

# **Authority Monitoring Report 2020-2021**

**November 2021**

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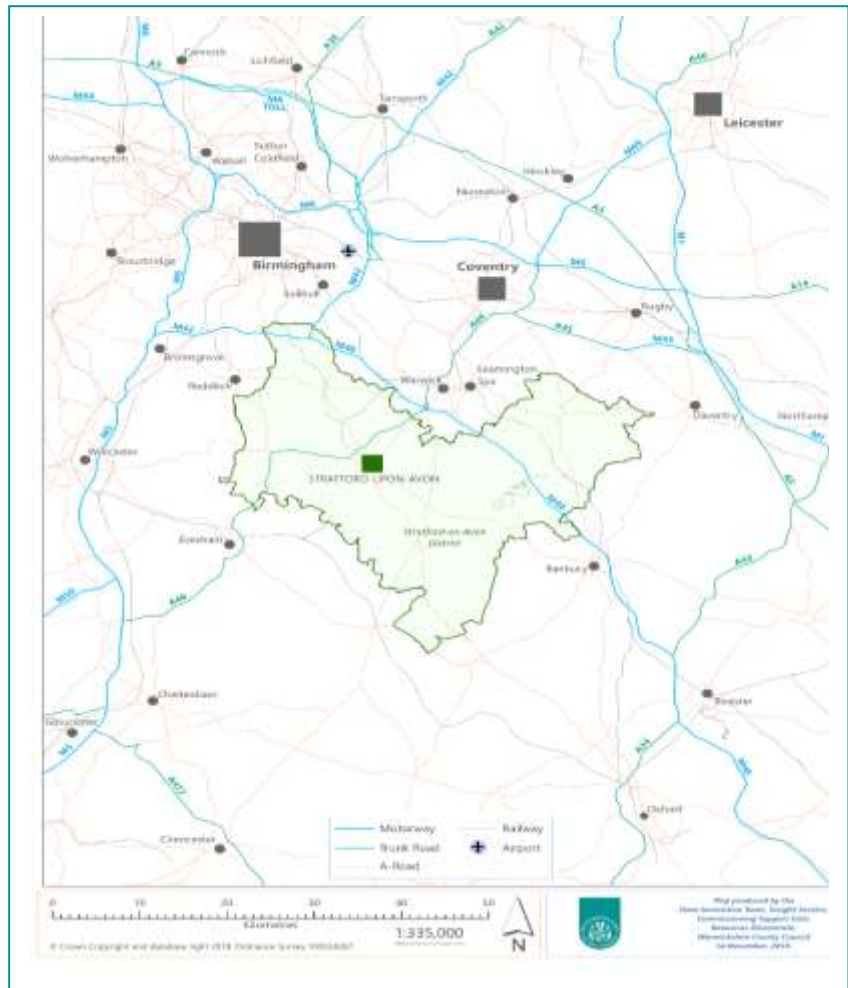
## 1. Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period from 1 April 2020 to 31 March 2021 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 2020/21 AMR brings together up to date core monitoring information on the following topics:
- An updated overview of Stratford-on-Avon District
  - Progress against the July 2020 Local Development Scheme;
  - Housing Supply 2011-2021 and Affordable Housing Schemes;
  - Gypsy and Traveller sites provision;
  - Employment, retail, leisure and hotel development 2011-2021; and
  - Neighbourhood Development Plan progress (as at 1 November 2021).
- 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 2020 to March 2021. 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 77% 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.



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

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 2.7 million trips made to the town each year, whilst also retaining the character of the town and the quality of life for its residents.

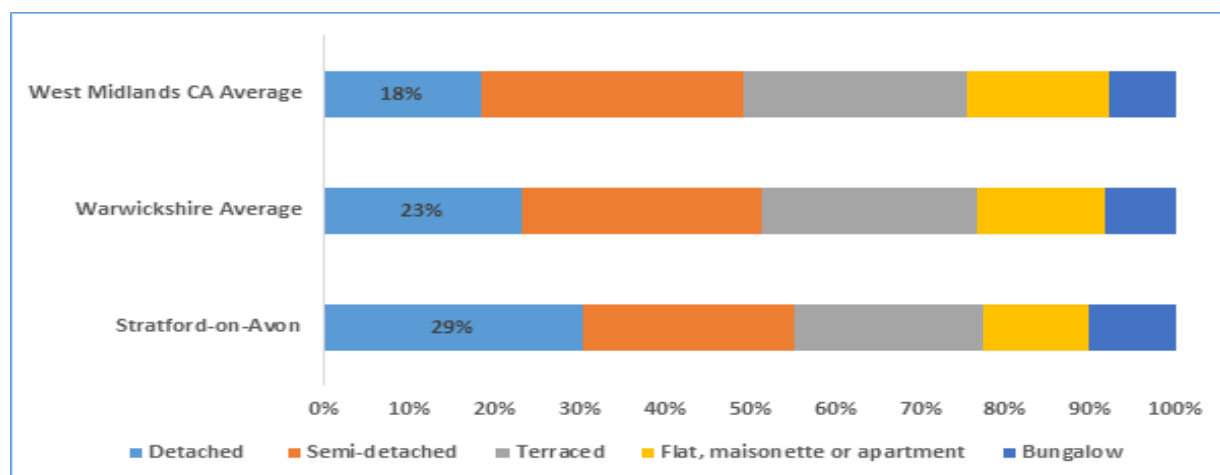
## Demographic Profile

- 2.3 The total population of the District is estimated to be 132,402 (mid-2020) which is an increase of 9.58% since 2011. Since 2018, the population has increased by 3.78%, which is the highest increase in the West Midlands region, and the 9<sup>th</sup> highest increase of all 365 local authorities in the United Kingdom.
- 2.4 48.6% (64,378) of the population are males and 51.4% (68,024) are females. Age is broken down as follows:
- Up to 15 years old – 16.7%
  - 16-64 years old – 57.9%
  - 65+ years old – 25.4%
- 2.5 Proportionately the District has fewer children and working age households, and more people aged 65+ years than Warwickshire, the West Midlands area, and England averages.
- 2.6 According to the Office for National Statistics (ONS), by mid-2028 there will be 147,908 people living in the District – a 14% increase on mid-2020.

## Housing Profile

- 2.7 The Government estimates that of the 62,705 dwellings in the District in April 2020, 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 England (17%).
- 2.8 The ONS (unofficial tenure statistics January 2019) estimates that in 2018, 72% of dwellings in the District were owner occupied and 15% were private rented i.e. a total of 87% private sector housing. Data held by the District Council shows that socially rented 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 December 2020, the median house price in the District was £325,000. This compares to £265,000 in Warwickshire as a whole, £206,000 in the West Midlands and £259,000 in England. The District lower quartile house price of £245,000 in the year ending December 2020 is also the highest in the West Midlands alongside Warwick. The mean average house price for the District was £395,582, while for Warwickshire it was £310,085 and for the West Midlands region it was £245,077. The cheapest 10% of homes in the District cost £180,000 or less. As well as having the highest house prices in the West Midlands, the District also has the third highest median rent in the West Midlands at £775. Only Solihull (£816) and Warwick (£800) are higher.
- 2.10 The District has significantly more detached properties than the average across Warwickshire or the West Midlands combined Authority area, as seen in Figure 2. All other property types apart from bungalows are less represented across the District, compared to Warwickshire and the West Midlands averages.

**Figure 2. Housing by type of property**



Source: Valuation Office Agency, 2019

## Economic Profile

- 2.11 Labour supply employment and unemployment data from March 2021 shows that there were 76,600 adults aged between 16 and 64 years. Of these 62,200, or 79.2%, were classed as 'economically active'. This is a significant fall on the proportion in March 2020, which stood at 87.8%. By comparison, the West Midlands figure was 73.7% and that for Great Britain was 74.8%.
- 2.12 Earnings by residence (2020) showed that the median earnings (gross weekly pay) for employees working full-time were £608.30, a fall of £21.30 on 2019 and representing the lowest average weekly pay since 2016. While this was still above the West Midlands average of £551.70 and Great Britain average of £587.10, neither the West Midlands nor GB saw a fall in their average weekly pay.
- 2.13 Of those economically-active and in employment in March 2021, 48,500 were employees, while 11,300 were self-employed (Male 7,800/Female 3,500). 14,900 people, aged 16 to 64, were recorded in Stratford-on-Avon as in economic inactivity (March 2021), which represented 20.8% of that age band. The comparable percentage for the West Midlands was 21.9%, and for Great Britain, 21.3%. Of the 14,900 total, 12,500 (84%) do not want a job.
- 2.14 In 2020 the number of businesses in the District stood at 8,475 with 9,395 local units. This means a business density ratio of 64 per 1,000 population, or 143 per 1,000 working-age population, and is the highest density in the county, 39% 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 2019 had a density ratio of 1.17, far above the West Midlands (0.82) and Great Britain (0.87). If there are more jobs than residents, businesses will struggle to fill their positions.

