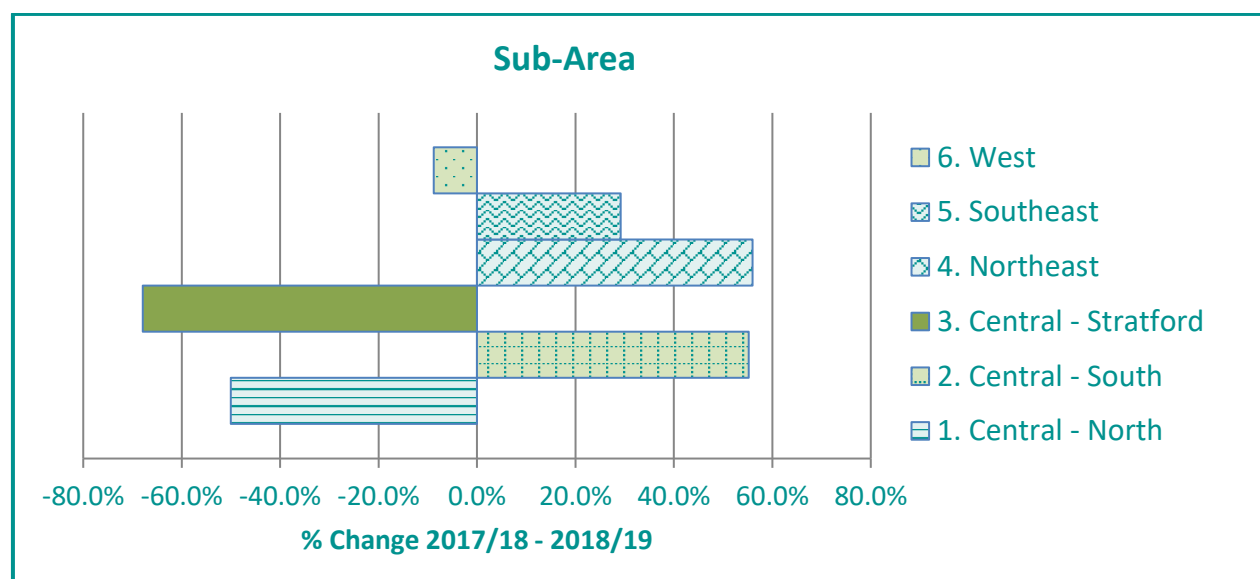
- D1.11 Notwithstanding the above, Stratford-on-Avon is a large rural District (comprising approximately half of Warwickshire) and it is also useful to consider how the distribution of homes varies by geographical area across the District. Whilst the various parts of Stratford-on-Avon share numerous 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, as illustrated in Appendix 4.
- D1.12 The distribution of housing completions since 2011 by sub-area is shown in Table 20, while Figure 16 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 (e.g. Central North) and Cotswolds Area of Outstanding Natural Beauty (AONB) (e.g. 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.
- D1.14 However, these figures for the period since 2011 belie a significant change in the latest monitoring year which has seen a continual increase in completions in the Northeast sub-area after slightly decreasing last year it has again risen this monitoring year from 26% in

2017/18 to 37.8% in 2018/169. As with the Central South sub-area, the Northeast is unconstrained by Green Belt and ANOB designations.

Table 20. 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%
2018/19	No.	11	388	102	532	146	229	1,408
	%	0.8%	27.6%	7.2%	37.8%	10.4%	16.2%	100.0%
Total	No.	125	1,606	1,349	1,546	458	1,181	6,265
	%	2.0%	25.6%	21.5%	24.7%	7.3%	18.9%	100%

Figure 16. Change 2017/18 to 2018/19



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 21, while Figure 17 shows the change from the previous monitoring year.

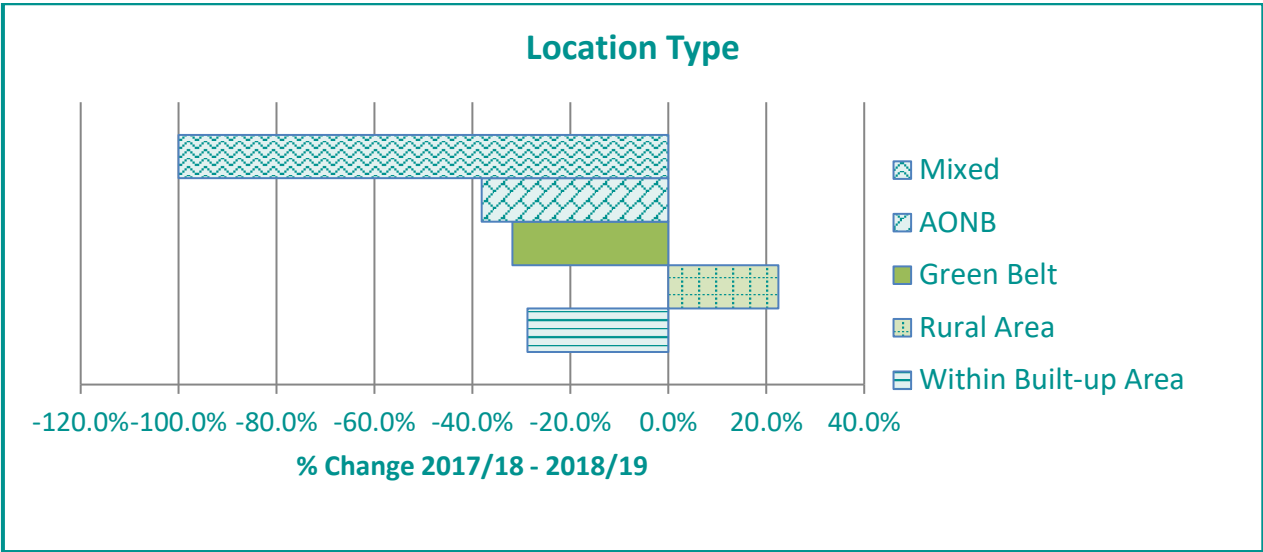
D1.17 Since 2011 some 71.9% of new homes have been built in the rural area, although this includes rural land adjacent to existing settlements as well as development in the Local Service Villages which do not currently have defined built-up area boundaries. The figures for the rural area also include homes built on large rural brownfield sites.

D1.18 In the latest monitoring year, the quantum of development in the rural area has increased 10 % from 74% in 2017/18 to 84% in 2018/19, which is the highest it has been in the plan period. 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 and further falling to 2% this monitoring year. Again this figure reflects the status of this designation restricting development to specific types that are appropriate within the Green Belt.

Table 21. 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%
2018/19	No.	188	1,177	30	13	0	1,408
	%	13%	84%	2%	1%	0%	100%
Total	No.	1,242	4,506	209	91	217	6,265
	%	19.8%	71.9%	3.3%	1.5%	3.5%	100%

Figure 17. Change 2017/18 to 2018/19



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

- D1.19 Figure 19 sets out the housing trajectory as at 31 March 2019. 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 of the Core Strategy).
- 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 2019/20 and 2020/21 is ambitious but is less than that that has been achieved in the last two monitoring years. 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 there is sufficient headroom in the oversupply position to maintain necessary delivery. In particular, the Council has recorded four consecutive years of highest-ever completions of over 1,000 homes.

D1.22 Figure 19 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 18 and Table 22 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 planning consent that are under construction. In previous years the bulk has been from outline planning permissions.

D1.25 Table 23 sets out the 5YHLS calculation. As of 31 March 2019 the 5YHLS is **6.51** 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 18. Components of 5 Year Supply

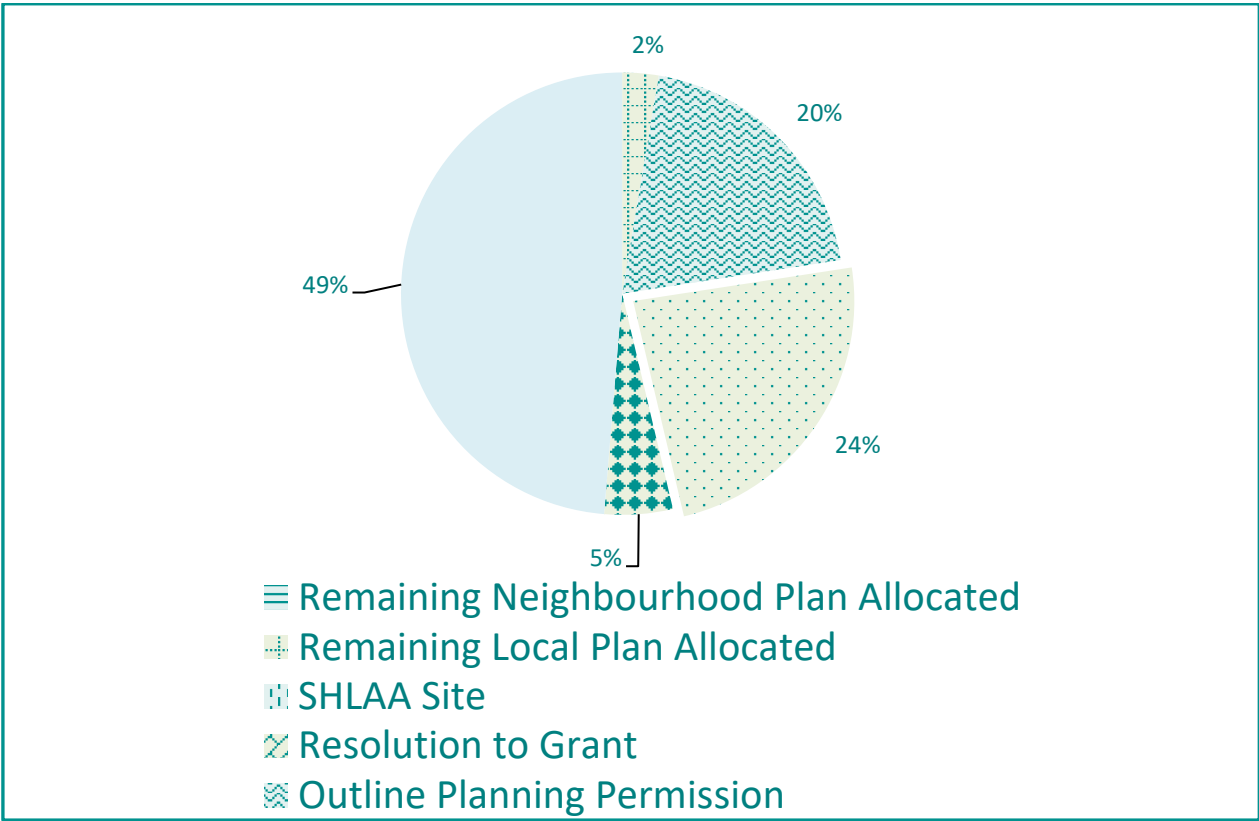


Table 22. Components of 5 Year Supply

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
2019	0	120	0	0	901	1074	226	2203	4,524

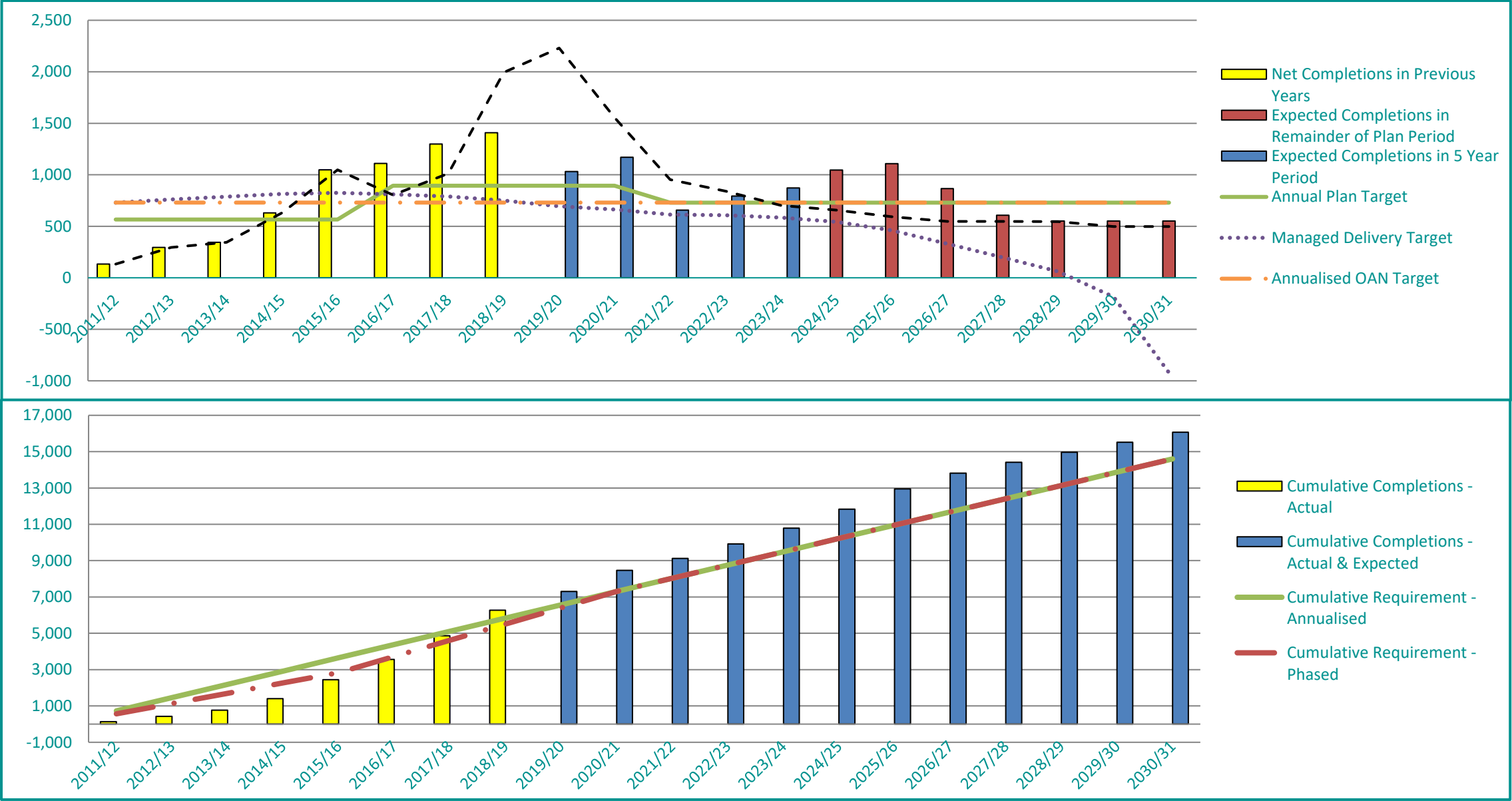
Table 23. Five Year Housing Land Supply (5YHLSC) as at 31 March each year

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
2019	5,512	6,268	-756	3,222	4,408	6.51	5.70

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

Figure 19. Housing Trajectory 2011/12 – 2031/31

Plan Period Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Financial Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Completions (at Adoption)	133	294	344	630	1,048	804	1,013	1,993	2,230	1,555	953	842	702	656	593	547	547	545	497	497
Completions in Previous Years	133	294	345	631	1,048	1,111	1,298	1,408	0	0	0	0	0	0	0	0	0	0	0	0
Completions in 5 Years	0	0	0	0	0	0	0	0	1,032	1,170	657	793	872	0	0	0	0	0	0	0
Completions in Remaining Years	0	0	0	0	0	0	0	0	0	0	0	0	0	1,045	1,108	866	607	552	552	552
Cumulative Completions	133	427	772	1,403	2,451	3,562	4,860	6,268	7,300	8,470	9,127	9,920	10,792	11,837	12,945	13,811	14,418	14,970	15,522	16,074
Annualised OAN Target	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730
Annualised Plan Target	566	566	566	566	566	894	894	894	894	894	730	730	730	730	730	730	730	730	730	730
Cumulative Plan Target	566	1,132	1,698	2,264	2,830	3,724	4,618	5,512	6,406	7,300	8,030	8,760	9,490	10,220	10,950	11,680	12,410	13,140	13,870	14,600
Managed Line	730	761	787	813	825	810	788	749	694	664	613	608	585	544	461	331	197	61	-185	-922
Monitor Line	-433	-705	-926	-861	-379	-162	242	756	894	1,170	1,097	1,160	1,302	1,617	1,995	2,131	2,008	1,830	1,652	1,474
Years Remaining in Plan Period	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1



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 Core Strategy
- Proposed allocations identified in the emerging Site Allocations Plan
- Proposed allocations identified in 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 24 shows completions by source of supply.

