

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

	Matters to consider: PLAN REVIEW FACTORS	Agree / Disagree	Extent to which the local plan meets this requirement
1.	<p><b>The plan policies still reflect current national planning policy requirements.</b></p> <p><b>PROMPT:</b> As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the 'content' requirements of the current NPPF (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence):</b></p> <p>See Route Mapper Part 2. That assessment concludes that whilst the Core Strategy is silent on some issues, its policies remain consistent and in general conformity with the NPPF. As such, the Core Strategy remains up-to-date.</p>
2.	<p><b>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</b></p> <p><b>PROMPT:</b> Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p><b>Core Strategy OAN:</b> Demographic need (inc. migration): 577dpa Economic uplift: +60dpa <u>Internal OAN: 637dpa (12,740 for 20 year plan period)</u> Coventry &amp; Birmingham uplift +93dpa Total OAN: 730dpa (14,600 for 20 year plan period)</p> <p><b>Standard Method LHN*:</b> <u>2020: 603dpa (12,060 for 20 year plan period)</u></p> <p>Core Strategy planning for 34dpa (680 for 20 year plan period) above internal OAN.</p> <p>Total supply expected as 15,518 within plan period (as at 31 March 2020); a total supply increase 3,458 above baseline LHN.</p> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Section 5.2</p>

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			Stratford.gov.uk/techevidence – see housing topic webpage  * (based on MHCLG Indicative Figures published 16 <sup>th</sup> December 2020)
<b>3.</b>	<p><b>You have a 5-year supply of housing land</b></p> <p><b>PROMPT:</b> Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>5YHLSC as at 31 March 2020: 7.08 years. Next calculation due by July 2021.</p> <p>Identifying reserve sites through Site Allocations Plan to proactively deal with shortfall in supply should it occur. Working on a Proposed Submission version of the SAP for consultation in 2021.</p> <p><a href="http://www.stratford.gov.uk/5yearsupply">www.stratford.gov.uk/5yearsupply</a> <a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a></p>
<b>4.</b>	<p><b>You are meeting housing delivery targets</b></p> <p><b>PROMPT:</b> Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant upon. In doing so you need to make a judgement as to whether updating your local plan</p>	Agree	<p>MHCLG Results:</p> <ul style="list-style-type: none"> <li>· 2018 HDT: 261%</li> <li>· 2019 HDT: 271%</li> <li>· 2020 HDT: 269%</li> </ul> <p><a href="http://www.gov.uk">Housing Delivery Test: 2020 measurement - GOV.UK (www.gov.uk)</a></p>

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	will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.		
5.	<p><b>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets; and (ii) commercial floorspace/jobs targets over the remaining plan period.</b></p> <p><b>PROMPT:</b> Use (or update) your Authority Monitoring Report to assess delivery.</p>	Agree	<p><b>(i) Affordable Housing</b> Record delivery of 491 affordable homes in 2019/20 resulting in 2,313 affordable homes since 2011/12.</p> <p><b>(ii) Commercial Floorspace / Jobs</b> Between 1 April 2011 and 31 March 2019, the supply of new employment land in the District is approx. 223.1 hectares, i.e. 22 hectares allocated by the Core Strategy, 59.8 hectares already built, 9 hectares under construction and 132.3 hectares not started and available.</p> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Policies CS.18, CS.19, CS.22, CS.23, CS24, AS.1, Proposals REDD.1, REDD.2, ALC.3 <a href="http://www.stratford.gov.uk/amr">www.stratford.gov.uk/amr</a></p>

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6.	<p><b>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</b></p> <p><b>PROMPT:</b> A key employer has shut down or relocated out of the area.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on proposed transport infrastructure provision (both capacity and viability), air quality or climate change considerations.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Existing employment allocations being delivered or set to be delivered. However, the District has been hit hard by COVID-19 pandemic. SDC is actively working with promoters to bring forward allocated sites as well as additional investment within the District. COVID-19, whilst affecting the local economy, does not appear to be affecting delivery of the Core Strategy or its policy requirements.</p> <p>Notwithstanding this, SDC is already taking the following actions:</p> <ul style="list-style-type: none"> <li>• Preparing a Site Allocations Plan including employment sites and a new employment enabling policy approach</li> <li>• Revising its Local Industrial and Economic Development Strategy to take account of COVID-19</li> <li>• Preparing a new South Warwickshire Local Plan with WDC to promote economic growth</li> </ul> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Policies CS.18, CS.19, CS.22, CS.23, CS24, AS.1, Proposals REDD.1, REDD.2, ALC.3</p> <p><a href="http://www.stratford.gov.uk/enterprise">www.stratford.gov.uk/enterprise</a></p> <p><a href="http://www.stratford.gov.uk/amr">www.stratford.gov.uk/amr</a></p> <p><a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a></p> <p><a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