However, this figure does not tell us anything about the types of jobs which were available i.e. hours and pay.

- 2.16 The proportion of full-time and part-time jobs on the District in 2019 was 66.7/33.3, in line with both the West Midlands and Great Britain average splits.
- 2.17 The largest occupational sector in 2019 was in manufacturing with 13,000 employees, 18.1% all employees, compared to the Warwickshire figure of 11.7% and Great Britain figure of 8.0%. This was followed by the wholesale/retail trade (including motor trades) with 10,000. Although the manufacturing figure 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 2019 Tourism Economic Impact Assessment, there were 8,963 tourism-related jobs in the District, which equates to 15.6% of all employment.

### Covid-19 Pandemic 2020 and Brexit

- 2.19 The global pandemic caused by the spread of Covid-19 has caused huge disruption and Stratford-on-Avon District's economy has been particularly affected. The District saw the greatest increase of all West Midlands local authorities in the number of people claiming benefits, with an increase in the number of claimants of 205% - or 2,150 people – between March and August 2020. Tourism, which is a major employment sector in the district, has been, and continues to be, particularly impacted by the restrictions imposed due to the pandemic. Brexit-related difficulties, such as supply chain/red tape issues and a lack of HGV drivers and hospitality industry workers may also cause economic difficulties within the district into the future.

### Educational Profile

- 2.20 As at December 2020, Stratford-on-Avon District had 49.4 % of residents with a NVQ4 qualification or higher, a rise of 2.8% on 2019. In comparison, the West Midlands had 37.1% of residents with a NVQ4 qualification or higher, and a figure of 43.1% for Great Britain. Stratford-on-Avon District is the fourth most highly qualified area in the West Midlands. 5.8% were without qualifications in the District in 2019 (no 2020 figure as sample size too small), compared to the West Midlands figure of 10.2% and that for Great Britain of 7.7%.

### Health and Wellbeing Profile

- 2.21 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.
- 2.22 Life expectancy in the District in 2019 is 85.2 years for women (England 83.4) and for men 81.5 years (England 79.8). These figures are the highest in the West Midlands region.

### 3. Local Development Scheme Progress 2020-2021

- 3.1 Table 1 sets out the current position on each of the documents listed in the District Council's Local Development Scheme (LDS) – July 2020. This LDS, available to view at [www.stratford.gov.uk/lds](http://www.stratford.gov.uk/lds) represents a comprehensive project plan for the preparation of Local Development Documents for the period up to September 2021.
- 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. Local Development Scheme (LDS) Progress up to October 2021**

Document	July 2020 LDS Timescales	Progress September 2021
<b>Core Strategy review</b>  (South Warwickshire Local Plan)	Issues & Options consultation – Jan/Feb 2021 Preferred Options consultation – Jan/Feb 2022 Proposed Submission consultation – Nov/Dec 2022	Scoping consultation undertaken May/June 2021 Issues & Options consultation scheduled for 2022
<b>Site Allocations Plan</b>	Informal stakeholder engagement – July-September 2020 Preferred Options consultation – Oct/Nov 2020 Proposed Submission consultation – April/May 2021 Submission – Dec 2021 Examination – spring 2022 Adoption – summer 2022	On Target – stakeholder engagement held summer 2020 On Target – Consultation undertaken Oct – Dec 2020 Scheduled for later in 2021/early 2022 Scheduled for 2022 Scheduled for later in 2022 Scheduled for later in 2022
<b>Gypsy and Traveller Plan</b>	Gypsy & Traveller Accommodation Assessment (GTAA) – spring 2019 Preferred Options consultation – May/June 2021 Proposed Submission consultation – Nov/Dec 2021 Submission – spring/summer 2022 Examination – summer 2022 Adoption – Dec 2022	On target – GTAA Completed spring 2019 Scheduled for 2022 Scheduled for 2022/23



Document	July 2020 LDS Timescales	Progress September 2021
<b>CIL Review</b>	Draft Charging Schedule consultation – Jan/Feb 2022 Submission Charging Schedule consultation – Nov/Dec 2022	Scheduled for 2022  Scheduled for 2023
<b>Development Requirements SPD – Part V (Climate Change Adaptation and Mitigation)</b>	Draft Consultation – Jan/Feb 2020  Adoption – July 2020	On Target – consultation undertaken Jan-Feb 2020  On – Target - SPD adopted 27 July 2020
<b>Gypsy &amp; Traveller and Travelling Showpeople SPD</b>	Draft Consultation – Sept/Oct 2020  Adoption – Jan/Feb 2021	Consultation undertaken Jan-Feb 2021 SPD adopted 18 October 2021

## 4. Core Strategy 2011-2031 – Policy monitoring

### Section A: Sustainability Framework

Core Strategy Policy	Indicator
<b>CS.1 - Sustainable Development</b>	Policy will be monitored through measuring the achievement of the stated objectives of the Sustainability appraisal. (See Table 2. Below.)

**Table 2. Sustainability Appraisal Objectives -**

SA objectives		Sustainability Theme
<b>1</b>	Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	Historic environment
<b>2</b>	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.	Landscape and townscape
<b>3</b>	Protect, enhance and manage biodiversity and geodiversity.	Biodiversity and geodiversity
<b>4</b>	Reduce the risk of flooding.	Climate change, water and flooding
<b>5</b>	Minimise the district's contribution to climate change. Protect and conserve natural resources.	Climate change mitigation
<b>6</b>	Plan for the anticipated levels of climate change.	Climate change adaptation
<b>7</b>	Protect and conserve natural resources.	Natural resources, material assets, water and soil
<b>8</b>	Reduce air, soil and water pollution.	Air, water and soil pollution
<b>9</b>	Reduce waste generation and disposal, and promote the waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal.	Material assets and waste
<b>10</b>	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
<b>11</b>	Reduce barriers for those living in rural areas.	Quality of life, population
<b>12</b>	Protect the integrity of the district's countryside.	Landscape and natural resources
<b>13</b>	Provide environmentally sound and good quality affordable housing for all.	Housing
<b>14</b>	Safeguard and improve community health, safety and wellbeing.	Health
<b>15</b>	Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	Economic factors