Table 24. Net Completions by Source of Supply

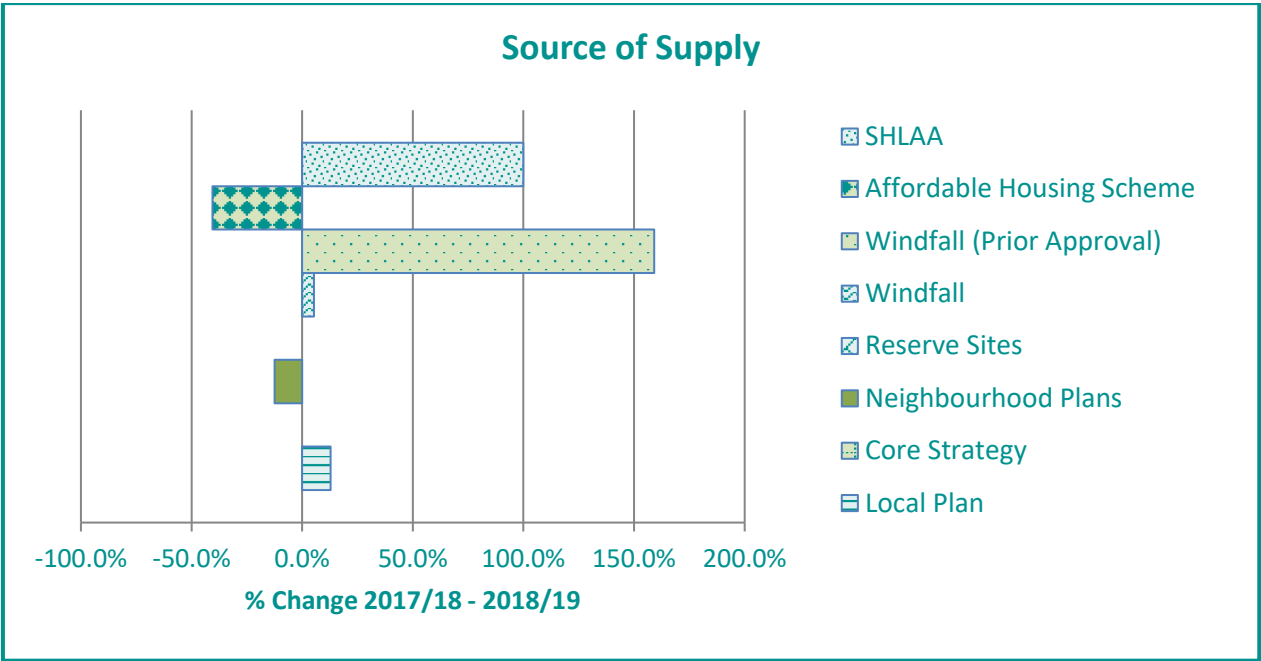
Source of Supply		Allocated Sites				Unallocated Sites				Total
		Local Plan	Core Strategy	Neighbourhood Plans	Reserve Sites	Windfall	Windfall (Prior Approval)	Affordable Housing Scheme	SHLAA	
2011/12	No.	104	0	0	0	29	0	0	0	133
	%	78%	0%	0%	0%	22%	0%	0%	0%	100%
2012/13	No.	109	0	0	0	185	0	0	0	294
	%	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%
2018/19	No.	388	0	7	0	931	57	22	3	1,408
	%	27.6%	0.0%	0.5%	0.0%	66.1%	4.0%	1.6%	0.2%	100%
Total	No.	1,579	106	15	0	4,313	123	126	3	6,265
	%	25.5%	1.7%	0.2%	0.0%	68.8%	2.0%	2.0%	0.0%	100%

D1.29 As can be seen, in 2018/19 the vast majority of supply (66.1%) was from windfall sites. In respect of the Core Strategy allocations, these were starting to come on stream representing 9% of completions within the monitoring year of 2016/17, yet decreasing back to 0% for the two most recent monitoring years.

D1.30 Overall since 2011, windfalls have been the largest source of supply at 68.8%, with a peak in 2015/16 of 78%. There is a 3% reduction to 75% in 2016/17 monitoring year and further decrease last monitoring year down to 68% and finally again falling this monitoring year to 66.1%. 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 20 shows the change from the previous monitoring year 2017/18.

Figure 20. Change 2017/18 to 2018/19



*For presentation purposes the Neighbourhood Plan completions have been left out of the above graph, however the figures can be seen in Table 17.

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 25. As can be seen, of the ten allocations listed, seven already have some form of planning consent and progress is 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) are being prepared for allocations SUA.1, GLH and LMA 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 25. Supply from Core Strategy Allocations

Re	Site	Expected Supply	Expected Delivery	Status (as of 31 Mar 19)	Planning Reference	Actual Delivery	Actual Supply	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter	1,011	2017/18 & 2022/23+	Phase 1 – Completed	14/03338/FUL	2017/18	82	929	82 homes at Warwick House (Phase 1) completed. Whole site expected to deliver 602 by 2031. Application for 470 homes on Timothy's Bridge Road expected Summer 2019 with delivery expected from 2022/23.
SUA.2	South of Alcester Road, Stratford	65	2017/18-2018/19	Completed	15/03408/FUL	2016/17 – 2017/18	68	0	Part of a mixed-use employment & housing allocation. Housing completed.
SUA.3	North of Bishopton Lane, Stratford	500	2021/22 – 2026/27	Outline Permission	15/04499/OUT	As expected	0	500	Previously allocation reference SUA.4. Delivery by two national house builders. Reserved Matters (18/01061/REM) granted 2 May 19. Conditions being discharged.
ALC.1	North of Allimore Lane (South), Alcester	190	2023/24-2027/28	Outline Permission	11/02895/OUT	As expected	0	190	Reserved Matters (17/01087/REM) application pending consideration.
ALC.2	North of Allimore Lane (North), Alcester	160	2020/21 – 2023/24	Permission not started	17/01084/REM	As expected	0	160	Reserved matters granted 21 March 2019
SOU.1	West of Banbury Road, Southam	236	2015/16 - 2020/21	Under Construction	13/00809/FUL	2015/16+	191	45	Expected completion 2019/20.
SOU.2	West of Coventry Road, Southam	165	2016/17 - 2018/19	Completed	14/03407/REM	2016/17 - 2018/19	165	0	Completed 2018/19
SOU.3	South of Daventry Road, Southam	535	2018/19 – 2026/27	Under construction	17/01930/REM	As expected	103	432	Reserved Matters permission granted January 2018. Construction started 2018/19.
GLH	Gaydon Lighthorne Heath	3,000	2020/21+	Permission not started	18/03307/REM & 15/04200/OUT	As expected	0	3,000	Southern Area = 2,000 homes (15/00976/OUT) granted 14 Dec 17. 1 st phase of Southern Area for 140 homes granted 21 Mar 19 (18/03307/REM). 2 nd phase of Southern Area – reserved matters for 650 homes expected Summer 2019. Northern Area = 1,000 homes (15/04200/OUT) resolved to grant 11 Oct 16.
LMA	Long Marston Airfield	3,500	2020/21+	Permission not started	17/03258/REM & 14/03579/OUT	As expected	0	3,500	Outline application for Phase 1 (400 units) granted February 2017 (18/01892/OUT) and reserved matters (17/03258/REM) granted 14 Mar 19. Awaiting confirmation of MHCLG HIF funding.

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% as set out in the Core Strategy) on eligible general housing sites (also known as s106 sites) but can also be delivered through 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.
- D1.34 Table 26 shows affordable housing completions since 2001/02. As can be seen, since 2011/12 1,822 affordable homes have been provided representing 28.9% of overall provision, with the vast majority on 'new build' sites. In 2018/19 the overall quantum of affordable homes increased to 356 homes, this is the second highest level achieved. Relative to supply, the proportion decreased from 29.05% in 2017/18 to 25.3% in 2018/19. Indeed, in the plan period, net supply is at 28.9% from all 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.
- D1.35 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 26. 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%
2018/19	894	1,408	356	356	0	19	25.3%	39.8%
From 2011/12	5,512	6,265	1,822	1,810	12	75	28.9%	32.8%

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

D1.36 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 usually 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.

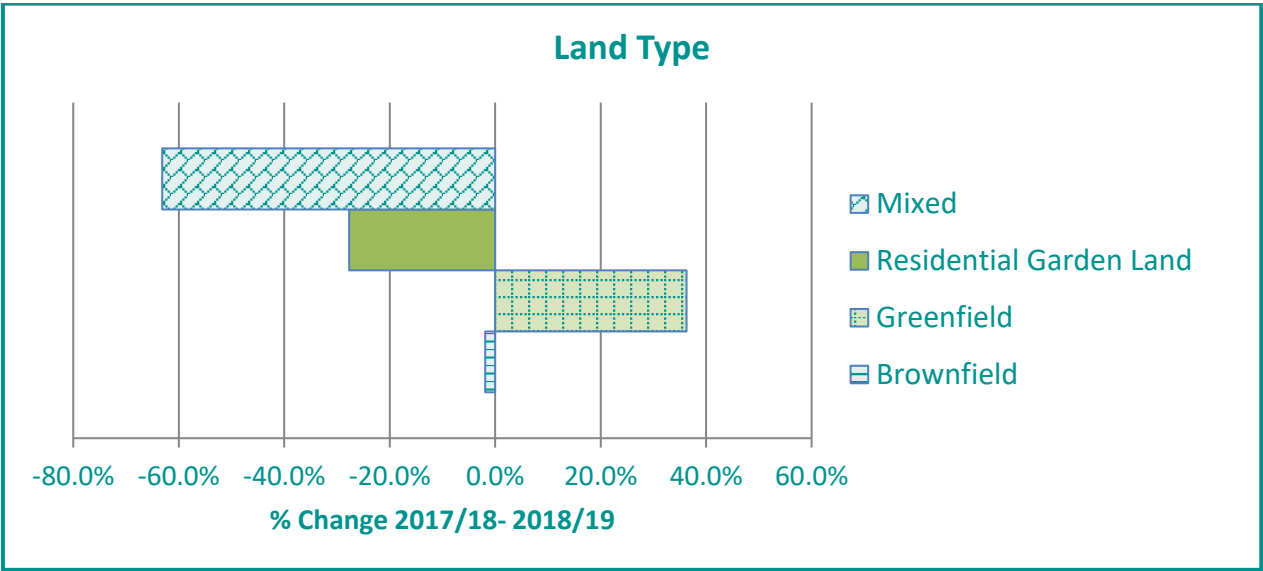
Table 27. Net Completions by Land Type

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%
2018/19	No.	362	943	34	69	1408
	%	25.7%	67.0%	2.4%	4.9%	100.0%
Total	No.	1,866	3,569	324	506	6,265
	%	29.8%	57.0%	5.2%	8.1%	100%

D1.37 Table 27. shows net completions by land type and Figure 21. shows the change from the previous monitoring year. Since 2011 the majority of homes (57%) have been built on greenfield land and this increases to some 62.2% when residential garden land is included.

D1.38 During 2018/19 the majority of homes (67.0%) were delivered on greenfield land. Quite a substantial increase from the previous year which saw greenfield completion at 53.4%. The use of brownfield land has decreased from 28.5% the previous year to 25.7% this monitoring year. This again shows a large decrease from the start of the plan period with 44% in 2011/12 and 58% in 2012/13 being the figures for the amount of development taking place on brownfield. 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.

Figure 21. Change 2017/18 to 2018/19



Land Use

D1.39 Understanding which classification of land upon which 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 28 shows net completions by previous land use and demonstrates how much housing development is being provided on which types of former land-uses⁹. Figure 22.shows the change from the previous monitoring year.

D1.40 The high proportion of homes being constructed on 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 from agricultural uses. These figures are reflective of the fact that there was a moratorium on new housing.

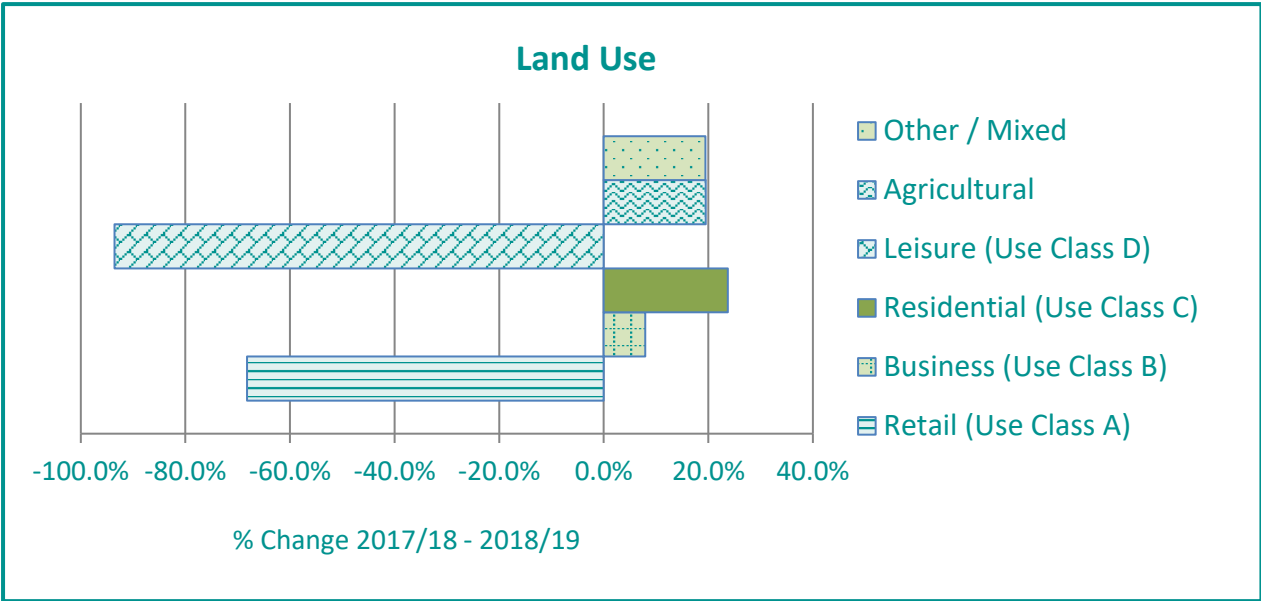
⁹ The ‘other’ category refers to homes built on sites recorded as being mixed land use, amenity land, scrubland and vacant or unknown land uses.

D1.41 In the latest monitoring year 2018/19, the majority of new homes (47%) are being constructed on agricultural land (although this will include barn conversions allowed under the new permitted development rules), followed by mixed/other uses at 26%. These comprise not only of mixed sites but can also include amenity land, scrubland or vacant land. The supply of dwellings on agricultural land represents a slight increase of 4% from the previous year. However at 47% it is still not the highest year during the plan period. There has also been a decrease in supply of dwellings from B use classes, but only by around 1% the change of use seems to hold steady over the last few monitoring years. It is not such a decrease as in previous years, perhaps reflecting a slowing down of the effects of changes to the permitted development regime.