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7.	<p><b>There have been no significant changes affecting viability of planned development.</b></p> <p><b>PROMPT:</b> You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p> <p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Housing and employment allocations remain generally viable. Developers reporting buoyant market with upturn in pipeline land supply.</p> <p>Issue with retail and town centres are typical across the UK. Sub-regional issue with affordability of employment space. SDC working proactively to address both issues:</p> <ul style="list-style-type: none"> <li>· Preparing a Site Allocations Plan including new employment enabling policy approach</li> <li>· Revising its Local Industrial and Economic Development Strategy to take account of COVID-19 and restricting of high streets</li> <li>· Preparing a new South Warwickshire Local Plan with WDC to promote economic growth</li> </ul> <p><a href="http://www.stratford.gov.uk/amr">www.stratford.gov.uk/amr</a>  <a href="http://www.stratford.gov.uk/housingtrajectory">www.stratford.gov.uk/housingtrajectory</a>  <a href="http://www.stratford.gov.uk/enterprise">www.stratford.gov.uk/enterprise</a>  <a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a>  <a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

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8.	<p><b>Key site allocations are delivering, or on course to deliver, in accordance the local plan policies meaning that the delivery of the spatial strategy is not at risk.</b></p> <p><b>PROMPT:</b></p> <p>Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Key site allocations as set out in CS Policy CS.16, are delivering including at pace as evidenced by the Housing Sites Schedule available at <a href="http://www.stratford.gov.uk/housingtrajectory">www.stratford.gov.uk/housingtrajectory</a>.</p> <p>Proposal LMA: Long Marston Airfield Garden Village is a mixed-use new community of 3,500 homes although only a proportion of these homes are required by 2031 to deliver the Core Strategy housing requirement. A Framework Masterplan has also been adopted for the site. Delivery of the full site requires a South Western Relief Road to Stratford-upon-Avon* – see Matter 11 below. SDC is working with the developer, Homes England and Warwickshire County Council to facilitate delivery of the Garden Village. SDC is also managing the risk associated with this site initially through its Site Allocations Plan (see Proposal RURAL.5) and thereafter through the South Warwickshire Local Plan. Developers are currently onsite to deliver Phase 1 for 400 homes with delivery of the later phases not expected until 2026 at the earliest (based on latest monitoring position). As such, the risk associated with delivery of the spatial strategy is not significant at the current time.</p> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Policies CS.16, AS.1, AS.2, AS.7, AS.11 and Proposals LMA and GLH  <a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a>  <a href="http://www.stratford.gov.uk/amr">www.stratford.gov.uk/amr</a>  <a href="http://www.stratford.gov.uk/housingtrajectory">www.stratford.gov.uk/housingtrajectory</a>  <a href="http://www.stratford.gov.uk/lma-spd">www.stratford.gov.uk/lma-spd</a>  <a href="http://www.stratford.gov.uk/transport">www.stratford.gov.uk/transport</a></p> <p>*subject to highway modelling</p>

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9.	<p><b>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</b></p> <p><b>PROMPT:</b> You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would could result in a likely significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p> <p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>SDC has declared a climate change emergency. Initial response via additional supplementary planning guidance. Climate change mitigation and adaptation and biodiversity both proposed to be at heart of new South Warwickshire Local Plan, work on which commenced in late 2020 with the Scoping and Call for Sites consultation expected May 2021.</p> <p>This Plan will pick up any significant heritage and environmental changes in the District as well as take account of rising temperatures and flood risk.</p> <p><a href="http://www.stratford.gov.uk/devreq-spd">www.stratford.gov.uk/devreq-spd</a> - Part V  <a href="http://www.stratford.gov.uk/amr">www.stratford.gov.uk/amr</a>  <a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

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10.	<p><b>There are no new sites that have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</b></p> <p><b>PROMPT:</b></p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Any such sites are being considered through the preparation of the Site Allocations Plan (if appropriate) or the South Warwickshire Local Plan.</p> <p><a href="http://www.stratford.gov.uk/callforsites">www.stratford.gov.uk/callforsites</a>  <a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a>  <a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

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11.	<p><b>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</b></p> <p><b>PROMPT:</b> You may wish to review your Infrastructure Delivery Plan / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>As identified in Matter 8 above, Proposal LMA: Long Marston Airfield Garden Village requires delivery of a South Western Relief Road to Stratford-upon-Avon*. A Housing Infrastructure Fund bid to help deliver this road was unsuccessful. However, SDC is working with the developer, Homes England and Warwickshire County Council to facilitate delivery of the Garden Village through interim and long-term plan-making policies. As such, the risk associated with delivery of the spatial strategy is not significant at the current time.</p> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Proposal LMA  <a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a> - Proposal RURAL.5  <a href="http://www.stratford.gov.uk/housingtrajectory">www.stratford.gov.uk/housingtrajectory</a>  <a href="http://www.stratford.gov.uk/lma-spd">www.stratford.gov.uk/lma-spd</a>  <a href="http://www.stratford.gov.uk/transport">www.stratford.gov.uk/transport</a></p> <p>*subject to highway modelling</p>