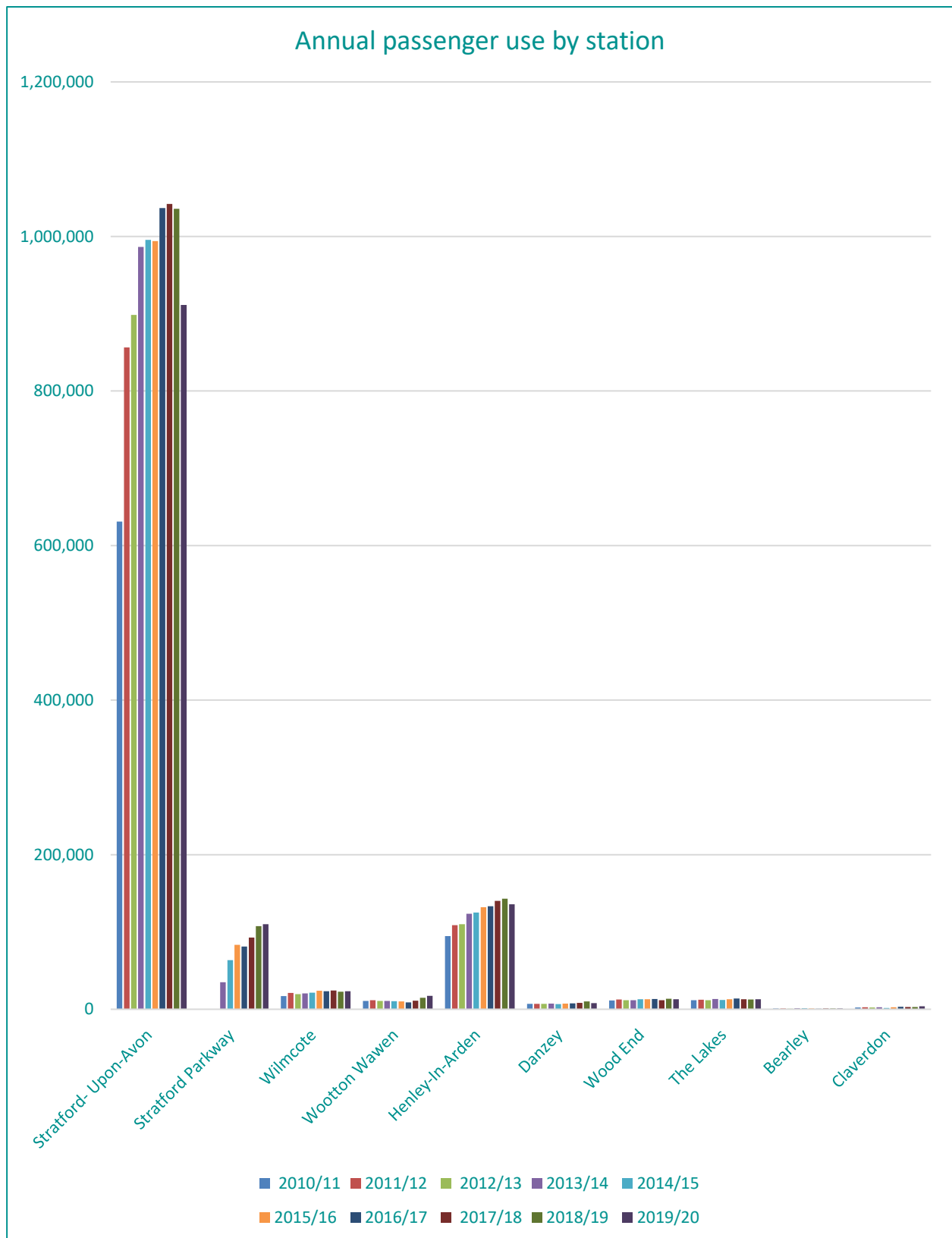
	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.1	Increased use of private cars for transportation	Traffic flows on key routes	Annually, key routes	Traffic flows increase year on year

- A.1 Due to the implications of the pandemic Warwickshire County Council decided not to monitor traffic flows throughout 2020/21. Given the government lockdowns traffic flow data would be abnormally low and not comparable to previous years. Therefore, reporting and monitoring of this indicator will resume in future AMRs.

	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.2 With the District Council's Climate Emergency declaration in summer 2019 it is now even more important that sustainable modes of transport are used more frequently. The District Council need to take further measures to enable accurate monitoring of the use of sustainable transport such as walking, cycling and the use of public buses, but adequate data has been obtained to report on rail use.
- A.3 The rail use figures used below are for 2019/20 as more recent data is not currently available. This data therefore largely monitors the period of time just before the pandemic and the national government enforced lockdowns. It is within the next AMR that we would expect to see a significant decline in rail use across the district.
- A.4 As can be seen in Figure 3, there has been a tangible rise in passenger numbers at Stratford-upon-Avon, Stratford Parkway, and Henley-in-Arden train stations over the last 10 years. All other stations show a trend of relative consistency. Of the 10 Stations within the district 6 have seen an increase in passenger numbers compared to 2018/19. This implies that individuals are starting to use public transport more frequently. Bearley station has seen the fewest passengers for the last 10 years, whilst Stratford-on-Avon has consistently been the busiest. Table 3 numerically shows the difference in rail transport use by station.

**Figure 3. Annual Rail Passenger use by station**



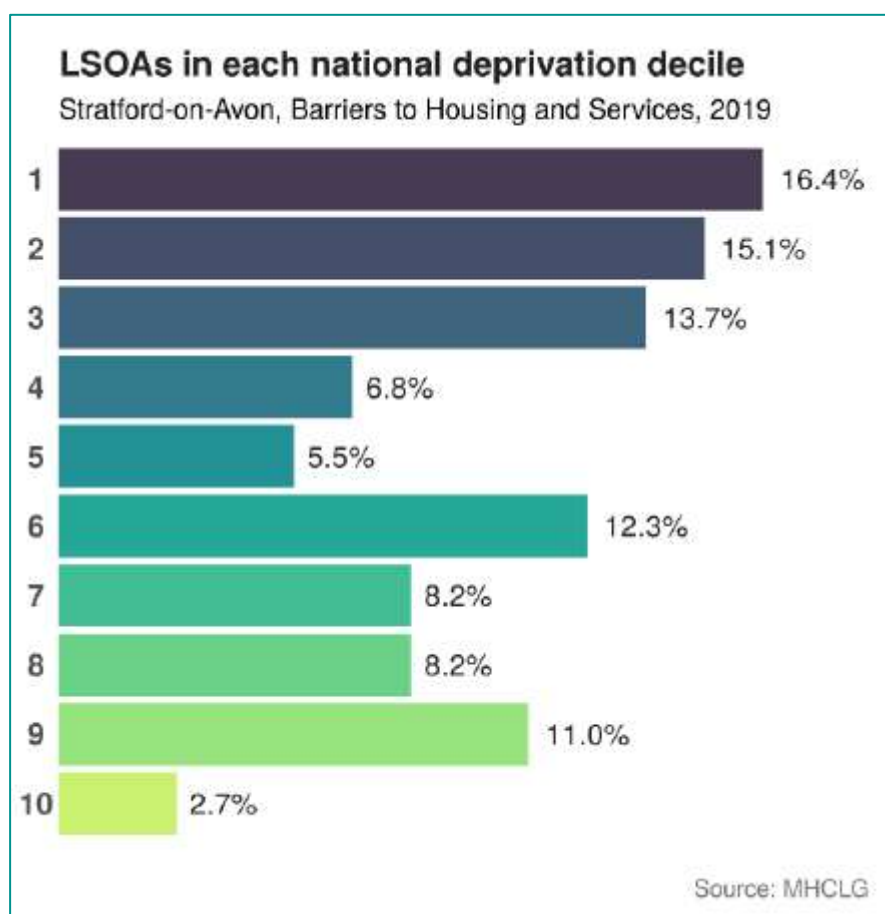
**Table 3. Rail Transport Use**

Station/Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Stratford-Upon-Avon	631,196	856,414	898,436	986,542	995,725	994,070	1,036,658	1,042,086	1,035,644	911,400
Stratford Parkway	0	0	0	34,996	63,488	83,228	81,084	92,782	107,638	110,176
Wilmcote	16,932	20,984	19,478	20,538	21,364	23,976	23,366	24,244	22,552	23,418
Wootton Wawen	10,814	11,836	10,624	10,614	10,472	10,186	8,948	11,128	14,928	17,508
Henley-in-Arden	94,506	108,952	109,964	123,538	125,208	131,970	133,370	140,202	143,018	135,770
Danzey	6,988	6,910	7,060	7,272	6,670	7,286	7,556	8,198	10,112	7,998
Wood End	11,460	12,692	11,688	11,734	12,934	12,912	13,312	11,740	13,666	12,962
The Lakes	11,832	12,392	11,564	13,124	12,116	12,812	13,888	13,062	12,666	13,058
Bearley	944	960	670	1,220	1,222	1,062	796	1,106	1,022	1,086
Claverdon	2,294	2,570	2,300	2,654	1,722	2,596	3,122	2,782	2,842	3,696

	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.5 Determining the accessibility and capacity of nearest necessary services and amenities is an indicator that takes into consideration many different things. Looking at the most recently generated Index of Multiple Deprivation (2019) is one way to quantify and evaluate how well the needs of those living in rural areas are met.
- A.6 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.7 Figure 4 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).