Table 28. 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%
2012/13	No.	0	61	84	2	64	83	294
	%	0.0%	20.7%	28.6%	0.7%	21.8%	28.2%	100%
2013/14	No.	5	69	81	11	160	17	343
	%	1.5%	20.1%	23.6%	3.2%	46.6%	5.0%	100%
2014/15	No.	16	170	169	28	206	42	631
	%	3%	27%	27%	4%	32.6%	7%	100%
2015/16	No.	8	179	227	35	515	84	1,048
	%	1%	17%	22%	3%	49.1%	8%	100%
2016/17	No.	38	133	207	20	538	177	1,113
	%	3%	12%	19%	2%	48%	16%	100%
2017/18	No.	22	177	135	93	554	314	1,295
	%	2%	14%	10%	7%	43%	24%	100%
2018/19	No.	7	191	167	6	662	375	1,408
	%	3%	13%	11%	0%	47%	26%	100%
Total	No.	96	980	912	189	2,054	824	4,857
	%	1.8%	16.2%	18.8%	3.9%	42.3%	17%	100%

Figure 22. Change 2017/18 to 2018/19



Development Type

- D1.42 It is also useful to consider whether 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 29)
- D1.43 Table 30 shows net completions in previous years by development type. Since 2011, the majority of development (59.6%) has been on greenfield ‘new build’ sites, with redevelopment of brownfield sites providing 28.9% of overall supply.
- D1.44 This split is reflected in the figures for the latest monitoring year 2018/19 which has broadly seen comparable figures in new build and redevelopment compared to the previous year.

Table 29. Definitions of Type of Development (see Table 30)	
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 30: 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%
2018/19	No.	5	96	18	943	302	-6	-4	-1	5	50	0	1,408
	%	0.5%	7.0%	1.0%	67.0%	21.0%	0.0%	0.0%	0.0%	0.5%	3.0%	0	100%
Total	No.	129	323	124	3,732	1,813	26	-1	5	41	90	-17	6,265
	%	2.1%	5.2%	2.0%	59.6%	28.9%	0.4%	0.0%	0.1%	0.7%	1.4%	-0.3%	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.

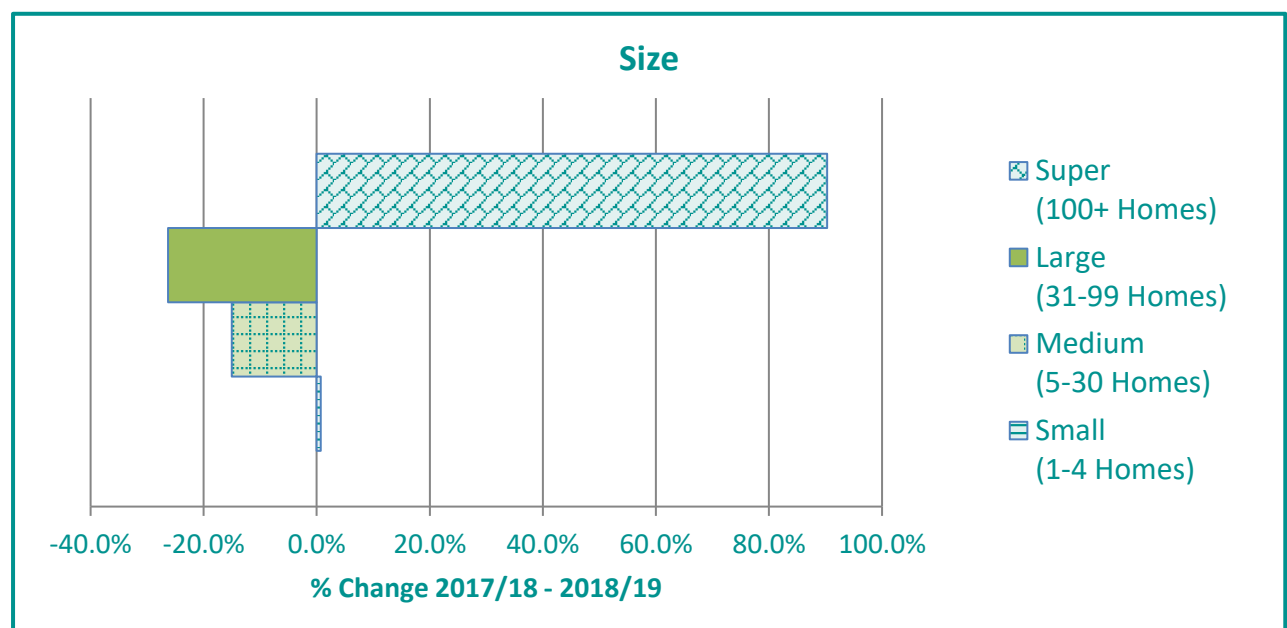
Size of Site

- D1.45 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).
- D1.46 Table 31 shows net completions in previous years by the development type for each site. Figure 23 shows the change from the previous monitoring year. As can be seen, since 2011, the majority (39.9%) of development has been on 'super-sized' sites. The quantum of development on small, medium and large sites are 13.4%, 18.4% and 28.3% respectively. In the latest monitoring year 2018/19, the quantum from 'super-sized' sites (44.6%) is up from the previous year at 25.5%. The figures for the other 3 size categories are broadly similar to those achieved in 2017/18. There is one exception, with a significant decrease for large sized sites going from 42.9% in 2017/18 to 29.1% in 2018/19. However this decrease brings the figure back in line with previous years trends in and around between 20% and 30% for large homes.
- D1.47 The proportion of homes built on 'small-sized' sites has remained relatively constant at 13.4% since 2011. However, there has only been a slight decrease in supply of 0.8% since the previous monitoring year, and the 10.31% 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.
- D1.48 The movement towards larger sites is not only a reflection of the demand for homes in Stratford-on-Avon District, but a reflection of 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 unallocated 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 31. 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%
2018/19	No.	145	226	409	628	1408
	%	10.3%	16.0%	29.1%	44.6%	100%
Total	No.	840	1,152	1,775	2,498	6,265
	%	13.4%	18.4%	28.3%	39.9%	100%

Figure 23: Change 2017/18 to 2018/19



Size Mix

D1.49 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. The overall percentage mix for both market and affordable homes is as follows:

Table 32. Preferred size mix

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

D1.50 Table 33 shows the overall size mix of homes 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 3 bedroom homes, closely followed by 2 bedrooms. The most recent monitoring year has changed these figures as normally the second most common house type is 4+ bedrooms. This is positive as it is moving towards a more desirable mix as set out in the Core Strategy. It can also be seen that 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. 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 reluctant to build 1 bedroom homes.

D1.51 Compared to the previous monitoring year, in 2018/19, there has been a reduction of 4+ bed homes being built and quite a large increase of 10% in terms of the amount of 3 bedroom homes being built.

D1.52 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 148 homes or 10.5% of supply from the analysis. This 10.5% includes the unknown mix for this recent monitoring year.

Table 33. 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
	%	6.00%	36.20%	28.40%	19.80%	9.50%	100%
2012/13	No.	17	81	78	49	12	237
	%	7.20%	34.20%	32.90%	20.70%	5.10%	100%
2013/14	No.	13	105	89	53	16	276
	%	4.70%	38.00%	32.20%	19.20%	5.80%	100%
2014/15	No.	5	191	130	176	2	504
	%	1.00%	37.90%	26%	34.90%	0.40%	100%
2015/16	No.	32	165	358	282	72	909
	%	3.50%	18.20%	39%	31.00%	7.90%	100%
2016/17	No.	42	191	236	207	63	739
	%	5.70%	25.80%	31.90%	28.00%	8.50%	100%
2017/18	No.	126	387	272	304	46	1135
	%	11.10%	34.00%	24.00%	26.80%	4.10%	100%
2018/19	No.	97	409	436	318	33	1293
	%	7.5%	31.6%	33.7%	24.6%	2.6%	100%
Total	No.	339	1571	1632	1412	255	5,209

Policy CS.20 – Existing Housing Stock and Buildings

Empty Homes

D1.53 Empty homes are a wasted resource and can have a detrimental effect on the appearance and the quality of the location. They could 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.

D1.54 During 2018/19 a total of 26 empty properties within the District were brought back into use as a direct result of action by the District Council. Table 34 shows the number of empty properties that have been brought back into use each year since the start of the plan period in 2011.

Table 34. Number of properties returned to use as direct result of action by Stratford-on-Avon District Council

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
2018/19	26

Loss of dwellings to other uses

D1.55 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.

D1.56 In terms of the loss of residential dwellings to non-residential uses, during the 2018/19 monitoring period there were no occurrences of dwellings that were lost to other uses. This follows a similar pattern to previous years where only a 3 dwellings for the year 2017/18 and 9 dwellings were lost to non-residential uses between April 2011 and March 2017. Each year has seen a decrease in this taking place.

Policy CS.21 – Gypsies and Travellers and Travelling Showpeople

D1.57 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.

D1.58 Table 35 shows the net additional Gypsy and Traveller pitches granted permanent permission in the monitoring year and Table 39 shows the net additional pitches since the start of the plan period in 2011.

Table 35. Additional Permanent Gypsy and Traveller Pitches permitted 2018/19

Site	Planning Reference	Supply 2018/19	Site Total
Rainbow Nurseries, Welford Hill, Long Marston Road	18/00777/FUL	6	14

D1.59 Net additional supply of permanent Gypsy and Traveller pitches since the start of the plan period totals 51. In many cases, this supply is derived from sites with temporary planning permission being made permanent at a later date. Table 36 shows that no additional temporary pitches were granted in the 2018/19 monitoring year. Please note: pitches with temporary consent do not count towards meeting the requirement for the plan period.

Table 36. Additional Temporary Gypsy and Traveller Pitches 2018/19

Site	Planning Reference	Supply 2018/19	Site Total
n/a	n/a	0	0

D1.60 Table 37 shows that no additional transit sites were granted in the 2018/189 monitoring year.

Table 37. Gypsy and Traveller Transit Sites

Site	Planning Reference	Supply 2018/19	Site Total
n/a	n/a	0	0

D1.61 Table 38 shows that no additional Travelling Showpeople plots were granted in the 2018/19 monitoring year.

Table 38. Travelling Showpeople Plots

Site	Planning Reference	Supply 2018/19	Site Total
n/a	n/a	0	0

Table 39. 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	2018 /19	Plan Total	Site Total	Notes
Pathlow Park, Birmingham Road, Pathlow	Various over many years										30	
The Crossroads, Darlingscote Road, Tredington	12/01925/FUL				16					16	16	Granted temporary permission 08/09. Permanent permission, no personal conditions
Greenacres, Waterloo Road, Bidford-on-Avon	13/02455/FUL			8						8	8	Residential caravan site
Rainbow Nurseries 1, Long Marston Road, Welford-on-Avon	10/01796/FUL 12/01128/FUL 15/02145/FUL 18/00777/FUL	2	1				5		6	14	14	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. Site granted permanent permission for a total of 14 pitches in 2018/19
Rainbow Nurseries 2, Long Marston Road, Welford-on-Avon	14/02954/FUL					6				6	6	Appeal allowed permanent permission, with no personal conditions
Field View, 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
The Stables, 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.
Dunroaming Stable, 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	6	51	81	

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 2018/19

D2.2 In 2018/19 127.5 hectares (ha) of employment land were granted planning permission. This is a significant increase on the previous 2017/18 year where there were 73.6ha of land with permission, this is mainly as a result of two permissions at the Gaydon Lighthorne Heath Core Strategy allocation totalling 104.5 ha which were given outline permission during the year.

Commentary on Employment Land Provision at 31 March 2019

D2.3 The overall position is that 201.1 hectares of land has got planning permission 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 Council's development plan in July 2016. Allocations for employment uses are listed in the monitoring schedule in Table 40. The plan allocates a total of 143.7 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 39 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 permitted in June of 2018. 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 There are 201.1 ha of sites in the District with planning permission from 2011. Of this, 59.8 hectares has been built and 9.0 hectares is under construction. A further 132.3 hectares has outline permission or has not been started.
- D2.8 The 201.1 hectares includes the change of use of 6.9 hectares at Alcester road, Stratford – upon-Avon, where there is no net gain in employment land. This site was completed in 2018/19 and not only is one of the larger permissions but also one of the larger completions from 2018/19. 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
- D2.9 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 in Paragraph D2.4 this is not counted towards the District's supply. As of 2018/19 these sites are still a mixture of completed and under construction with a total of 11.6 ha having being completed and 1.7 ha still under construction.
- D2.10 There have also been a number of sites lost from Class B uses since 2011. This comprises a total of 44.3 hectares, of which 5.4 hectares relate to the redevelopment of Campden road, Shipston-on-Stour for residential housing. This, added to other redevelopment in Shipston, totals 7.2 hectares going to housing and a care home use. 89.1% of lost sites have gone to residential development.

Employment Land Supply

- D2.11 In summary, between 1 April 2011 and 31 March 2019, the supply of new employment land in the District is approx. 223.1 hectares, ie. 22 hectares allocated by the Core Strategy, 59.8 hectares already built, 9 hectares under construction and 132.3 hectares not started and available.
- D2.12 Taking into account the 44.3 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. 178.8 hectares.