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12.	<p><b>All policies in the plan are achievable and effective including for the purpose of decision-making.</b></p> <p><b>PROMPT:</b> Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan's strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Core Strategy has achieved the required aim to boost significantly the supply of homes. Since 2011/12, there has been a ten-fold increase in annual housing supply: 2011/12 = 132dpa compared to 2019/20 = 1,346, with delivery in excess of 1,000 homes in each of the last 5 years, with a record peak of 1,403 homes in 2018/19.</p> <p>The majority of appeals relate to minor and householder applications. Overall, there has been an improvement in success over the last few years.</p> <p>Despite being prepared against the 2012 NPPF, Part 2 of this assessment confirms that the Core Strategy policies remain up-to-date against the current NPPF, including the proposed 2020 changes.</p>

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13.	<p><b>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</b></p> <p><b>PROMPT:</b> In making this assessment you may wish to:</p> <ul style="list-style-type: none"> <li>● Review emerging and adopted neighbouring authority development plans and their planning context.</li> <li>● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan.</li> <li>● Review any relevant neighbourhood plans</li> <li>● Consider whether any of the matters highlighted in statements A1- A12 for their plan may impact on your plan - discuss this with the relevant authorities.</li> <li>● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs.</li> </ul>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>SDC is aware of the likely shortfall in housing post 2031 arising from the Birmingham and Black Country housing market area – see Greater Birmingham HMA Position Statement 2020.</p> <p>The new South Warwickshire Local Plan, work on which commenced in late 2020, with the Scoping and Call for Sites consultation expected May 2021 will set out how SDC will effectively address this issue. A pro-active approach with stakeholders is being undertaken to ensure alignment of the SWLP with key investment strategies and plans.</p> <p>SDC seeking to proactively address current shortfall in housing arising from the Birmingham and Black Country housing market area through its Site Allocations Plan. This plan is also identifying reserve sites to be brought forward to address shortfalls from elsewhere, growth in jobs at Jaguar Land Rover and to help maintain a 5YHLS.</p> <p><a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a> - Policies CS.16 and CS.17  <a href="http://www.stratford.gov.uk/strategicplanning">www.stratford.gov.uk/strategicplanning</a>  <a href="http://www.stratford.gov.uk/sappo">www.stratford.gov.uk/sappo</a> - Draft Policy SAP.4  <a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

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14.	<p><b>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</b></p> <p><b>PROMPT:</b> In making this assessment you may wish to:</p> <ul style="list-style-type: none"> <li>• Review any manifesto commitments and review the corporate and business plan.</li> <li>• Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority.</li> <li>• Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on.</li> </ul>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>Next elections May 2023. Proposal to merge SDC with Warwick District Council. Notwithstanding this, the two Councils are already working on the new South Warwickshire Local Plan, work on which commenced in late 2020, with the Scoping and Call for Sites consultation expected May 2021.</p> <p><a href="http://www.stratford.gov.uk/swlp">www.stratford.gov.uk/swlp</a></p>

	<b>ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES</b>	<b>YES/NO (please indicate below)</b>	
15.	You <b>AGREE</b> with <u>all</u> of the statements above	Yes	<p><b><u>If no</u> go to question A16.</b></p> <p><b><u>If yes</u>, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</b></p>
16.	You <b>DISAGREE</b> with one or more of the statements above and the issue can be addressed by an update of local plan policies	No	<p><b>If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.</b></p>
17.	<p><b><u>Decision:</u> No need to update plan policies</b></p> <p>The Core Strategy is meeting the development needs of the District. It has delivered a significant boost in housing supply resulting in positive HDT results. Whilst the assessment confirms that the Core Strategy remains up-to-date, SDC is also being proactive by preparing a Site Allocations Plan (SAP) to identify reserve housing sites to help maintain supply or respond to changing circumstances, if required. The SAP is also identifying employment sites to help further boost the local economy, including an innovative employment enabling approach to address the issue of affordable employment space. In many respects, the SAP can be seen as an addendum to the Core Strategy, so a further specific review is not necessary at this time.</p> <p>Notwithstanding the above, in partnership with Warwick District Council, SDC has already commenced on a full review of its Core Strategy which it hopes to bring forward early and quickly (and in any event well before the expiration of the Core Strategy in 2031). This is in order to maintain an up-to-date Development Plan for the District.</p> <p>Whilst the Core Strategy remains effective and up-to-date, this assessment (see Parts 1 and 2) has indicated some areas where it is silent or where the policy coverage is not as detailed as now desired, especially in respect of climate change, biodiversity and infrastructure. As such, the new SWLP is rightly majoring on these issues.</p>		