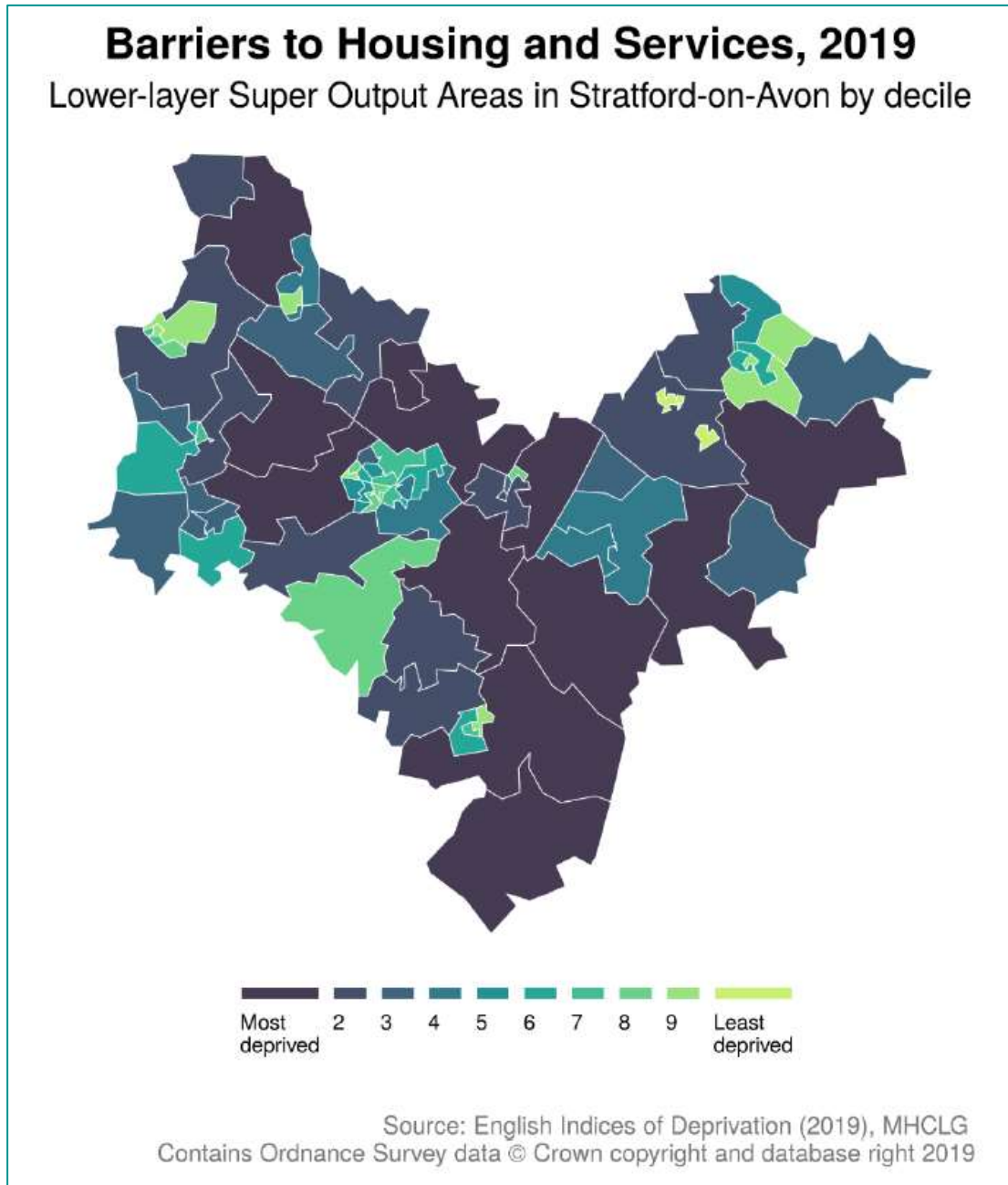
**Figure 4. Levels of deprivation within the District for barriers to housing and services**



- A.8 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.9 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.10 Figure 5 shows how these areas are distributed, and 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 5. Levels of deprivation within the District relating to barriers to housing and services**

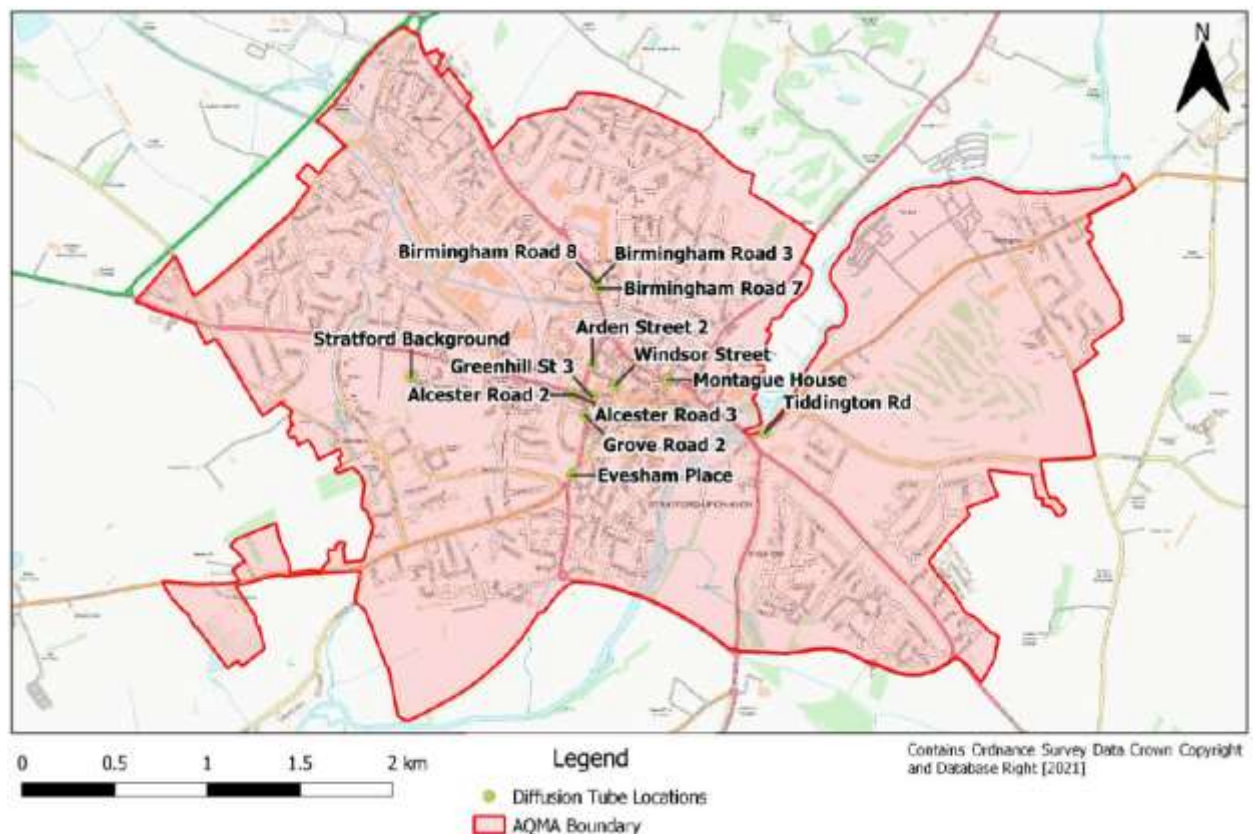




	Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
SA.4	Decrease air quality due to increases in traffic	Levels of air pollution	Annually, district-wide but focus on Studley and A435	Air pollution increases year on year

- A.11 With the increase in the number of vehicles on the roads (as seen previously 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.12 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 2020 the Council reviewed information from 19 Non-Automatic Measuring Sites (Figures 6 & 7), 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 6. Air Quality Monitoring Points: Stratford-upon-Avon**



**Figure 7. Air Quality Monitoring Points: Studley**



A.13 A number of the Measuring Sites used in 2020 differ to those assessed during 2019. Table 4 shows where and why these changes occurred. Such changes mean that not all of the monitoring sites have historic data.

**Table 4. Changes in Diffusion Tube Monitoring Network**

Tube ID	Removed or New	Reason
Studley 5	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Studley 6	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Studley 8	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Studley 9	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Studley 10	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Henley 2	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Guild Street	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Greenhill Street	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Greenhill Street 2	Removed	In a sheltered position (relocated to Greenhill Street 3)
Groove Road 3	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Arden Street	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Wood Street	Removed	Consistently reporting concentrations below the annual mean NO <sub>2</sub> AQS Objective
Studley 11	New	North of Studley 4 – positioned to gain further information on NO <sub>2</sub> hotspot
Studley 12	New	North of Studley 4 – positioned to gain further information on NO <sub>2</sub> hotspot
Alcester Road 3	New	To gain NO <sub>2</sub> concentration at property façade (Alcester 2 is positioned high)
Montague House	New	Near an area identified of frequently queuing traffic
Greenhill Street 3	New	Near an area identified for having frequently queuing traffic. Site replaces Greenhill Street 2, which was in a sheltered location with restricted airflow
Evesham Place	New	Near an area identified of frequently queuing traffic
Windsor Street	New	Near an area identified of frequently queuing traffic
Birmingham Road 7	New	Drainpipe on a property south of Birmingham 3
Birmingham Road 8	New	Drainpipe on a property north of Birmingham 3

A.14 As can be seen in figure 8 and 9, during 2020 none of the monitored sites within Stratford-on-Avon Districts two AQMA's exceeded Defra's objectives. It is also clear that the reported figures for 2020 are significantly lower than previous years, and this is believed to be a result of the Covid-19 Pandemic and the government enforced lockdowns.