Table 40. Employment Land Provision

SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Comments
					Brownfield		Green-Field	No permission or Outline		Detailed p.p.		Built 1.4.11 - 31.3.19	Under Const. 31.3.19	Not Started 31.3.19	
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built				
CORE STRATEGY ALLOCATIONS		Gross Site Area													
Stratford - Canal Quarter RZ	SUA.1	2.0	B1	9000	2.0			2.0						2.0	No permission still 2018/19
Stratford - South of Alcester Rd	SUA.2	10.0	B1a/B1b				10.0	10.0						10.0	Up to 10.0 ha to 2031 + additional land for CQRZ business relocation-dependant on the Canal Quarter
Atherstone Airfield	SUA.4	10.0	B1c/B2/B8				10.0	10.0						10.0	5.0 ha net. Plus reserve of 9.0 ha (5.0 ha net) for relocation of businesses from CQRZ
Alcester - North of Arden Road	ALC.3	7.6	B1/B2/B8				7.6	7.6						7.6	See Sites with permission-15/00976/OUT-application in decision after the 18/19 monitoring year end
Southam - West of Banbury Road	SOU.1	1.6	B1/B2/B8				1.6	1.6							See Sites with permission-15/00976/OUT- planning application in for REM decision after 18/19 monitoring year
Gaydon/Lighthorne Heath	GLH	100.0	B1				100.0		100					1.6	South end GLH - JLR expansion
Gaydon/Lighthorne Heath	GLH	4.5	B1				4.5		4.5					4.5	West of L Heath - AML expansion
Long Marston Airfield	LMA	8.0	B1	4000		8.0		8.0						8.0	Total site area 13.0 ha post 2031 17/03258/REM-400 small B1 area- not started
TOTAL ALLOCATED		143.7			2.0	8.0	133.7	22.0	121.7	0.0	0.0			143.7	
Winyates Green Triangle	REDD.1	12.0	B1/B2/B8				12.0		12.0						Stratford District sites solely to meet the needs
Gorcott Hill	REDD.2	7.0	B1/B2/B8				7.0		7.0						
TOTAL		19.0					19.0		19.0						

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SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Comments
					Brownfield		Green-Field	No permission or Outline		Detailed p.p.		Built 1.4.11 - 31.3.19	Under Const. 31.3.19	Not Started 31.3.19	
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built				
SITES WITH PLANNING PERMISSION															
Gaydon/Lighthorne Heath	GLH	100.0	B1				100.0		100.0					100.0	only outline permissions on site during the 18/19 year
Gaydon/Lighthorne Heath	GLH	4.5	B1				4.5		4.5					4.5	only outline permissions on site during the 18/19 year
Long Marston Airfield	LMA	8.0	B1	4000		8.0				8.0				8.0	Not started any works at site yet
Alcester - Arden Road		0.5	B1	1890			0.5				0.5	0.5			
Alcester - North of Arden Road	ALC.3	7.6	B1/B2/B8				7.6		7.6					7.6	19/01193/REM reserve matters in awaiting decision
Alderminster, Barton Farm		0.8	B1/B8	565			0.8			0.8				0.8	Not started 18/19
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			Complete 17/18
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	O/L application. Adj to retail/ expired
Chesterton - Fosse Way		0.2	B1c			0.2					0.2	0.2			
Claverdon - Station Road		0.2	B8			0.2					0.2	0.2			
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
		0.2	B1/B2/B8	920		0.2					0.2	0.2			Complete 18/19
Clifford Chambers - Campden Rd		0.5	B1/B2	840		0.5					0.5	0.5			Under construction 18/19
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		Material commentment 18/19
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				0.2	18/19 Not started
Gaydon - Banbury Road AML		0.2	B2	680	0.2						0.2	0.2			Complete 18/19
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 expired
Gaydon - Warwick Road		0.2	B1a/B8	760		0.2					0.2		0.2		

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SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Comments	
					Brownfield		Green-Field	No permission or Outline		Detailed p.p.		Built 1.4.11 - 31.3.19	Under Const. 31.3.19	Not Started 31.3.19		
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built					
Gaydon Proving Ground	SOU.1	5.5	B1	56700	5.5							5.5	5.5		Complete 18/19	
Gaydon Proving Ground		1.7	B1	32950	1.7							1.7		1.7	18/19under construction	
Gaydon Proving Ground		0.4	B1	3650	0.4							0.4	0.4		18/19 Complete	
Gaydon Proving Ground		0.2	B1b	2920	0.2							0.2	0.2		Complete 19/18	
Gaydon Proving Ground		5.5	B1/B2/B8	21480	5.5							5.5	5.5		Various permissions	
Great Alne - Upper Spernal 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			
Kineton, Warwick Road		0.9	B1	1649	0.9							0.9		0.9	Under construction 18/19	
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		Complete 19/18	
Kinwarton - Tything Road West		0.2	B8	520	0.2						0.2				0.2	Not started 18/19
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 18/19
Lower Tysoe - Orchard Farm		0.5	B1c	1670	0.1	0.4						0.5	0.5			17/02091/FUL Complete 18/19
Mappleborough Green - B'ham Rd		0.2	B1 a b c	430			0.2				0.2				0.2	Not started 18/19
Napton - Brickyard Road		0.1	B1/B8	290			0.1					0.1	0.1			
Salford Priors - Station Road		1.0	B2 B1a	5360 340			1.0					1.0	1.0			Completed 17/18
Sambourne - Jill Lane		0.2	B8	250	0.2							0.2	0.2			
Shipston - Campden Road		0.2	B1	930			0.2			0.2					0.2	
Shipston - Darlingscote Road		0.2	B2/B8	440	0.2							0.2	0.2			
Shipston - Tilemans Lane		3.2	B1/B2/B8					3.2				3.2	3.2			Various permissions- Completed 18/19 Completed 2011/12
Shipston - Tilemans Lane				220												
Shipston - Tilemans Lane	0.2	B1c	380	0.2						0.2				0.2	Under construction 18/19	
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				2.4			1.2	1.2		1.2	1.2	17/18 part complete/ other part still under constructinop	
Southam - Northfield Road	0.2	B1c	1000			0.2				0.2				0.2	Not started 18/19	
Southam - Stoneythorpe	3.0	B1a	6790				3.0		3.0					3.0		
Southam - Welsh Road East	2.1	B1/B2				2.1					2.1	2.1			No REM application 18/19 Complete 18/19	

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SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Comments
					Brownfield		Green-Field	No permission or Outline		Detailed p.p.		Built 1.4.11 - 31.3.19	Under Const. 31.3.19	Not Started 31.3.19	
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built				
Southam - Welsh Road East		0.2	B1c	890	0.2		0.6				0.2	0.2			Complete 18/19
Southam - Welsh Road East		0.6	B1a/B8	3440							0.6	0.6			Complete 17/18
Stockton - Rugby Road		0.2	B1c	810	0.2					0.2				0.2	Not started 18/19
Stratford - Alcester Rd		0.1	B1b	260		0.1					0.1		0.1		Under construction 18/19
Stratford - Masons Road		0.4	B2	970	0.4		2.4				0.4	0.4			Retrospective
Stratford - The Ridgeway		2.4	B1/B2/B8	4270							2.4	2.4			
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		Under construction 18/19
Studley - Birmingham Road		0.2	B2	1600	0.2		0.3				0.2	0.2			No progress for many years
Studley - Icknield Street Drive		0.2	B8	470		0.2					0.2	0.2			
Studley - Needle Industries		0.7	B1/B2/B8			0.7				0.7				0.7	
Studley - The Slough		0.2	B8	1686	0.2		0.3			0.2				0.2	Under construction 18/19
Tanworth-in-Arden - Broad La		0.3	B8	1030							0.3	0.3			
Ufton - Southam Road		0.9	B2	1200		0.9					0.9	0.9			
Umberslade - Pound House La		0.2	B1a	375	0.2						0.2		0.2		Under construction 18/19
Welford - Rainbow Nurseries		0.3	B1c	645		0.3	1.5				0.3	0.3			No further progress 18/19
Wellesbourne - Fletchers Way		2.8	B1/B2/B8			2.8					2.8		2.8		
Wellesbourne - Loxley Road		10.2	B1/B2/B8	64064	10.2						10.2	10.2			
Wellesbourne - Stratford Road		1.5	B8/B1a	1440							1.5		1.5		under construction 18/19
Wixford - Lodge Farm		0.3	B2			0.3	0.2				0.3	0.3			Complete 18/19
Southam- Kineton Road		0.1	B8	324	0.1						0.1	0.1			
Wellesbourne- Loxley Road		2.1	B8	8719	2.1					0.3	2.1	2.1		0.3	
Priors Marston, Harwick Road		0.3	B8	450	0.3						0.2	0.2			Complete 18/19
Clifford Chambers- Campden road		0.2	B8	294		0.2								0.4	Not started in 18/19
Long Compton, Old Road		0.4	B1/B2	513	0.4					0.4					Complete 18/19-
Stratford- Alcester road		6.9	B1/B2/B8	20371	6.9						6.9	6.9			Not started 18/19
Haselor- Lower barn		1.1	B8	280	1.1					1.1				1.1	Complete 18/19
Alderminster- Ettington Park		0.1	B1c	452	0.1						0.1	0.1			not started 18/19 query same use class
Stratford- Chapel Lnæ		0.2	B1	1542	0.2					0.2				0.2	completed 18/19
Wellesbourne- Loxley Road		2.1	B2	8719	2.1						2.1	2.1			
TOTAL WITH PERMISSION		201.1			41.4	27.5	132.2		117.2	15.1	68.8	59.8	9.0	132.3	
TOTAL PROVISION		223.1			2.0	0.0	20.0							22.0	

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SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY		Green-Field	STATUS				PROGRESS			Comments
					Brownfield			No permission or Outline		Detailed p.p.		Built	Under Const.	Not Started	
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built	1.4.11 - 31.3.19	31.3.19	31.3.19	
NET LOSSES															
Beoley - Gorcott Hill		-0.1	B1	-350		-0.1					-0.1	-0.1			To housing
Bidford - Waterloo Road				-320		-0.1					-0.1	-0.1			To D2 gym and fitness centre
Broom - High Street		-0.1	B2	-1300		-0.2				-0.2		-0.2			To housing, office demolished
Clifford Chambers		-0.2	B1a												To housing (flats)
Dodwell - Evesham Road		-0.1	B1	-325		-0.1					-0.1	-0.1			To D1 Art classes studio
Fenny Compton - Station Wks		-0.1	B1c	-265		-0.1					-0.1		-0.1		To housing
Great Alne - Maudslay Works		-4.2	B2/B8	-11742		-4.2		-4.2					-7.0	-4.2	To care village
12/02571/REM (phase 1), 13/0710/REM (phase 2), 13/03061/REM (phase3), 16/03277/FUL		-7.0	B2			-7.0					-7.0		-7.0		
		-0.2	B1a	-450		-0.2					-0.2	-0.2			
Kinwarton - Kinwarton Farm Rd			B1/B2/B8	-3420											To housing
		-0.7				-0.7					-0.7	-0.7			To mixed use
Outhill - Henley Road		-0.3	B1a	-320											A1/3/5/B1/2/8/SG
Oxhill - Windmill Farm		-0.3	B1c	-720		-0.3					-0.3	-0.3			To C1 hotel
Pathlow - Featherbed Lane		-0.2	B8	-800		-0.2				-0.2	-0.2	-0.2			To housing
Quinton - Meon Vale		-0.2	B1c	-410		-0.2					-0.2	-0.2			To retail- lost 18/19
Quinton - Long Marston Depot		-0.1	B1a	-250		-0.1					-0.1	-0.1			To D2 leisure
Sambourne - Jill Lane		-0.3	B8	-2000		-0.3					-0.3	-0.3			To be Demolished
Shipston - Campden Road		-0.2	B1a	-660		-0.2					-0.2	-0.2			Demolished 16/17
		-5.4	B2			-5.4		-5.4				-5.4			To housing
Shipston - Church Street															To housing. Industrial blds demolished
Shipston - Tilemans Lane		-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 housing
Snitterfield - Kings Lane		-0.6	B1c/B8	-730		-0.6				-0.6		-0.6			To care home C2
Stratford - Aintree Road		-0.2	B1a			-0.2					-0.2	-0.2			To retail/restaurant/craft
Stratford - Alcester Road		-0.2	B1	-600		-0.2					-0.2	-0.2			To dental surgery
															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			
Stratford - Birmingham Rd		-0.1	B1a	-250		-0.1					-0.1	-0.1			To housing, retail, care home
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 housing
Stratford - Ingon Lane		-0.1	B8	-500		-0.1					-0.1	-0.1			To hotel
															To housing

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SITE LOCATION	CORE STRATEGY REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY		Green-Field	STATUS			PROGRESS		Comments		
					Brownfield			No permission or Outline			Detailed p.p.			Built	Under
					Similar Use	Different Use		No P.P	Outline p.p	Not Started	U/C + Built	1.4.11 - 31.3.19		Const. 31.3.19	Started 31.3.19
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
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			Completed 18/19
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
Southam- Kineton Road		-3.5	B1	-3530		-3.5					-3.5	-3.5			To A1 - complete 18/19
Stratford- Alcester road		-6.9	B2	20371		-6.9					-6.9	-6.9			To B1/B2/B8 Complete 18/19
Wooton Wawen - Wawensmere Rd		-0.2	B1a	-750		-0.2					-0.2	-0.2			To housing
Net losses total		-44.3			-44.3				-11.4	-4.5	-28.4	-27.6	-7.2	-9.5	

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

D2.13 Table 41 shows that in 2018/19 1,930sq.m of new retail floorspace in the District was granted permission. However, this includes 400sq.m. approved at Windmill Farm, Oxhill under application 18/01651/FUL, which will form part of a replacement of 188sq.m. retail space approved under application 10/01067/FUL. Taking this into account, 1742sq.m. of additional new retail floor space was approved in 2018/19.

D2.14 Since 2011 14,955 sq.m of new 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 Lonsdale at Meon Vale. In 2018/2019 865 sq.m of new retail floorspace was completed. Additionally, 1020sq.m. of retail floorspace is currently under construction.

D2.15 The main loss of retail floorspace granted permission during 2018/19 was at BHS, Bridge Street Stratford-upon-Avon, where the change of use of 2050sq.m. of floorspace from Class A1 was approved in January 2019. However, this floorspace will remain within 'A' Use Classes once the permission is implemented, with the space to be used for Class A3/A4 uses.

Table 41: Schedule of Retail Developments in Stratford-on-Avon District since 2011

As at 31 March 2019

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

<u>Key</u>			
	Planning permissions granted before 2018/19 not started		Planning permissions completed before 2018/19
	Planning permissions granted during 2018/19 not started		Planning permissions completed during 2018/19
	Planning permissions under construction; not yet completed		

Ref.No.	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
16/01205/FUL	B&Q Plc, Unit A The Maybird Centre, Birmingham Road Stratford-upon-Avon	Demolition of retail unit A with associated garden centre and replacement with three retail units	Elsewhere in urban area	924	Granted pp 15.09.16	Not started
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
17/02644/FUL	Windmill Farm, Oxhill	Erection of a commercial unit encompassing, shop, storage, office space and toilet facilities.	Rural	+370 A1 (replacement of 188sq.m. of A1 use approved under pp Ref. 10/01067/FUL)	Granted pp 13.11.17	Not started

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17/02921/FUL	Bards Walk, Stratford-upon-Avon	Convert upper floor from Class A1 (retail) to residential	Town/commercial centre	-1196 A1	Granted full pp. 30.08.18	Not started
18/01511/FUL	Freestyle Interactive Ltd, Harwood House Barns, Ashorne	Minor external alterations to agricultural barn to facilitate conversion from agriculture to retail approved under 17/01766/COUR	Rural	475	Granted full pp 16.7.18	Not started
17/03795/REM	Long Marston Storage Depot, Campden Road, Lower Quinton	Erection of a public house/restaurant (Use Class A3/A4) and all details required by Part 2 of Conditions 1 and 2 of 12/00484/VARY	Rural	419	Granted reserved matters pp 1.5.18	Not started
18/01651/FUL	Windhill Farm, Red Horse Vale Ltd, Banbury Road, Oxhill	Erection of equine food store and extension to previously approved 10/01607/FUL store	Rural	400 (replacement of 188sq.m. A1 use approved under pp Ref. 10/01067/FUL)	Granted full pp 26.10.18	Not started
18/03529/FUL	Maybird Retail Park, Unit J, Stratford-upon-Avon	Subdivision of Unit J (Use Class A1) Maybird Retail Park to create 2 separate units (Use Class A1)	Elsewhere in urban area	176 (net gain in A1 floorspace)	Granted full pp 11.02.2019	Not started

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18/01922/FUL	BHS, Bridge Street, Stratford-upon-Avon	Subdivision of formed BHS unit (A1) to form 3 units; retention of 1 units as A1 use and change of use of 2 units to A3/A4 use, together with rear extension, external alterations and landscaping	Town/commercial centre	-2050 A1, +2050 A3/A4	Granted full pp 23.01.19	Not started – separate application 19/02038/FUL for conversion to hotel and Class A3/A4 restaurant submitted 22/07/2019 (not yet determined)
17/03258/REM	Long Marston Airfield	New settlement with a community hub including a range of A1-A5 uses	Rural	400	Granted pp 14.03.19	Not started
13/00157/FUL	Former Cattle Market, Alcester Road, Stratford-upon-Avon	Erection of 214 dwellings (Class C3) and 721 sq.m of commercial floorspace (Classes A1, A2, A3, A4, A5), car parking, landscaping and all other ancillary and enabling works.	Town/commercial centre	720	Appeal allowed 07.05.14	Under construction
15/03835/FUL, (16/01997/VARY 18/01145/VARY)	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	Under construction (commenced 2017-18)
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	1600	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	1410	Granted pp 08.03.11	Completed 2012

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10/01692/FUL	Shipston Road, Stratford-upon-Avon	Construction of new food store	Edge of urban area	3430	Granted pp 06.04.11	Completed 2012 (occupied by Waitrose)
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 (retrospective)
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 2013-14
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 2013-14
11/02803/FUL 16/2008/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
13/00476/REM	Long Marston Depot, Campden Road, Quinton	New settlement including a community shop	Rural	390	Granted pp 02.05.13.	Completed early 2015 (occupied by Londis)
13/00843/FUL	Loxley Road, Wellesbourne	Foodstore	Elsewhere in urban area	3510	Granted pp 16.12.13	Completed Spring 2015 (occupied by Sainsbury's)
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
15/04335/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
15/03362/FUL	Stratford Garden Centre, Campden Road, Clifford Chambers	Erection of retail concession structure (retrospective)	Rural	980	Granted pp 11.7.16	Completed 2016-17

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16/01600/FUL	Unit 4 Maybrook Industrial Estate, Maybrook Road, Stratford-upon-Avon	Change of use from A1 retail (vacant) to D2 leisure use (gym)	Elsewhere in urban area	-530	Granted pp 11.7.16	Completed 2016-17
16/01384/FUL	Kwit 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
16/02203/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
12/02085/FUL	Salford Road, Bidford-on-Avon	Extension to food store (Budgen)	Elsewhere in urban area	450	Granted pp 31.10.12	Completed 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 2017-18
14/02180/FUL	Dodwell Trading Estate, Evesham Road, Luddington	Extension to retail unit	Rural	390	Granted pp 15.10.14	Completed 2017-18
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
10/01067/FUL	Windmill Farm, Oxhill	Change of use of land from coal and distribution and former bus storage depot to A1 retail/warehouse. The erection of 3 buildings, 1 to replace an existing building and 2 for storage.	Rural	188 sq.m.	Granted pp 22.11.13.	Change of use complete, buildings not erected and unlikely to complete.

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17/01058/FUL	Units 1-3 Maybrook Industrial Estate, Maybrook Road, Stratford-upon-Avon	Reconfiguration of retail units and extension to Unit 1	Elsewhere in urban area	805	Granted pp 22.9.17	Completed 2018-19
18/03222/VARY	Snitterfield Fruit Farm, Snitterfield	Variation of conditions 2 and 3 of 17/02840/VARY to allow internal and external alterations including extension to existing WC, installation of two emergency staircases, a link building and amendment to external materials	Rural	60	Granted pp 28.03.19	Completed 2018-19

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 Policy Maps in Submission Core Strategy (June 2014)

Provision of new retail development within Stratford-upon-Avon

D2.16 The District Council undertakes occupancy surveys of Stratford-upon-Avon Town Centre to monitor 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 43 includes the data from the survey undertaken in 2019.

Table 42. Diversity of Main Town Centre uses within Stratford-upon-Avon Town Centre

Occupancy by type of use	Number of units in 2019	% at 2019
A1 Shops and Retail outlets	205	27.2
A2 Financial and Professional	39	5.2
A3 Restaurants and Cafes	63	8.4
A4 Drinking Establishments	18	2.4
A5 Hot Food Takeaways	11	1.5
B1 Business	15	2
B2 General Industrial	1	0.1
B8 Storage / Distribution	2	0.3
C1 Hotels	15	2
C2 Residential Institutions	3	0.4
C3 Dwellings	274	36.5
D1 Non-Residential Institutions	21	2.8
D2 Assembly and Leisure	6	0.8
Sui Generis	30	4
Vacant	48	6.4
Total	751	100.0

D2.17 It is evident from the survey that dwellings are the biggest proportion of uses in Stratford-upon-Avon, at 37% of the total uses. At 27.2%, shops and retail outlets form the second highest proportion of uses in the town, followed by restaurants and cafes at 8.4%. At 6.4%, the proportion of vacancies is far lower than the national figure which stood at about 10% in 2019 according to figures published by the Retail Gazette.

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

D2.18 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 with at least 60% of the total gross floorspace in retail use.

D2.19 Table 43 shows the results of an assessment of these streets which was undertaken based on the latest occupancy survey carried out in October 2019. The results are compared against those for the survey undertaken in July 2018. On average, the proportion of retail within the primary shopping frontage has risen in the last year, from 61% in 2018 and 67.5% in 2019.

Table 43. Stratford-upon-Avon - retail use in primary shopping streets

Primary shopping street	% of floorspace in retail use - 2018	% of floorspace in retail use - 2019
Bridge Street – north side	68%	80%
Bridge Street – south side	65%	80%
High Street – east side	78%	75%
High Street – west side	78%	53%
Lower Henley Street – east side	43%	57%
Lower Henley Street – west side	51%	70%
Sheep Street – north side	59%	66%
Wood Street – north side	36%	47%
Wood Street – south side	71%	80%
Average	61%	67.5%

Provision of new retail development within the Main Rural centres

D2.20 As well as surveying Stratford-upon-Avon Town Centre, the District Council also undertakes occupancy surveys of the Main Rural Centres of Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne to monitor 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 44 includes the data from the survey undertaken in 2019.

D2.21 Table 44 shows that dwellings form the biggest proportion of town centre uses across the majority of the Main Rural Centres, with the exception of Alcester and Wellesbourne where shops and retail outlets comprise the biggest proportion of town centre uses. Bidford-on-Avon is the Main Rural Centre with the highest proportion of vacancies in the town centre, at 15.6% of all uses. This is compared to an average of 8% vacancies in the town centres of the Main Rural Centres. Financial and professional services (Use Class A2) comprise an average of 5.2% of uses across the Main Rural Centres, whilst restaurants and cafes (Use Class A3) are on average 4.7% of uses. However, there was a large difference between the highest and lowest proportion of A3 uses across the Main Rural Centres, as Kineton had zero restaurants and cafes in the town centre, whilst in Southam, restaurants and cafes made up 8.1% of all town centre uses. Hot food takeaways (Use Class A5) also showed

significant variation across the Main Rural Centres, with no takeaways located in Kineton town centre, whilst in Studley, takeaways comprised 7.5% of all town centre uses.

D2.22 In terms of non-A (retail) use classes, Henley-in-Arden town centre contains the highest proportion of business (B1) uses across the Main Rural Centres, at 5.7% of all uses. With the exception of Kineton, at 5.2% of all uses, business (B1) uses comprise less than 2% of all town centre uses in each of the remaining Main Rural Centres in the District. There are few hotels located in the town centres of the Main Rural Centres, with 50% of the Main Rural Centres having no hotels at all within their town centres. In comparison, non-residential institutions (use class D1) make up a relatively high proportion of uses in the town centres, comprising of an average of 7.3% of town centre uses across the Main Rural Centres. The individual proportion of Class D1 uses across the Main Rural Centres ranged from 12.6% and 11.9% of uses in Southam and Wellesbourne respectively, to only 3.1% of uses in Bidford-on-Avon.

Table 44. Diversity of Main Town Centre uses within the Main Rural Centres

Number of units (% of units) within Main Rural Centres								
Use	Alcester	Bidford-on-Avon	Henley-in-Arden	Kineton	Shipston-on-Stour	Southam	Studley	Wellesbourne
A1 Shops and Retail outlets	62 (42.8%)	12 (18.8%)	26 (12.3%)	8 (21%)	45 (28.3%)	20 (18%)	28 (23.3%)	15 (25.4%)
A2 Financial and Professional	9 (6.2%)	2 (3.1%)	11 (5.2%)	2 (5.2%)	8 (5%)	8 (7.2%)	5 (4.2%)	3 (5.1%)
A3 Restaurants and Cafes	6 (4.1%)	4 (6.3%)	11 (5.2%)	0	7 (4.4%)	9 (8.1%)	7 (5.8%)	2 (3.4%)
A4 Drinking Establishments	6 (4.1%)	2 (3.1%)	4 (1.9%)	2 (5.2%)	3 (1.9%)	4 (3.6%)	7 (5.8%)	0
A5 Hot Food Takeaways	5 (3.4%)	3 (4.7%)	2 (0.9%)	0	3 (1.9%)	4 (3.6%)	9 (7.5%)	1 (1.7%)
B1 Business	2 (1.4%)	0	12 (5.7%)	2 (5.2%)	2 (1.3%)	2 (1.8%)	1 (0.8%)	1 (1.7%)
B2 General Industrial	0	0	1 (0.5%)	0	1 (0.6%)	0	0	1 (1.7%)
B8 Storage / Distribution	0	0	0	0	0	0	0	0
C1 Hotels	1 (0.7%)	0	1 (0.5%)	0	4 (2.5%)	0	0	1 (1.7%)
C2 Residential Institutions	0	0	0	0	0	0	0	1 (1.7%)
C3 Dwellings	32 (22.1%)	27 (42.2%)	112 (53%)	16 (42.1%)	68 (42.8%)	34 (30.6%)	33 (27.5%)	14 (23.7%)

D1 Non-Residential Institutions	8 (5.5%)	2 (3.1%)	10 (4.7%)	3 (7.9%)	7 (4.4%)	14 (12.6%)	10 (8.3%)	7 (11.9%)
D2 Assembly and Leisure	1 (0.7%)	0	0	0	0	1 (0.9%)	0	0
Sui Generis	7 (4.8%)	2 (3.1%)	5 (2.4%)	3 (7.9%)	3 (1.9%)	7 (6.3%)	8 (6.7%)	7 (11.9%)
Vacant	6 (4.1%)	10 (15.6%)	16 (7.6%)	2 (5.2%)	8 (5%)	8 (7.2%)	12 (10%)	6 (10.2%)
Total	145	64	211	38	159	111	120	59

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

Visitor Accommodation

Provision and location of new tourism and leisure related development, including conference facilities and visitor accommodation

D2.23 Table 45 is the Schedule of Visitor Accommodation Developments in the District since 2011.

D2.24 485 additional bedrooms were completed in the monitoring period 2018-19. A further 730 bedrooms are currently under construction, 470 of which begun construction in the period 2018-19.

D2.25 In 2018/19 there were three permissions granted for new units of accommodation. This included 266 caravan pitches at Riverside Caravan Park, for residential use between 1st April and 31st October each year. Additionally, 81 bedrooms were granted permission as part of the construction of a 4 storey hotel at the Stratford Picture House site. 18 bedrooms were granted permission as part of an ancillary extension to the Falcon Hotel, Stratford.

D2.26 Existing permissions were making progress with 9 new bedrooms completed at the Falcon Hotel, Stratford and 133 bedrooms completed at Studley Castle, Studley. Other

completions included 18 new bedrooms at Alveston, 17 new bedrooms in Brailes and 22 bedrooms in Shotton.

D2.27 Between 2011 and 2019 1002 additional bedrooms have been completed. 115 units have been lost but this includes 40 bedrooms at the former Wobbling Wheel (Premier Inn) at Warmington which were lost in a fire and the planning permission to replace them was never implemented. The remainder have been lost to housing and student accommodation.

Table 45: Schedule of Visitor Accommodation Developments in Stratford-on-Avon District since 2011

As at 31 March 2019

NB. Only includes schemes comprising 5 or more bedrooms

<u>Key</u>			
	Planning permissions granted before 2018/19 not started		Planning permissions completed before 2018/19
	Planning permissions granted during 2018/19 not started		Planning permissions completed during 2018/19
	Planning permissions under construction; not yet completed		

Planning Permission reference number	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
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
17/02461/FUL	Falcon Hotel, Chapel Street, Stratford-upon-Avon	Construction of ancillary hotel accommodation, demolition of existing garages and air raid shelter	Town/commercial centre	18	Granted pp 9.4.18	Not started
18/02870/FUL	Stratford Picture House, Windsor Street, Stratford-upon-Avon	Demolitions of existing cinema, restaurant and office building and construction of 4 storey hotel	Town/commercial centre	81	Granted pp 8.3.19	Not started
09/01789/REM 14/01703/VARY	Heritage Motor Centre, Banbury Road, Gaydon	Hotel	Rural	180	Granted pp 14.12.09	Material commencement 2017-18 (drainage installed)

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06/01349/VARY	Crowne Plaza, Bridgefoot, Stratford-upon-Avon	Extension to hotel (Holiday Inn)	Town/commercial centre	52	Granted pp 27.06.06	Material commencement No recent work on site
12/00147/FUL & 13/00789/VARY	Bidford Grange, Bidford-on-Avon	Holiday log cabins	Rural	25	Granted pp 25.02.13	Commenced 2017-2018
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	Commenced 2018-19
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 - watertight and built out 2018-2019 but not fully finished
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
07/03246/FUL	Kings Court Hotel, Birmingham Road, 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
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
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
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

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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
12/02929/FUL	Stratford Road, Hockley Heath	Hotel accommodation (The Oak)	Rural	14	Granted pp 12.03.13	Completed 2014
12/02478/FUL	Hill Farm, Wootton Wawen	Construction of marina	Rural	50 berths	Granted pp 31.7.13	Completed 2017-2018
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 2013-14
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
13/03243/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 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 2014-15
14/02660/FUL	Orchard House, Riverside, Tiddington	Change of use to guest house	Rural	5	Granted pp 29.01.15	Completed 2014-15
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 2014-15
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

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14/01836/FUL	192 Alcester Road, Stratford-upon-Avon	Change of use of guest house to flats	Elsewhere in urban area	-8	Granted pp 23.2.15	Completed 2016-17
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 2015-2016
15/03024/FUL	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	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
16/00451/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)
16/02840/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
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
15/02704/FUL	Studley Castle, Studley	Extension to hotel	Rural	153	Granted pp 19.11.15	Completed 2018-19
15/04054/FUL	Baraset Barn, Pimlico Lane, Alveston	New hotel building	Rural	18	Granted pp 22.1.16	Completed 2018-19
16/01390/FUL	Falcon Hotel, Chapel Street, Stratford-upon-Avon	Alterations and refurbishment to include extensions and alterations to elevations	Town/commercial centre	9	Granted pp 30.6.16	Completed 2018-19
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	Completed 2018-19
16/02041/FUL 16/02042/LBC	Feldon Valley, Sutton Lane, Lower Brailes	Accommodation building and lodges	Rural	17	Granted pp 28.2.17	Completed 2018-19
18/00563/LDP	Riverside Caravan Park, Tiddington	Lawful use of land for residential caravan park	Rural	266	Granted pp 29.11.18	Completed 2018-19

Leisure Developments

- D2.28 Table 46 is the Schedule of Leisure Developments in the District since 2011. It shows that in 2018/19 there were six permissions granted for new leisure development floorspace. Completions included the extension to a sports hall in Wellesbourne, the change of use of a centre for adults with learning difficulties to a children's softplay with café in Stratford, and the change of use from Class B1 to Class D2 for a functional training facility in Southam. In total an additional 4,765 square metres of leisure floorspace was completed in 2018/19.
- D2.29 Since 2011 15,951 square metres 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 46: Schedule of Leisure Developments in Stratford-on-Avon District since 2011

As at 31 March 2019

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

<u>Key</u>			
	Planning permissions granted before 2018/19 not started		Planning permissions completed before 2018/19
	Planning permissions granted during 2018/19 not started		Planning permissions completed during 2018/19
	Planning permissions under construction; not yet completed		

Planning Permission reference number	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
17/01114/FUL	Heritage Motor Museum, Banbury Road, Gaydon	Museum building MCC2	Rural	2,700	Granted pp 13.07.17	Not started
18/01777/FUL	The Grange, Hardwick Road, Priors Marston, Southam	Erection of a storage building for the use of shooting school	Rural	450	Granted pp 24.9.18	Not started
18/02625/FUL	Take Flight House, Loxley Lane, Wellesbourne	Demolition of existing T-Hangar and proposed new Hangar and Clubhouse	Rural	685	Granted pp 14.02.19	Not started