Figure 8. Trends in Annual Mean NO<sub>2</sub> Concentrations: Stratford upon Avon

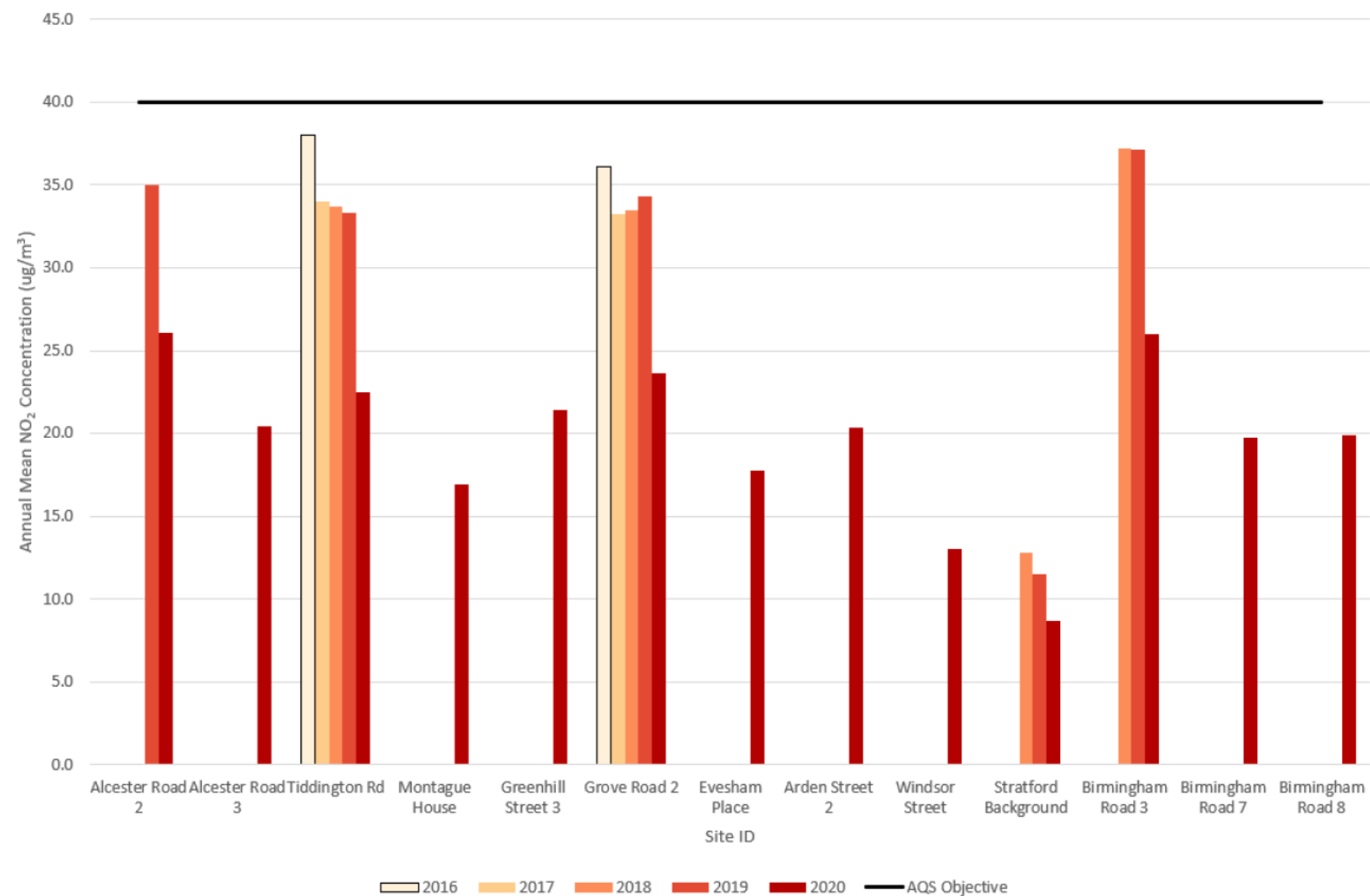
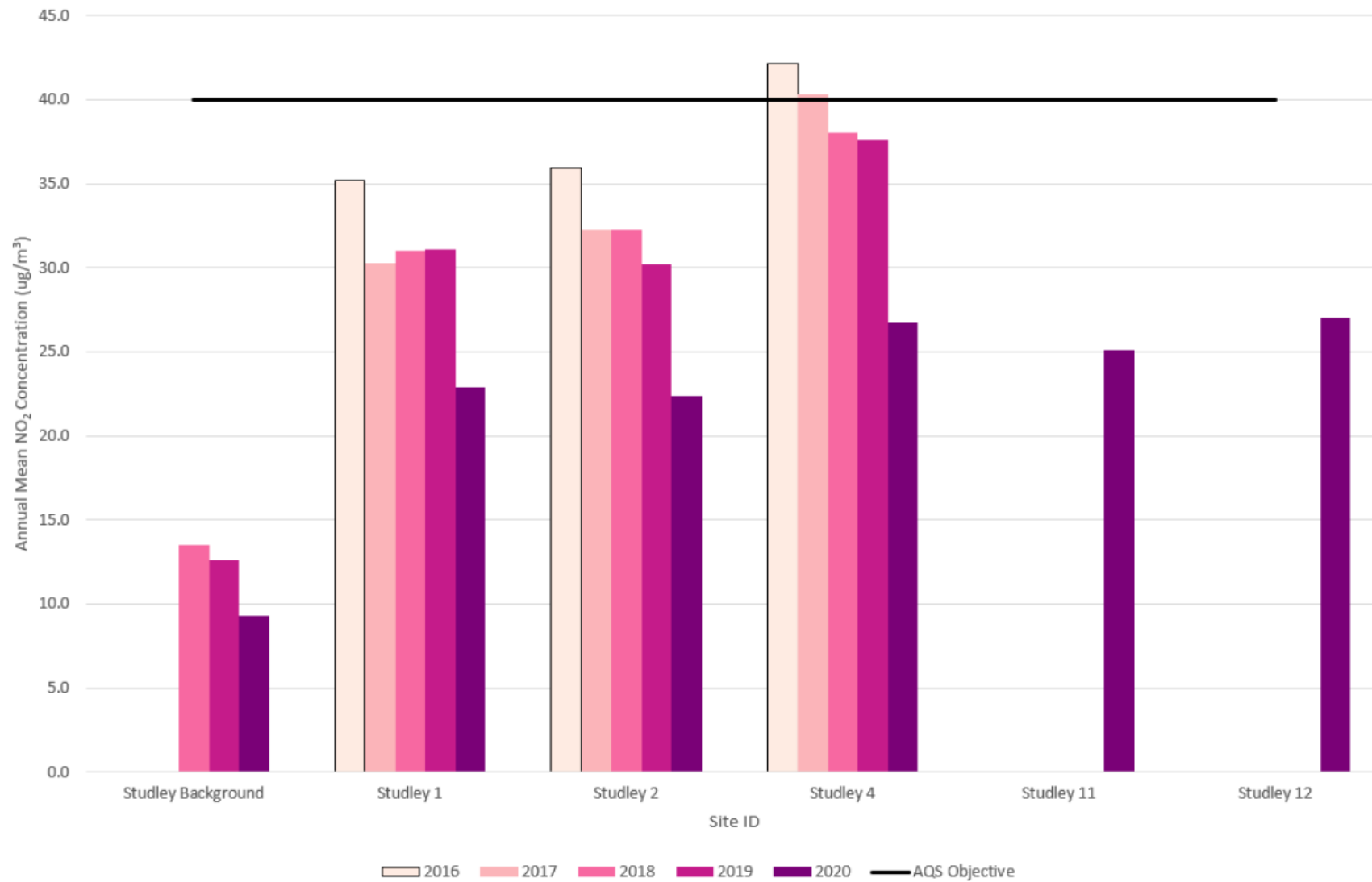


Figure 9. Trends in Annual Mean NO<sub>2</sub> Concentrations: Studley



- A.15 A number of direct measures have been taken by the Council in order to improve air quality within the District. Such measures include the creation and adoption of a number of Supplementary Planning Documents, and by joining the Coventry and Warwickshire Air Quality Alliance. Stratford District Council is also updating the Air Quality Action Plan (AQAP) for the Studley Air Quality Management Area (AQMA), however this has experienced delays due to the COVID-19 Pandemic.
- A.16 Whilst all sites have seen a decrease in the amount of NO<sub>2</sub> (albeit this year as a result of the pandemic) there is always more to be done in improving air quality. Whilst the Council has taken on a number of actions, 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.17 Following the 1992 Rio Earth Summit many countries pledged to conserve their dwindling biodiversity, and by 1994 Britain had published a UK Biodiversity Action plan<sup>1</sup>. 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

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



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.18 Stratford District currently has 131 Local Wildlife Sites. Since the 2019/20 AMR, 4 new Local Wildlife Sites have been designated, these can be seen in Table 5.

**Table 5. Local wildlife sites designated in 2020/21**

SiteID	Site Name	Site Description/ Features	Area (Ha)	Survey Date	Foundation
SP45C1	Hambridge Road Meadows	The site is composed of a 2.5km long narrow rural lane in the parish of Bishop's Itchington, which connects a variety of damp semi-improved and unimproved neutral grasslands (including the highly endangered MG44 flood meadow community) within the flood plain of the River Itchen.	13.64	09/08/2019	09/04/2020
SP45K1	Spoilbank Meadows	The site consists of three semi-improved former cattle pastures, now unmanaged, lying adjacent to the Oxford Canal and Wormleighton Reservoir LWS.	8.33	10/09/2020	09/04/2020
SP23G3	Wolford Wood Meadows	Three damp species-rich meadows and associated strips of plantation woodland occupying the site of ancient woodland cleared in the 1950's. Many plants characteristic of wet woodland rides have been retained within the grassland and it is particularly rich in sedges.	8.42	15/08/2019	25/09/2020
SP15Z1	Wayfield Gorse	A replanted 18th century damp coppice woodland, which although now containing mainly conifers, still possesses a species-rich wet ride and two large ponds. The wood contains several ancient woodland indicator plants on its periphery suggesting that it once bordered ancient woodland on the south side.	6.53	29/06/2020	25/09/2020

A.19 Along with all the designated sites there are also a number of potential Local Wildlife Sites. It is expected that by the next monitoring period a number of these potential sites will become official designations.

A.20 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.21 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.22 A number of measures have been taken in recent years to reduce the levels of Carbon Dioxide produced by the Council. As can be seen by looking at tables 6 and 7, there have been dramatic reductions in CO<sub>2</sub> since 2019/20. However, such low 2020/21 figures are likely a result of the COVID-19 pandemic and the numerous lockdowns, which saw all services (with the exception of Waste and recycling) close for long periods of time. Also worth noting is that the 2020/21 consumption table does not include the Council Estates electricity and gas CO<sub>2</sub> figures as this information is not currently available. Further work will be conducted to ensure this is included in future AMR's

Figure 10 shows the percentage split of Carbon Dioxide consumption by the Council in 2020/21.

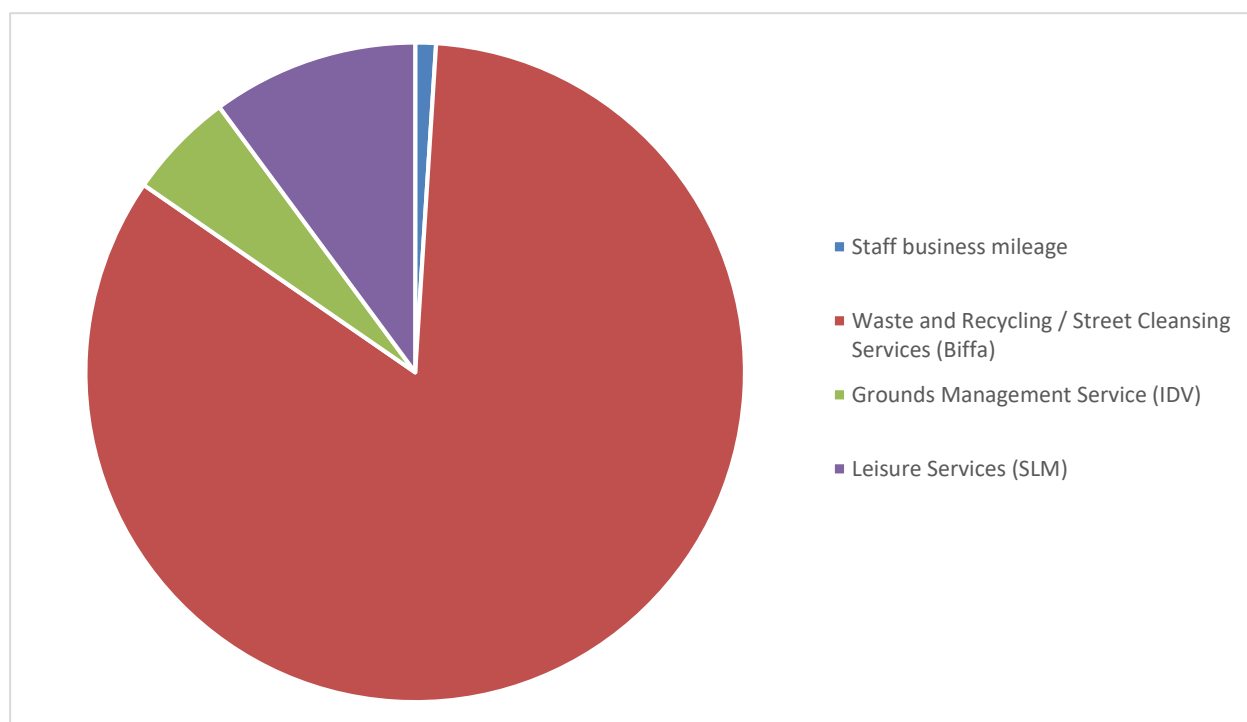


**Table 6. Total consumption of Carbon Dioxide by the Council in 2020/21**

Sites/ Tonnes carbon dioxide equivalent	Q1	Q2	Q3	Q4	TOTAL
Council estates - electricity	-	-	-	-	-
Council estates – gas	-	-	-	-	-
Staff business mileage	5	9	10	5	29
Waste and Recycling / Street Cleansing Services (Biffa)	413	394	390	381	1,578
Grounds Management Service (IDV)	26	28	21	12	88
Leisure Services (SLM)	50	179	230	223	683
<b>Total Consumption (kgCo<sub>2</sub>e)</b>	<b>494</b>	<b>610</b>	<b>651</b>	<b>621</b>	<b>2,378</b>

**Table 7. Total consumption of Carbon Dioxide by the Council in 2019/20**

Sites/ Tonnes carbon dioxide equivalent	Q1	Q2	Q3	Q4	TOTAL
Council estates - electricity	67	65	75	41	248
Council estates – gas	18	3	43	37	101
Staff business mileage	17	27	15	14	63
Waste and Recycling / Street Cleansing Services (Biffa)	387	381	377	392	1,537
Grounds Management Service (IDV)	28	32	16	60	136
Leisure Services (SLM)	341	290	385	401	1,417
<b>Total Consumption (kgCo<sub>2</sub>e)</b>	<b>858</b>	<b>788</b>	<b>911</b>	<b>945</b>	<b>3,501</b>



**Figure 10. Percentage split of Carbon Dioxide consumption by the Council in 2020/21 for various services**

A.23 The District Council has taken a number of steps since 2011 to reduce the amount of CO<sub>2</sub> 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.24 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.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.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.26 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.27 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 6 applications with a listed building related demolition, as shown in Table 8. However only 3 relate to demolition of a listed building/structure (20/00204/LBC, 20/00534/LBC, 20/01581/LBC), the other 3 are included as there is a demolition in close proximity to a listed building and consideration had to be given to the effect this would have on the protected structure (19/03320/LBC, 20/00144/LBC, 19/03395/LBC).