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18/02870/FUL	Stratford Picture House, Windsor Street, Stratford-upon-Avon	Demolitions of existing cinema, restaurant and office building and construction of 4 storey hotel	Town/commercial centre	81	Granted pp 8.3.19	Not started
13/00809/FUL 18/01307/VARY	Banbury Road, Southam	Football Club and Bowls Club	Edge of urban area	1,750	Granted pp 31.03.15	Under construction 2018-2019
14/01165/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Camping, touring caravan and static holiday caravan site with facilities	Rural	470	Granted pp 3.08.15	Under construction 2018-2019
18/01821/FUL	Ardencote Farm, Sheffield Green, Alcester	Erection of indoor horse training arena and construction of drainage attenuation pond	Rural	1,265	Granted pp 21.12.18	Commenced 2018-2019
11/01185/FUL	Ladbroke Road, Bishop's Itchington	Indoor Riding School	Rural	1,410	Granted pp 25.08.11	Completed
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Sports Hall	Rural	1,500	Granted pp 02.05.13	Completed 2014-15
12/01768/FUL	Southern Lane, Stratford-upon-Avon	Studio Theatre (The Other Place)	Town/commercial centre	820	Granted pp 20.09.12	Completed 2015-16
13/01939/FUL 14/02157/VARY	Heritage Motor Museum, Banbury Road, Gaydon	Museum building MCC1	Rural	4,440	Granted pp 21.11.13	Completed 2015-16
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 2015-16
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

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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
(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
15/04529/FUL	Warwickshire College, Moreton Morrell	New sports hall D2 and all weather pitch	Rural	900	Granted pp 9.9.16	Completed 2017-18
14/00839/FUL	Sports and Community Centre, Loxley Close, Wellesbourne	Extension to sports hall	Elsewhere in urban area	760	Granted pp 4.6.14	Completed 2018-2019
18/00817/FUL	22 Western Road, Stratford-upon-Avon	Change of use from D1 (centre for adults with learning difficulties) to D2 (children's softplay) with ancillary café	Elsewhere in urban area	475	Granted pp. 22.5.18	Completed 2018-2019
18/01131/FUL	15 Southfield Road, Kineton Road Industrial Estate, Southam	Change of use from B1 to D2 for functional training facility	Elsewhere in urban area	3,530	Granted pp 22.6.18	Completed 2018-2019

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 Policy Maps in Submission Core Strategy (June 2014)

Tourism in Stratford District

D2.30 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.

D2.31 Table 47 below sets out the economic value of tourism within Stratford-on-Avon District between 2016 and 2018 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 period, most notably the value of overnight trips which has increased by 20.2%. In addition the number of jobs related to the tourism sector has increased by almost 17.3% during the same period.

D2.32 During 2018 a total of 6.69 million trips were undertaken in the area with over 1.6 million overnight stays in the area, with over £367 million spent by tourists during their visit. In terms of jobs, there were 8,659 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 13.1% of all employment within the District.

Table 47. Economic Impact of Tourism within Stratford-on-Avon District –

Year on year comparisons

Trips	2016	2017	2018	% Change 2016-18
Day Trips				
Day trips volume	5,241,000	5,623,000	6,143,000	+17.2%
Day trips value	200,308,000	209,596,000	234,246,000	+16.9%
Overnight Trips				
Number of trips	515,000	523,000	556,000	+8%
Number of nights	1,440,000	1,477,000	1,614,000	+12%
Trip value	£110,843,000	£114,509,000	£133,280,000	+20.2%
Summary				
Total Value	£393,593,000	£409,404,000	£461,404,000	+17%
Actual Jobs	7382	7,677	8,659	+17.3%

(Source: [Economic Impact of Tourism: Stratford District – 2016, 2017 & 2018 Reports](#))

D2.33 Table 48 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 volume of day trips which has increased by 17%. In addition the number of jobs related to the tourism sector has increased by over 15% during the same period.

D2.34 During 2018 a total of 2.75 million trips were undertaken in the town with almost 800,000 overnight stays in the area, with £191 million spent by tourists during their visit. In terms of jobs, there were 4,309 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 31% of all employment within the town, up from 27% in 2017.

Table 48. Economic Impact of Tourism within Stratford-upon-Avon Town

Year on year comparisons

Trips	2016	2017	2018	% Change 2016-18
Day Trips				
Day trips volume	2,098,000	2,250,000	2,457,000	+17%
Day trips value	£98,833,000	£103,403,000	£115,486,000	+16.8%
Overnight Trips				
Number of trips	276,000	276,000	290,000	+5%
Number of nights	705,000	719,000	781,000	+10.8%
Trip value	£65,703,000	£65,401,000	£75,611,000	+15%
Summary				
Total Value	£201,744,000	£201,744,000	£233,535,000	+15.8%
Actual Jobs	3,725	3,810	4,309	+15.7%

(Source: [Economic Impact of Tourism: Stratford Town – 2016, 2017 & 2018 Reports](#))

D2.35 In terms of the proportion of international and domestic visitors to Stratford District, overseas trips to the West Midlands region were 8% down on 2017 with just over 2.13 million overnight trips. The total number of nights was up by 1.5% to reach 14.4 million nights. Spend was up by 3.7% to £836 million in 2018.

D2.36 The number of domestic trips to the West Midlands region in 2018 declined 2% on 2017 (7.75 million trips), although the number of nights increased by 12% to 20.6 million nights. Based on 3 year averages (2016-2018), the volume of overnight trips to Warwickshire for 2018 was up 6% compared to the 2015/2017 period. Overnight visits were up 7% on 2015/2017 and expenditure was up by 13%.

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

- E.2 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

- E.3 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

Community Facilities

- F1.1 There has been an enhancement to one open space in the district between 1st April 2018 and 31st March 2019. This was to Bridgetown Community Meadowland in November/December 2018.
- F1.2 The District has not experienced any loss of community facilities including open space/play area/sports pitches and creation facilities during the monitoring period.

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

- F2.1 The use of Travel Plans in new developments encourages sustainable travel, notably related to travel patterns for work and education related trips. During 2018/19 there were a total of 58 major planning permissions, consisting of 56 separate application sites. Of these 56 sites where major permission were granted, two (3.6%) included a Travel Plan either within the application, as a condition or as part of a s106 agreement. However, excluding variation of condition and reserved matters applications (as Travel Plans are generally conditioned

or included at the initial Outline/Full Planning stage), 2 of 26 major outline/full planning applications (7.7%) included a Travel Plan. Some permissions did not contain Travel Plans 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.

- F2.2 Details of developer contributions for sustainable transport are set out under Policy CS.27 (Developer Contributions).

Percentage of residents finding it easy to access key local services

- F3.1 The Index of Multiple Deprivation (IMD) 2019 is a dataset measuring a range of domains across employment, income, health, crime, environment, education, and skills, and housing and access to services.
- F3.2 In terms of the indicator measuring housing and access to services, the IMD measures the physical and financial accessibility of housing and key local services and includes the following measures:-
- Road distance to a post office;
 - Road distance to a primary school;
 - Road distance to a general store or supermarket;
 - Road distance to a GP surgery;
 - The proportion of households which are judged to have insufficient space;
 - The rate of acceptances for housing assistance under the homelessness provisions of the 1996 Housing Act;
 - Difficulty of access to owner-occupation or the private rental market, expressed as the inability to afford to enter owner occupation or the private rental market.
- F3.3 Whilst this IMD indicator collates both housing and access to services into one indicator, and therefore does not provide a fully accurate representation of how easy residents may find it to access key local services, it does provide a certain level of understanding that can be used as a basis for analysis.
- F3.4 In terms of Stratford-on-Avon District, Harbury scored the highest score for housing and access to services, indicating that they had the best level of housing and access to services in the District. This was followed by Bishops Itchington, Stockton, Henley West and Studley North. The lowest score for housing and access to services in the District was received by Long Compton, followed by Burton Dassett, Ladbroke and Priors, Brailes and Tanworth.
- F3.5 In addition to the Index of Multiple Deprivation (2019), the Stratford District Council 2017 Residents Survey provides information on the level of satisfaction District residents have with the provision of a range of public services. The Residents' Survey used postal self-completion questionnaires. The electoral roll was utilised and the questionnaire went to the householder to give a random sample. Around one in ten households in the district received the questionnaire; 5,700 questionnaires were despatched with 1,906

questionnaires returned in the timescale allowed, a 34.0% response rate. The results of the questions pertaining to services were as follows:

- 56% of respondents felt satisfied with the sports / leisure facilities provided by SDC, up 9% on 2014.
- 73% of residents felt satisfied with the parks and open spaces provided by SDC, up 5% on 2014 and back to the 2012 level.
- 64% of those surveyed were satisfied with the play areas provided by SDC, up 9% from the previous survey.
- 34% of those surveyed were satisfied with the public toilets provided by SDC, this is down 9% on 2014. 31% were dissatisfied, up by 5% from 2014.
- 63% of resident's expressed satisfaction with Warwickshire Police, showing an increase of 7% on 2014. Dissatisfaction fell to 10% from 15% in 2014.
- 86% of residents felt satisfied with their GP; this was a 2% increase on the previous survey.
- 80% of those surveyed were satisfied with their local hospital, showing no change from 2012 or 2014. Dissatisfaction rose by a single percentage point to 9%.
- 80% of those surveyed were satisfied with their local tips / household waste recycling centres, the same percentage as the previous survey. 9% expressed dissatisfaction, down 1% from 2014.
- Exactly a third were dissatisfied with local bus services, up 1% from the previous survey. 41% were satisfied showing a 3% drop.
- 66% of those surveyed were either fairly or very satisfied with libraries, which represent an increase in satisfaction of 2%. 11% expressed dissatisfaction with them; this represents a 1% drop.

F3.6 The results of the survey demonstrate that waste collection, health services and parks and open spaces scored the highest level of satisfaction amongst District residents, whilst public toilets and local bus services were the worst scoring public services provided in the District. Overall, satisfaction with public services has increased since the previous survey in 2014.

Broadband Connectivity

F4.1 The rapid advances in the use of large amounts of 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' cannot be overestimated.

F4.2 CSW Broadband is a project that is looking to roll out superfast broadband across the region. The initial contract increased superfast broadband connectivity in Stratford-on-Avon District from 45% to 95% in the 4 years between 2013 and 2017. Table 49 show the most recent figures available in 2019, with the extent of superfast broadband coverage by ward.

Table 49. Superfast Broadband Availability

Ward	Coverage (% of premises)
Alcester & Rural	95.9
Alcester Town	97
Avenue	95.3
Bidford East	98.4
Bidford West & Salford	83
Bishop's Itchington	91.9
Bishopton	97
Brailes & Compton	95.7
Bridgetown	96.1
Clopton	97.3
Ettington	88.5
Guildhall	98.8
Harbury	97.7
Hathaway	98.8
Henley-in-Arden	95.7
Kineton	96.3
Kinwarton	99
Napton & Fenny Compton	94.9
Quinton	87.8
Red Horse	98.3
Shipston North	91.9
Shipston South	88
Shottery	99.5
Southam North	99.9
Southam South	77.8
Studley with Mappleborough Green	98.6
Studley with Sambourne	97.3
Tiddington	93.7
Welcombe	98.6
Welford-on-Avon	77.6
Wellesbourne East	97.7
Wellesbourne West	88.8
Wootton Wawen	96.9

F4.3 The wards with the current lowest amount of coverage are Welford-on-Avon and Southam South, at 77.6% and 77.8% respectively. The wards with the current highest level of coverage are Southam North and Shottery, at 99.9% and 99.5% respectively.

F4.4 CSW Broadband anticipate that approximately 93-94% of the District will have access to Superfast broadband by the end of Contract 3 (mid 2020). However, these figures are approximate as it is difficult to provide an accurate number of the total number of premises in the District.

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:

F5.1 A total of 87 S106 Agreements were signed during 2018/19.

Financial S106 Planning Obligations received:

F5.2 Financial planning obligations totalling **£2,775,746.46** were received during 2018/19 on planning applications approved by the Council. This is broken down into the various types of infrastructure as set out in Table 50.

Table 50. S106 Planning Obligations received by type of infrastructure

Infrastructure Type	Amount Received
Affordable Housing	£773,933.83
Allotments and Community Gardens	£52,442.50
Sports and Recreation	£114,497.47
Childrens Play Equipment	£59,634.93
Flood Risk	£133,678.79
Parks, Gardens and Amenity Space	£5,750.19
Open Space	£323,154.50
Public Health (healthcare Acute and Primary)	£765,040.26

Public Rights of Way	£34,000.87
Lighthorne Heath Community Facilities	£179,027.33
Gaydon Community Facilities	£79,046.84
CCTV	£217,584.64
Police	£26,888.15
Police Operational Facilities	£5,239.79
Unrestricted Natural accessible Greenspace	£5,826.38

F5.3 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:

F5.4 Financial planning obligations totalling **£1,682,416.88** were spent during 2018/19, broken down into the areas of infrastructure as set out in Table 51. Please note that the spend information for 2018/19 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 51. S106 Planning Obligations spent by type of infrastructure

Infrastructure Type	Amount Spent
Affordable Housing	£666,918.67
Open Space	£500,769.02
Active Youth	£32,860.57
Leisure	£93,024.57
Shop Front Grants	£197.67
Air Quality	£6,090.00
Built Facilities	£10,938.59
Off Site Allotments and Community Gardens	£11,582.92
Off Site Childrens Play Equipment	£80,149.42
Health Care Acute & Planned	£150,928.99
Car Parking	£128,956.46

Community Infrastructure Levy (CIL)

F5.5 CIL is a mechanism to secure financial contributions from developers on certain viable developments to assist in funding infrastructure needs. CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

F5.6 The Council adopted its CIL Charging Schedule in December 2017, implementing CIL from February 2018. Further information can be found on the following Council webpage: <https://www.stratford.gov.uk/planning-building/community-infrastructure-levy-2.cfm>

F5.7 Table 52 sets out CIL income and expenditure since CIL was implemented in February 2018.

Table 52: CIL Income and Expenditure since implementation in February 2018

CIL Regulation	Category	Amount Feb. to March 2018	Amount 2018/19
62 (4)(a)	Total CIL Receipts for the reported year	£0	£187,173.00
62 (4) (b)	Total CIL Expenditure for the reported year	£0	£0
62 (4) (c)	Summary details of CIL Expenditure during the reported year (other than those relating to CIL regulations 59E or 59F), including: 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	£0
62 (4) (ca)	Amount of CIL passed to: i) Any local council under regulation 59A or 59B; and ii) Any person under regulation 59(4)	£0	£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: 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	£0
62 (4) (cc)	Summary details of any notices served in accordance with CIL regulation 59E, including: 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	£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	£187,173.00
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	£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	£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	£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	£0

5. Neighbourhood Development Plans and Parish Plans

Neighbourhood Plans

- 5.1 Neighbourhood Development Plans (NDPs) were introduced in the Localism Act 2011. Stratford-on-Avon District has 34 Neighbourhood Plan Area designations.
- 5.2 As at December 2019, 15 NDPs have proceeded to referendum and received YES votes from their local communities. All have been adopted by the District Council as part of the Local Development Plan.

Table 53. Adopted Neighbourhood Plans

Neighbourhood Development Plan	Date of Adoption
Bidford-on-Avon	17 July 2017
Brailes NDP	16 December 2019
Claverdon NDP	16 December 2019
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 & Pathlow	26 February 2018
Wootton Wawen	26 February 2018

- 5.3 Figure 24. illustrates the progress of NDPs across Stratford-on-Avon District. 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

5.4 Stratford-on-Avon District is also covered by 44 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 48. is a schedule by Parish showing progress of relevant Neighbourhood and Parish Plans and Housing Needs Surveys.