**Table 8. Approvals for demolition of Listed Buildings in 2020/2021**

Planning application reference number	Address	Description
19/03320/LBC	33 - 35 High Street, Stratford-upon-Avon, CV37 6AU	Demolition and construction of 6no. retail units (Use Class A1/A3) and an 80-bed hotel (Use Class C1)
20/00144/LBC	Masons Court, Rother Street, Stratford-upon-Avon	APPEAL Demolition of existing garages to the rear of Masons Court and construction of a single dwelling
20/00204/LBC	Yew Tree Cottage, Post Office Lane, Lighthorne, CV35 0AP	Proposed internal and external alterations, including replacement dormer window, replacement windows, repositioning of window in west elevation, raising chimneys and replacement staircase.
19/03395/LBC	Olive Cottage, Stratford Road, Hockley Heath, Solihull, B94 5NN	Dismantling and reconstruction of two brick pillars to relocated position flanking new wider site access and replacement of gate
20/00534/LBC	The Woodlands, The Rookery, Alveston, CV37 7QR	Temporary demolition of boundary wall to form construction access, reconstruction at completion.
20/01581/LBC	The Guild Hall, 139 High Street, Henley-In-Arden, B95 5AU	Proposed demolition of sundial plinth, retention and repositioning of sundial base, and repaving

A.28 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.29 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.

A.30 There have been 412 granted permissions within these areas between 01/04/2020 and 31/03/2021. 87 of these were within the AONB and the remaining 325 were within Special Landscape areas. Of the decisions made, the majority were granted as full applications with conditions (380). The remaining were a mix of Approved Listed Building Consents (14), Variations permitted with conditions (5), Approved Agricultural Notifications (5), approved reserved Matters (3), No objections (3), and County Council Applications (2).

A.31 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 green belt 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.32 This monitoring year a total of 201 planning applications were granted within the green belt, this is 30 less than last year (2019/20). 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.33 Between 01/04/2020 and 31/03/2021 109 planning applications were granted permission on grade 3a and above agricultural land. 95 of these were granted as full applications with conditions, 4 variations permitted with conditions, 3 No objections, 3 County Council Applications, 2 approved reserve matters, 1 approved listed building consent, and 1 Approved Agricultural Notification. 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.34 The availability of mineral resources within the District is not something that can be adequately monitored at this point in time. However, the amount of development within the mineral safeguarding areas can be. Due to the size of the Mineral Safeguarding area within the district and the number of applications that are submitted and granted each year, for the purpose of this AMR it has been decided to look solely at major developments. It is considered that looking at the number of major applications granted within the Mineral Safeguarding area will provide some insight into the loss of mineral resources across the district.

A.35 15 major applications were granted within the Mineral Safeguarding area between 01/04/2020 and 31/03/2021. 3 of these were approved reserved matters applications, 10 were Full applications 1 was an approved Listed Building Consent, and the final one was related to HS2 works.

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
SA.15	Decreasing integrity of the countryside, including its soils	Quality and connectivity of countryside	Annually, district-wide	Decreasing quality and connectivity of countryside

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. Further research, analysis and data collection has been undertaken for Stratford District and the wider Warwickshire County. This work will now inform the production of a Nature Recovery Network Map which is being produced in collaboration with environmental NGOs, government agencies, local authorities, farmers and landowners, businesses and other stakeholders. The mapping work will form the local component of the national Nature Recovery Network map which is being driven forward as part of environmental legislative reform. 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
<b>CS.2 – Climate Change and Sustainable Construction</b>	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)
<b>CS.3 – Sustainable Energy</b>	Number of planning permissions granted for development within Flood Zone 3, contrary to the Environment Agency guidance

- B.1 A total of 182 applications were granted within or adjacent to Flood Zone 3 during the monitoring year 2020/21. The Environment Agency were consulted on 54 of these and did not object to any of these applications. For comparison, the same number of applications were approved within or adjacent to Flood Zone 3 during 2019/20, and the Environment Agency was consulted on 43 of these. The Environment Agency is not routinely consulted on domestic extensions within Flood Zone 3, as instead they provide [Flood Risk Standard Advice for such applications](#) which is taken into account by officers when determining applications. In many cases, while a part of the site was within or adjacent to Flood Zone 3, the area of development itself fell within a less vulnerable Zone.
- B.2 During the 2020/21 monitoring year the hybrid application 19/02585/OUT was granted for part of the Canal Quarter Regeneration Zone (CQRZ) allocated in the Core Strategy. This site is a District Heating Priority Area. The Phase 1 full element of the hybrid application was not required to futureproof for connection to a District Heating scheme as it is possible that the development may be complete before the heat network is operational. However, it is conditioned that future phases must demonstrate how they have been designed to incorporate infrastructure to connect to the district heat network as and when it becomes available.
- B.3 Part V of the Development Requirements SPD was adopted in July 2020 and sets out checklists through which applicants on all types of schemes are required to provide climate change adaptation and mitigation measures.
- B.4 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
<b>CS.4 – Water Environment and Flood Risk</b>	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.6 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.7 During 2020/21 a total of 40 major planning permissions met the criteria for potentially requiring SUDs, of these 29 incorporated SUDS within the proposal. Reasons for not including SUDs given include developments not increasing the total impermeable area, and advice from the Local Lead Flooding Authority (Warwickshire County Council) that existing drainage was sufficient.
- B.8 In 2020/21 there were no applications granted contrary to Environment Agency advice.

Core Strategy Policy	Indicator
<b>CS.5 – Landscape</b>	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.9 During the 2020/21 monitoring year there were 9 planning permissions granted in areas where ancient woodland is within close proximity and 2 planning permissions granted within areas of ancient woodland. None of these entail the expansion of woodlands. These permissions were for a variety of uses, details of which are shown in table 9 below.



**Table 9. Planning approvals for 2020/21 in areas with ancient woodland in close proximity**

Planning application number	Location	Proposal	Status
19/02009/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam, CV47 2DL	Erection of 43 bedroom hotel with restaurant, spa facilities and car parking (part retrospective)	Permission with Conditions
20/00236/FUL	Keepers Cottage, Alne Hills, Great Alne, B49 6JU	1. Replace existing entrance gate posts and the fences from them to the road. Like-for-like. Increase width of gateway by 300mm. Replace existing 5-bar gate with new hardwood 5-bar gate. 2. Re-instate central pier to garage doorway and replace single up-and-over door with two roller doors. 3. Replace gravel drive with block paving. 4. Replace house windows with double-glazed units, retaining existing frames.	Permission with Conditions
20/00186/FUL	Keepers Cottage, 33 Combrook, Warwick, CV35 9HP	Detached oak framed garage with home office/storage above	Permission with Conditions
20/00989/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam, CV47 2DL	Timber retaining structure and three bar post and rail fence (retrospective)	Permission with Conditions
20/01849/FUL	PAH Farm, Gorcott Hill, Beoley, Redditch, B98 9ET	Proposed replacement of dilapidated stables with new stables (private use)	Permission with Conditions
20/02131/FUL	Nuthurst Grange Farm, Nuthurst Grange, Lane, Hockley Heath, B94 5NL	Proposed first floor side extension, single storey side extension and porch extension	Permission with Conditions
HS2BW/00014/20	Land At Welsh Road, Long Itchington	Plans and specification submission under Schedule 17 to the High Speed Rail (London-West Midlands) Act 2017 for works comprising the construction of a tunnel portal to the north of Long Itchington Wood and Ufton Wood, followed immediately by a railway cutting to the north measuring approximately 366m in length	HS2 Approval with Conditions

Planning application number	Location	Proposal	Status
20/01335/FUL	Caffeine And Machine, Banbury Road, Ettington, Stratford-upon-Avon, CV37 7NS	Change of use of land & buildings from licensed bar & restaurant, with B&B and living accommodation, to mixed use as a coffee house, licensed bar & restaurant with B&B and living accommodation, and place of assembly & leisure including function, event and display areas, and ancillary retail use; and operational development involving (i) erection of 'tipi' to provide bar, eating & function space; (ii) formation of additional car parking including overspill parking area; (iii) formation of parking & display plinths; (iv) formation of new vehicular access; (v) groundworks to create external seating area; (vi) all other associated works; and (vii) siting of temporary tipis to provide shelter during the period from 1st October to 31st March each year.	Permission with Conditions
20/03208/FUL	Rough Hill Farm Shop, The Slough, Sambourne, Alcester, B97 5JT	Change of use of agricultural barns to farm shop (Use Class E(a))	Permission with Conditions
<b>Planning permissions granted within areas of ancient woodland</b>			
20/00988/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam, CV47 2DL	Retention of the use of land for two tepees and associated amenity structures	Permission with Conditions
20/03133/AMD	Kingston Grange, Banbury Road, Lighthorne, Warwick, CV35 0AE	Non-Material Amendments to layout and detailing of Reserved Matters Approval 19/01649/REM (Phase 2a) in respect of:-- Minor adjustments to road detail as required for S38- Carriageway alignment adjusted on outer edge of C1 to narrow pinch points and widen crossing points for passing vehicles for S38- Plots 11-13 swapped around for sales arrangement and 2-Bed Morgan swapped for 2-Bed Canford- Footpath in Gaydon Coppice removed to offer better opportunity	Approval of Non-Material Amendment