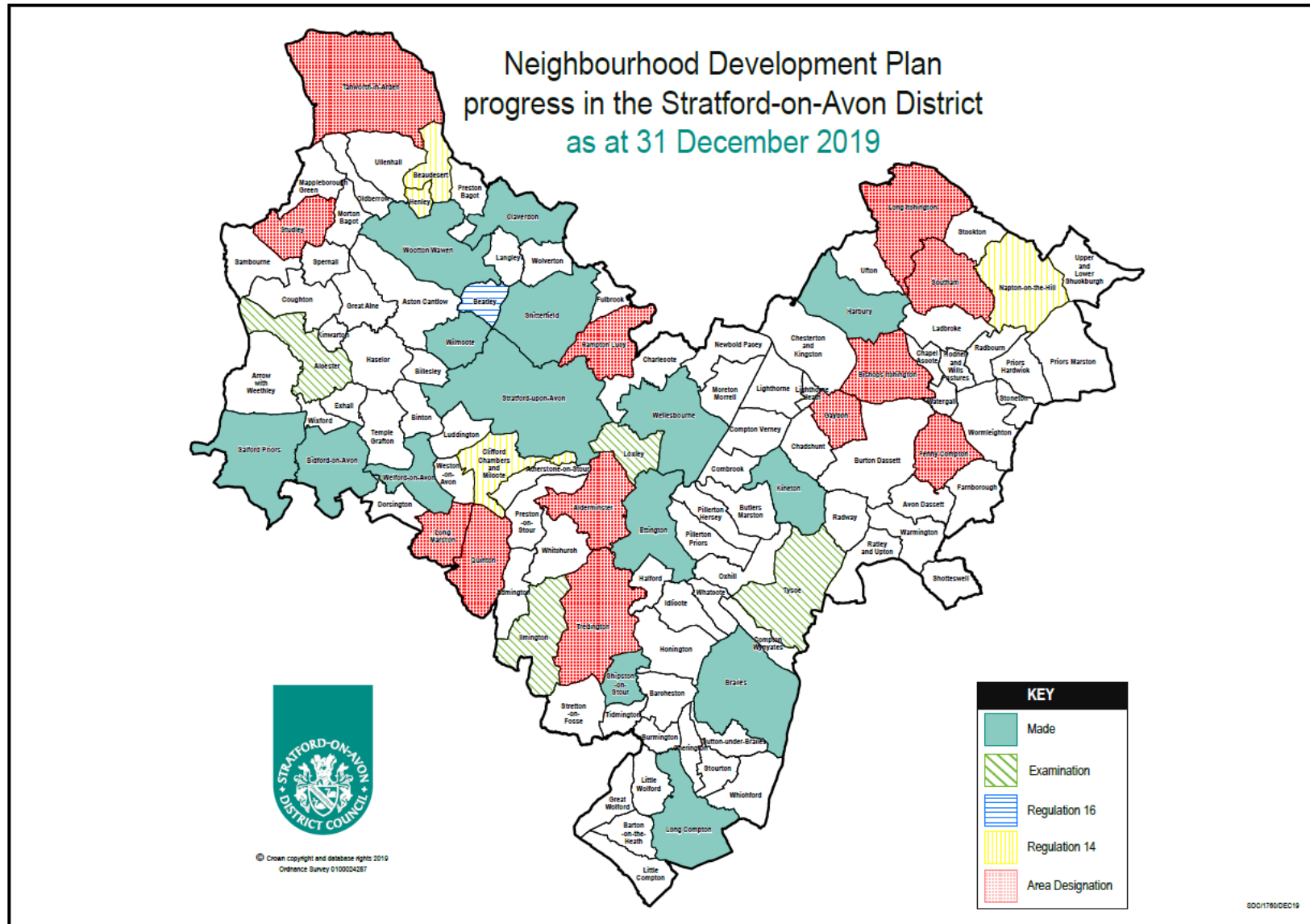


Figure 24: Map to show the progression of various Neighbourhood plans throughout the district

Table 54: 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 adoption 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) • TP	SUB •	2017 •	YES		Previous HNS 2012.
Aldermminster	491	230	Aldermminster	LSV 4		NADES	2011 •	YES		
Aston Cantlow	437	201	Aston Cantlow	LSV 4	2018 • PP					PP commits to instigating HNS. Fresh HNS in progress (2019).
Avon Dassett	210	101	Avon Dassett	...	2007 • PP		2007 •	YES		Fresh HNS underway (2019).
Barton-on-the-Heath	(c)	(c)	Barton-on-the-Heath	...						HNS completed 2018 - adoption pending.
Bearley	724	302	Bearley	LSV 4	2013	SUB •	2017 •			Previous HNS 2007 & 2012.
Bidford-on-Avon	5350	2232	Bidford-on-Avon	MRC	2017 • NP	MADE	2017 •	YES	n/a	Previous HNS 2013.
Bidford-on-Avon	n/a	n/a	Broom	...	2017 • NP	MADE	2017 •	YES	YES	Previous HNS 2013.
Bidford-on-Avon	n/a	n/a	Marlcliff	...	2017 • NP	MADE	2017 •	YES	n/a	Previous HNS 2013.
Binton	311	156	Binton	...	2016 • PP		2013 •			
Bishops Itchington	2082	873	Bishops Itchington	LSV 1	2008 • PP	NADES	2016 •	YES		Fresh HNS undertaken in parrallel with NP survey - Aug 2016. Previous HNS 2007.
Brailes & Winderton	1149	547	Brailes	LSV 2	2012 • AP	REF •	2016 •	YES	YES	Previous PP adopted 2005. Previous HNS 2006. 'Yes' vote at NP referendum on 21/11/2019.
Burton Dassett	1322	517	Burton Dassett	...			2019 •	YES		Previous HNS 2010.
Burton Dassett	n/a	n/a	Northend	LSV 4			2019 •	YES		Previous HNS 2010.
Burton Dassett	n/a	n/a	Temple Herdwycke	LSV 3			2019 •	YES		Previous HNS 2010.
Butlers Marston	232	107	Butlers Marston	...			2017 •			Previous HNS 2001 & 2011.

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Cherington & Stourton	373	211	Cherington, Stourton	...			2018 ●	YES		Previous HNS 2010.
Claverdon	1261	540	Claverdon	LSV 3		SUB ●	2017 ●	YES	YES (d)	Previous HNS 2002. 'YES' vote in NP referendum on 24/10/2019.
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 ● PP					
Coughton	157	72	Coughton	...	2010 ● VP		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 ● NP	MADE	2016 ●	YES		Previous HNS 2006 & 2011.
Exhall	203	92	Exhall	...	2007 ● AP		2003 ●			PP Open Gate Action Plan with Temple Grafton
Farnborough	265	123	Farnborough	...	2017 ● PP		2017 ●	YES		Previous HNS 2000.
Fenny Compton	808	332	Fenny Compton	LSV 2	2009 ● PP	NADES	2017 ●	YES	YES	Previous HNS 2005 & 2009.
Gaydon	446	185	Gaydon	LSV 4	2013 ● PP		2006 ●			PP 2012-17: has expired.
Great Aine	570	240	Great Aine	LSV 3	2009 ● PP		2014 ●	YES	YES	Previous HNS 2010.
Great Wolford	278	152	Great Wolford	...	2019		2015 ●			VDS 2019.
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 ● NP	MADE	2011 ●	YES	YES	Previous HNS 2011.
Henley-in-Arden & Beaudesert	3064	1576	Henley-in-Arden	MRC	2005 ● PP	DRAFT	2014 ●	YES		Previous HNS 2006. Fresh HNS proposed (2019).
Ilmington	712	353	Ilmington	LSV 3	2006 ● PP	SUB ●	2006 ●	YES	YES	
Kineton	2337	1003	Kineton	MRC	2016 ● NP	MADE	2013 ●	YES		

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Kinwarton	1082	491	Alcester/Kinwarton	MRC (part)	2018 ● PP					PP 2017-27, but contains no actions pertaining to housing.
Ladbroke	268	123	Ladbroke	...	2010 (e) ● PP		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 ● PP		2004 ●	YES	YES	PP 2005-10. Name change to 'Upper Lighthorne Parish' from 01/04/2020.
Little Compton	365	209	Little Compton	...			2018 ●	YES	YES	Previous HNS 2008.
Long Compton	764	368	Long Compton	LSV 3	2016 ● NP	MADE	2012 ●	YES	YES	Previous HNS 2004. Fresh HNS underway (2019).
Long Itchington	2013	861	Long Itchington	LSV 1	2009 ● PP	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. Fresh HNS underway (2019).
Loxley	399	157	Loxley	LSV 4	2007 ● PP	SUB ●	2019 ●	YES		Previous HNS 2014. NP referendum expected Jan 2020.
Luddington	475	228	Luddington	...	2006 ● PP		2007 ●			In addition, VDS adopted June 2018. Fresh HNS completed (2019) - awaiting adoption.
Mappleborough Green	857	399	Mappleborough Green	LSV 4						NP &/or HNS not to be undertaken.
Moreton Morrell	850	289	Moreton Morrell	LSV 4	2007 ● PP & VDS		2015 ●			VDS in lieu of NP. Fresh HNS under consideration.
Napton-on-the-Hill	1144	471	Napton-on-the-Hill	LSV 2	2011 ● PP	DRAFT	2018 ●	YES	YES	PP originally prepared 2006 ● Previous HNS 2012.
Newbold Pacey & Ashome	267	115	Newbold Pacey & Ashome	...	2007 ● PP		2017 ●	YES		Previous HNS 2004. 2017 HNS includes Addendum. Fresh HNS under consideration.
Oxhill	305	146	Oxhill	LSV 4	2014 ● PP		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 ● PP		2015 ●			2010 PP grant. Preparatory survey 2013. Previous HNS 2010.
Priors Marston	579	250	Priors Marston	LSV 4	2019 ● PP		2015 ●	YES	YES	Previous HNS 2004 & PP 2005.
Quinton	1968	850	Quinton (Lower)	LSV 1		NADES	2019 ●	YES		Designated NA includes part of LMA. Previous HNS 2007.

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Radway	238	115	Radway	...	2003		2019 ●	YES		New PP in preparation.
Ratley & Upton	327	149	Ratley & Upton	...	2008 ● PP		2017 ●	YES		Previous HNS 2005 & 2011.
Salford Priors	1546	830	Salford Priors	LSV 2	2017 ● NP	MADE	2008 ●	YES		LC scheme aborted.
Sambourne	844	336	Sambourne	...	2014 ● PP		2014 ●			HNS commissioned by The Sambourne Trust, but proposed scheme abandoned.
Shipston-on-Stour	5038	2405	Shipston-on-Stour	MRC	2018 ● NP	MADE	2014 ●	YES	YES	Previous HNS 2005.
Shotteswell	221	106	Shotteswell	...	2018 ● PP					PP in lieu of NP. PC decided not to undertake HNS (2018).
Snitterfield	1226	520	Snitterfield	LSV 3	2018 ● NP	MADE	2014 ●	YES	YES	Previous HNS 2006.
Southam	6567	2833	Southam	MRC	2007 ● TP	NADES	2017 ●	YES		Previous HNS 2005 & 2009.
Stockton	1347	542	Stockton	LSV 2	2006 ● PP		2006/2013 ●	YES	YES	
Stratford-upon-Avon	27445	13251	Alveston	LSV 4	2018 ● NP	MADE	2015 ●			Revised VDS adopted Nov 2015.
Stratford-upon-Avon	n/a	n/a	Stratford-upon-Avon	Main Town	2018 ● NP	MADE	2015 ●			
Stratford-upon-Avon	n/a	n/a	Tiddington	LSV 1	2018 ● NP	MADE	2015 ●			
Stretton-on-Fosse	439	214	Stretton-on-Fosse	...	2010		2011 ●	YES	YES	Previous HNS 2006.
Studley	5879	2600	Studley	MRC	2017 ● PP	NADES	2019 ●	YES	YES	Current PP period 2017-2020. Previous HNS - 2011 & 2014.
Tanworth-in-Arden	3104	1349	Earlwood	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 completed - adoption pending.
Tredington	1422	653	Newbold-on-Stour	LSV 3	2015 ● PP	NADES	2013 ●			Fresh HNS under consideration.
Tredington	n/a	n/a	Tredington	LSV 3	2015 ● PP	NADES	2013 ●			

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Tysoe	1143	511	Tysoe	LSV 2	2010 • PP	SUB •	2016 •	YES		Previous HNS 2012.
Ufton	319	147	Ufton	...		ENQ	2012 •			Appraisal 2001.
Ullenhall	717	288	Ullenhall	...						HNS under consideration.
Warrington & Arlescott	304	138	Warrington & Arlescott	...	2018		2016 •			Previous HNS 2011.
Welford-on-Avon	1420	661	Welford-on-Avon	LSV 2	2017 • NP	MADE	2019 •	YES	YES	Previous HNS 2008 and Addendum 2012.
Wellesbourne & Walton	5849	2606	Wellesbourne	MRC	2018 • NP	MADE	2011 •			2010 PP grant. VDS adopted 2014 •
Whatcote	143	71	Whatcote	...			2014 •			
Whichford & Ascott	336	164	Whichford & Ascott	...	2010 • PP		2011 •	*	*	*No activity, but possibility of 'cluster' scheme with Cherington & Stourton.
Wilmcote & Pathlow	1299	549	Pathlow	...	2018 • NP	MADE	2015 •			
Wilmcote & Pathlow	n/a	n/a	Wilmcote	LSV 2	2018 • NP	MADE	2015 •			
Wixford	155	67	Wixford	...	2015 • PP		2012 •			No local housing need ID by HNS.
Wolverton	212	98	Wolverton	...	2014 • PP		2019 •		YES**	Previous HNS 2005 & 2014.
Wootton Wawen	1318	685	Wootton Wawen	LSV 2	2018 • NP	MADE	2011 •	YES	YES	Fresh HNS completed (2019) - adoption pending.

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 positioned 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. Net Housing Completions by Location

Location			11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
		Main Town									
Stratford-upon-Avon			52	149	164	93	200	247	282	92	1,279
		Main Rural Centres									
Alcester	MRC		0	0	57	39	35	5	47	6	189
Bidford-on-Avon	MRC		2	0	-1	97	133	59	99	187	576
Henley-in-Arden	MRC		-1	39	10	9	6	9	5	1	78
Kineton	MRC		-3	11	0	0	60	35	16	30	149
Shipston-on-Stour	MRC		43	3	20	11	15	14	55	110	271
Southam	MRC		6	2	4	1	4	113	167	234	531
Studley	MRC		1	4	15	15	29	4	15	0	83
Wellesbourne	MRC		0	20	2	73	115	183	54	120	567
MRC Total			48	79	107	245	397	422	458	688	2,444
		Local Service Villages									
Category 1 LSV											
Bishop's Itchington	LSV1		0	0	0	3	96	18	2	16	135
Harbury	LSV1		9	0	3	26	2	23	22	49	134
Long Itchington	LSV1		3	0	10	0	1	85	53	89	241
Quinton (Lower & Upper)	LSV1		0	0	4	6	5	0	29	1	45
Tiddington	LSV1		1	0	0	5	1	2	32	3	44
Category 2 LSV											
Brailes (Lower & Upper)	LSV2		0	8	1	1	5	0	1	2	18
Fenny Compton	LSV2		2	1	0	2	1	0	14	2	22
Lighthorne Heath	LSV2		0	0	1	0	2	3	5	0	11
Napton-on-the-Hill	LSV2		1	0	1	2	7	11	4	34	60
Salford Priors	LSV2		0	0	0	0	0	21	39	6	66
Tysoe (Upper & Middle)	LSV2		0	0	2	1	5	4	8	3	23
Welford-on-Avon	LSV2		1	-1	1	4	29	37	12	16	99
Wilmcote	LSV2		0	0	1	7	1	1	-1	2	11
Wootton Wawen	LSV2		0	0	-1	3	0	0	15	0	17
Stockton	LSV2*		1	0	0	2	22	9	52	18	104

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Category 3 LSV		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Claverdon	LSV3	1	0	-1	0	1	2	-1	-1	1
Earlswood	LSV3	0	0	0	0	0	1	1	0	2
Ettington	LSV3	2	5	0	1	2	0	0	32	42
Great Alne	LSV3	0	0	1	0	0	0	0	8	9
Ilmington	LSV3	0	0	0	14	2	0	2	2	20
Long Compton	LSV3	1	0	0	6	10	6	14	6	43
Newbold-on-Stour	LSV3	0	0	0	-1	5	2	42	10	58
Snitterfield	LSV3	0	0	10	4	1	3	3	0	21
Temple Herdewycke	LSV3	0	0	0	0	0	0	0	0	0
Tredington	LSV3	0	0	0	-1	1	0	1	36	37
Category 4 LSV										
Alderminster	LSV4	0	0	0	1	0	4	16	7	28
Alveston	LSV4	0	1	0	1	0	1	2	6	11
Aston Cantlow	LSV4	0	0	0	0	0	0	0	0	0
Bearley	LSV4	0	0	0	0	0	0	0	0	0
Clifford Chambers	LSV4	0	0	0	0	1	3	5	5	14
Gaydon	LSV4	0	0	8	0	0	12	5	15	40
Halford	LSV4*	0	0	0	0	0	4	1	1	6
Hampton Lucy	LSV4	0	0	0	0	14	11	0	0	25
Ladbroke	LSV4	0	0	0	0	0	0	0	0	0
Lighthorne	LSV4	0	0	0	0	0	6	10	5	21
Long Marston	LSV4	0	0	0	1	11	14	22	27	75
Loxley	LSV4	0	0	0	0	-1	0	0	4	3
Mappleborough Green	LSV4	1	7	-1	3	3	-1	2	0	14
Moreton Morrell	LSV4	0	0	0	0	0	0	2	1	3
Northend	LSV4	0	1	1	0	0	0	6	3	11
Oxhill	LSV4	0	0	0	-1	3	1	1	16	20
Pillerton Priors	LSV4	0	0	-1	2	0	1	0	0	2
Priors Marston	LSV4	0	0	0	0	2	0	2	5	9
Tanworth-in-Arden	LSV4	0	0	0	-1	1	4	0	-1	3
Wood End	LSV4	1	0	-1	2	0	0	1	3	6
LSV Total		24	22	39	93	233	288	422	431	1,552

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<i>Rural Area</i>	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Large Rural Brownfield Sites	0	0	5	155	115	69	49	126	519
Rural Villages	2	15	4	7	23	27	27	31	136
Rural Elsewhere	7	29	26	38	80	58	60	40	338
Rural Area Total	9	44	35	200	218	154	136	197	993
	District								
District Total	133	294	345	631	1,048	1,111	1,298	1,408	6,268

Appendix 3. Net Housing Completions by Parish

Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Admington	2. Central - South	1	0	0	0	1	2	5	0	9
Alcester Town	6. West	0	0	9	0	3	15	24	6	57
Alderminster	2. Central - South	0	1	0	1	1	5	18	7	33
Arrow with Weethley	6. West	0	0	0	0	0	0	0	0	0
Aston Cantlow	1. Central - North	0	0	0	0	3	1	-1	2	5
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	0	0	0	1
Avon Dassett	5. Southeast	1	0	0	0	0	0	0	0	1
Barcheston and Willington	5. Southeast	0	1	0	1	0	6	8	1	17
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	-1	1	0	3
Bearley	1. Central - North	0	0	0	0	-1	0	2	0	1
Beaunesert	6. West	1	2	2	1	1	8	7	4	26
Bidford-on-Avon	6. West	2	5	0	99	137	61	214	194	712
Billesley	1. Central - North	0	0	0	0	0	0	0	0	0
Binton	1. Central - North	0	1	0	0	0	0	0	1	2
Bishops Itchington	4. Northeast	0	0	0	3	96	18	2	26	145
Brailes	5. Southeast	0	8	1	5	5	1	3	2	25
Burmington	5. Southeast	0	0	-1	0	1	0	0	1	1
Burton Dassett	5. Southeast	0	1	1	1	0	0	16	3	22
Butlers Marston	4. Northeast	0	0	0	0	0	0	0	0	0
Chadshunt	4. Northeast	0	0	0	0	5	3	0	0	8
Chapel Ascote	4. Northeast	0	0	0	0	0	0	0	0	0
Charlecote	2. Central - South	0	0	0	0	1	0	0	0	1
Cherington	5. Southeast	0	0	1	0	0	0	0	0	1

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Chesterton and Kingston	4. Northeast	1	0	0	0	0	1	1	1	4
Claverdon	1. Central - North	2	0	0	1	2	1	21	-1	26
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3	0	4	10
Combroke	4. Northeast	0	1	1	0	4	0	2	1	9
Compton Verney	4. Northeast	0	0	0	0	1	0	0	0	1
Compton Wynnyates	5. Southeast	0	0	0	0	0	0	0	0	0
Coughton	6. West	0	0	0	0	0	0	39	0	39
Dorsington	2. Central - South	0	1	0	0	3	0	0	0	4
Ettington	2. Central - South	2	9	0	2	3	1	32	32	81
Exhall	6. West	-2	1	0	0	0	0	1	0	0
Farnborough	5. Southeast	0	0	1	1	0	0	0	1	3
Fenny Compton	5. Southeast	2	1	0	2	1	0	44	3	53
Fulbrook	1. Central - North	0	0	0	0	0	1	0	0	1
Gaydon	4. Northeast	0	0	8	0	0	12	0	15	35
Great Alne	6. West	0	0	1	1	1	0	0	8	11
Great Wolford	5. Southeast	0	1	1	0	1	0	0	1	4
Halford	2. Central - South	0	0	0	1	0	4	2	1	8
Hampton Lucy	1. Central - North	1	6	0	0	14	12	1	0	34
Harbury	4. Northeast	7	0	5	25	3	25	15	49	129
Haselor	6. West	0	0	0	2	0	0	0	0	2
Henley-in-Arden	6. West	-2	39	9	9	6	12	15	1	89
Hodnell & Wills Pastures	4. Northeast	0	0	0	0	0	0	0	0	0
Honington	5. Southeast	0	0	0	0	0	5	1	1	7
Idlicote	5. Southeast	0	0	0	-1	1	0	0	0	0
Ilmington	2. Central - South	0	0	0	14	2	0	0	2	18
Kineton	4. Northeast	-3	11	0	0	60	35	16	31	150

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Kinwarton	6. West	0	0	48	39	32	0	0	0	119
Ladbroke	4. Northeast	0	0	3	4	1	0	9	0	17
Langley	1. Central - North	0	0	0	0	0	0	5	0	5
Lighthorne	4. Northeast	0	0	1	0	0	8	42	5	56
Lighthorne Heath	4. Northeast	0	0	0	0	2	3	2	0	7
Little Compton	5. Southeast	0	0	2	0	0	1	14	0	17
Little Wolford	5. Southeast	0	0	0	0	0	-1	-1	1	-1
Long Compton	5. Southeast	1	4	0	6	9	7	52	6	85
Long Itchington	4. Northeast	3	0	10	0	1	88	1	91	194
Long Marston	2. Central - South	0	0	2	19	11	19	53	143	247
Loxley	2. Central - South	0	0	0	0	-1	0	1	6	6
Luddington	1. Central - North	0	-1	0	2	-1	1	12	-1	12
Mappleborough Green	6. West	2	8	-1	2	10	-2	13	0	32
Moreton Morrell	2. Central - South	0	0	-1	0	0	0	1	1	1
Morton Bagot	6. West	0	1	0	2	0	0	0	0	3
Napton-on-the-Hill	4. Northeast	1	0	1	5	7	15	13	36	78
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	0	0	0	7
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	1	0	0	9
Oldberrow	6. West	1	0	2	0	0	0	0	1	4
Oxhill	4. Northeast	0	0	0	-1	3	1	6	16	25
Pillerton Hersey	4. Northeast	0	0	0	0	0	2	0	0	2
Pillerton Priors	4. Northeast	0	0	-1	2	0	1	0	2	4
Preston Bagot	1. Central - North	1	0	0	0	0	0	0	0	1
Preston-on-Stour	2. Central - South	0	0	1	0	0	0	0	1	2
Priors Hardwick	4. Northeast	0	0	0	0	-1	1	-1	1	0
Priors Marston	4. Northeast	0	0	0	1	2	1	24	5	33

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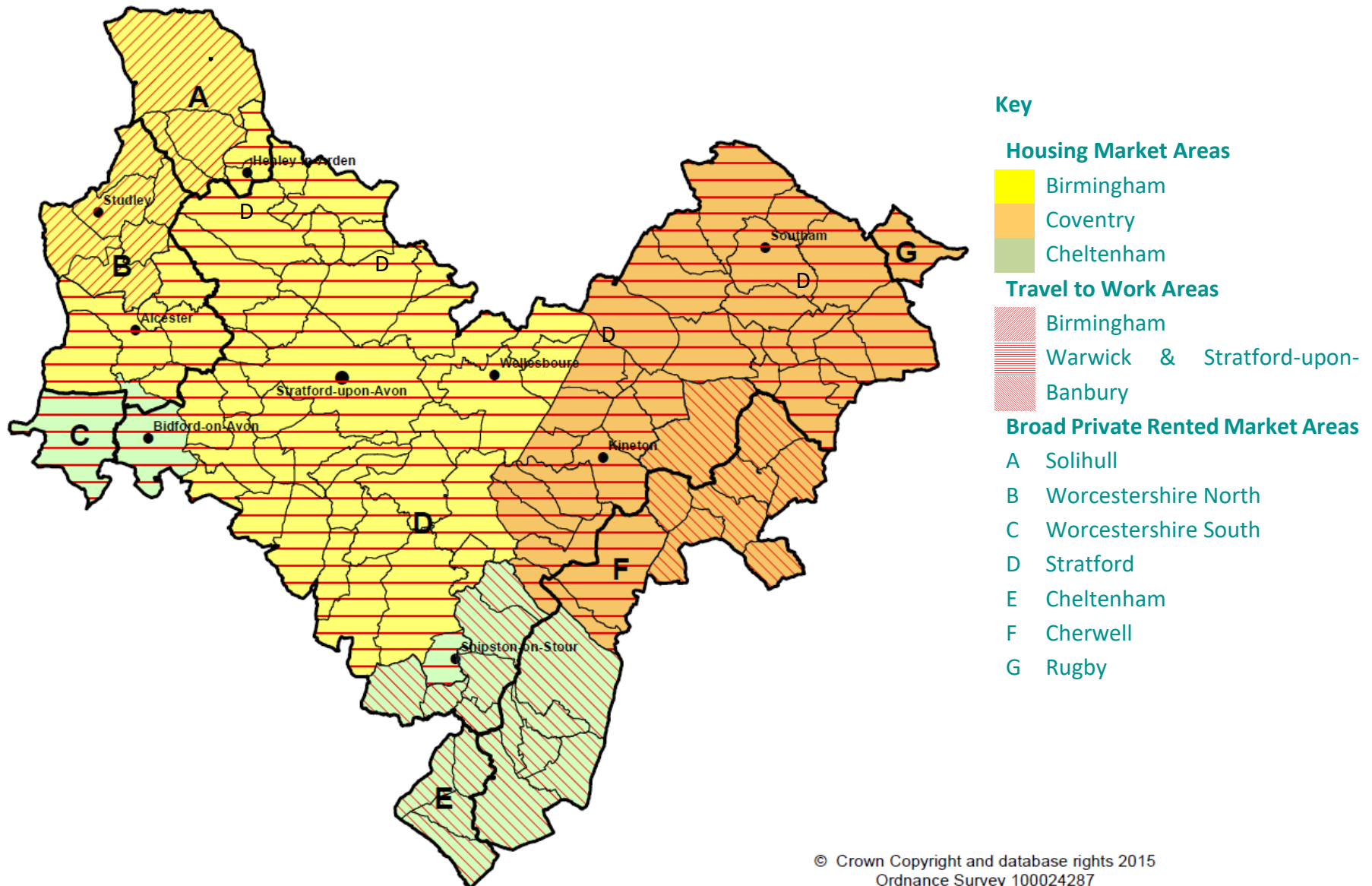
Quinton	2. Central - South	0	0	9	143	117	64	1	3	337
Radbourne	4. Northeast	0	0	0	0	1	0	39	0	40
Radway	5. Southeast	0	0	0	0	0	0	0	0	0
Ratley & Upton	5. Southeast	0	0	0	0	0	0	0	1	1
Salford Priors	6. West	0	0	0	0	1	25	1	7	34
Sambourne	6. West	0	0	0	1	-1	-1	13	7	19
Shipston-on-Stour Town	5. Southeast	43	3	20	11	15	9	91	110	302
Shotteswell	5. Southeast	0	0	0	0	0	0	0	3	0
Snitterfield	1. Central - North	0	0	10	4	3	3	28	3	51
Southam Town	4. Northeast	6	2	4	2	13	118	8	234	387
Sperrall	6. West	0	1	0	0	0	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	9	1	19	55
Stoneton	4. Northeast	0	0	0	0	0	0	0	0	0
Stourton	5. Southeast	0	0	0	0	0	0	1	0	1
Stratford-upon-Avon Town	3. Central - Stratford	54	150	165	106	193	252	199	104	1,223
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0	-1	5	4
Studley	6. West	1	5	15	15	33	11	9	0	89
Sutton-under-Brailes	5. Southeast	0	0	0	0	1	0	0	0	1
Tanworth-in-Arden	6. West	5	2	-1	6	-1	5	19	1	36
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2	4	0	8
Tidmington	5. Southeast	0	0	0	0	0	0	0	0	0
Tredington	2. Central - South	0	0	0	-2	6	2	49	47	102
Tysoe	5. Southeast	0	0	2	1	5	6	8	5	27
Ufton	4. Northeast	1	1	0	0	0	1	1	0	4
Ullenhall	6. West	-1	3	2	0	2	1	0	0	7
Upper & Lower Shuckburgh	4. Northeast	0	0	0	0	0	0	0	0	0
Warmington	5. Southeast	0	0	0	0	0	0	0	3	3

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Watergall	4. Northeast	0	0	0	0	0	0	0	0	0
Welford-on-Avon	2. Central - South	1	4	2	4	60	37	62	21	191
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	182	4	119	520
Weston-on-Avon	2. Central - South	0	0	1	0	1	0	1	0	3
Whatcote	4. Northeast	0	0	0	0	0	1	1	0	2
Whichford	5. Southeast	0	0	1	1	1	0	11	-1	13
Whitchurch	2. Central - South	0	0	1	0	3	0	5	0	9
Wilmcote	1. Central - North	0	0	1	9	3	2	1	3	19
Wixford	6. West	0	0	1	0	2	3	0	0	6
Wolverton	1. Central - North	0	0	0	-1	0	3	0	2	4
Wootton Wawen	1. Central - North	0	0	0	3	0	1	4	1	9
Wormleighton	4. Northeast	0	0	0	1	0	0	0	0	1
District Total		133	294	343	631	1,048	1,113	1,295	1,408	7,673

Appendix 4. 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.



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.