Planning application number	Location	Proposal	Status
		for Biodiversity gains- Substation hardstanding adjusted as dictated by utility providers- B2 Parcel:- Plot B2-54 swapped from a Moresby to Ennerdale- Plot B2-7 to 11 swapped from a Maidstone to Ellerton- Plot B2-24 to 25 swapped from a Maidstone to Ellerton- Plot B2-22 swapped from a Moresby to Ennerdale- Plot B2-65 to 69 swapped from a Maidstone to Ellerton- B1 Parcel:- Plot B1- 5 swapped from a Maidstone to Ellerton- Plot B1- 12 - 15 swapped from a Maidstone to Ellerton- Plot B1- 23 -25 swapped from a Maidstone to Ellerton- Plot B1- 26 -31 swapped from a Kenley to Denford- Plot B1- 78 - 91 swapped from a Maidstone to Ellerton- Plot B1- 85 -87 swapped from a Maidstone to Ellerton	

In addition to the above, three forestry notifications were received for upgrades to tracks to facilitate forestry management.

B.10 During 2020/2021, there were a total of 26 major applications approved incorporating landscaping schemes to mitigate the impact of development or provide enhancements. This is a decrease from 35 in 2019/2020. This may be partly explained by a greater proportion of variation applications in the majors for 2020/2021, as in many cases the matters to be varied will not have impacted on landscape matters. Mostly these schemes were required in order to soften views on the edge of settlements and in the countryside, as well as to screen new build developments.

## SSSIs and Local Wildlife Sites

Core Strategy Policy	Indicator
<b>CS.6 – Natural Environment</b>	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

- B.11 There are 37 Sites of Special Scientific Interest in the District. The District is part of the Warwickshire, Coventry and Solihull Wildlife Sites Project and in 2020/21 the District had 133 designated Local Wildlife Sites (LWS).
- B.12 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.
- B.13 In 2020/21, 25 planning permissions triggered the need for a Biodiversity Impact Assessment. The table below shows that there has been a loss of biodiversity in 12 of the new developments identified, however the habitats were considered to be of a poor or moderate nature when undergoing the assessment. One of the applications was refused and three of the applications were awaiting their Biodiversity Impact Assessments. All 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 10. Biodiversity Gains and Losses 2020/21**

Site Name	Planning Reference	Gain of Loss of biodiversity
Land off Damson Way, Bidford-on-Avon	19/03571/FUL	-3.15
King Edward VI School Sports Field, Stratford-upon-Avon	20/00987/FUL	-0.36
Land off St Michaels Road, Claverdon	20/01137/FUL	Application refused - one of the reasons no BIA
Wolford Wood	20/01491/FUL	0.12
3 Blundells Croft, Welford-on-Avon	20/01510/FUL	-1.18
Opposite Walton Farm, Kineton	20/01840/OUT	-1.2

Site Name	Planning Reference	Gain of Loss of biodiversity
Land off Millers Close, Welford-on-Avon	20/02074/FUL	-0.27
Cornwood Farm, Stockton	20/02076/FUL	10.59
Land off Bush Heath Lane, Harbury	20/02112/OUT	-0.17
Wixey Transport, Oxhill	20/02224/OUT	Awaiting BIA
The Nurseries, Ettington	20/02273/FUL	-0.87
Gaydon Farm, Gaydon	20/02333/FUL	0.08
Land off Armscote Road, Ilmington	20/02530/FUL	-1.29
Greenacres, Newbold-on-Stour	20/02661/FUL	0
Stratford-upon-Avon Business Park	20/02665/FUL	0.74
Land near to Bishop's Itchington	20/02839/FUL	Small gain
British Motor Museum, Gaydon	20/02866/OUT	0.68
Land to the south of Breach Lane, Claverdon	20/02868/OUT	-0.93
Land adjacent to 201 Loxley Road, Stratford-upon-Avon	20/03286/FUL	-1.11
Land off Taylors Lane, Upper Quinton	20/03326/OUT	5.7
3 Blundells Croft, Welford-on-Avon	20/03477/FUL	-1.18
Land off Sandpits Road, Tysoe	20/03658/OUT	Awaiting BIA
Ellen Badger Hospital, Shipston-on-Stour	21/00004/FUL	Awaiting BIA
Drayton Manor Farm, Stratford-upon-Avon	21/00031/FUL	-0.22
Land adjacent Avon Carrow, Avon Dassett	21/01361/FUL	0.29

## Positive LWS Management

B.14 In 2019/2020, 65 out of 122 sites were achieving positive conservation management within Stratford District. Unfortunately, there isn't any data available for 2020/2021 as DEFRA did not want the figures reported. It is hoped that a full list of these sites will be available in future AMR's.

## Priority Species

B.15 There are currently 27 action plans for 27 species which are identified as priority species in the UK Steering Group report. Only 19 of these are UK Priority species, however due to some plans covering more than one species a total of 36 are covered. 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.16 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
<b>CS.7 – Green Infrastructure</b>	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.17 Stratford-on-Avon District Council's 2019 Residents' Survey found that access to the countryside had decreased in importance to residents from the previous survey in making the district a good place to live. The decrease was from 44.2% in 2017 to 36.4% in 2019. Access to the countryside was significantly more important for respondents living in Henley/Studley, Alcester/Bidford and Shipston, than those living in Stratford and Wellesbourne/Kineton localities.
- B.18 The importance of parks and open spaces to residents increased from 25.5% in 2017 to 26.9% in 2019. Out of 20 listed aspects, residents were asked to indicate the five needing most improvement. Parks and open spaces were low down the list at 6.8% and access to the countryside was the aspect needing least improvement at 3.4%.
- B.19 74% of residents were satisfied with the parks and open spaces provide by the Council, a rise of one percentage point on 2017. Dissatisfaction also rose to 9%, up two percentage points on 2017. More Stratford town residents were satisfied (83%) than residents in other localities. Those aged 18-34 and 35-29 were significantly more likely to be very dissatisfied than those aged 50-64 or 65+.
- B.20 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.21 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.22 Of the 55 major applications granted permission in the District in 2020/21, 9 (16.4%) were identified as affecting a non-designated heritage asset. Non-designated heritage assets affected included ridge and furrow features, the Grand Union Canal, and archaeological remains, amongst others. One of the applications involved the loss of a non-designated heritage asset, involving the replacement of a non-designated 17<sup>th</sup> century farmhouse at Oversley Castle, Wixford.

## Assessment of planning applications that affect a designated heritage asset

- B.23 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.24 Of the 55 major planning applications granted permission within the 2020/21 monitoring period, 20 (36.4%) were identified as affecting a designated heritage asset. Of these, six application sites were situated wholly or partially within Conservation Areas, and one was partly within a Registered Park and Garden. 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 designated heritage asset outside of the site boundary.
- B.25 The majority of applications affecting a designated heritage asset were assessed as having a low level of harm to the affected asset. No major applications approved in 2020/21 were assessed as having a greater than “less than substantial” level of harm to a designated heritage asset.

## Production of Conservation Area Appraisals and Management Plans

- B.26 Further work is being undertaken by the District Council to report on this monitoring indicator in future AMRs.

Core Strategy Policy	Indicator
<b>CS.9 – Design and Distinctiveness</b>	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.27 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.28 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 11. The more detailed assessment table is included as Appendix 1.

**Table 11. The Building for Life 12 Criteria**

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

B.29 During 2020/21 there were 55 major residential applications with full planning permission for assessment. Some major applications were not assessed, as they were applications that varied existing permissions and didn't significantly affect the site features. All 21 schemes assessed came out with an overall Green scoring against the 12 principles. 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

The 21 major applications this year included the Fred Winter scheme as this included residential units, as well as a large-scale hotel in Stratford-upon-Avon town centre.

### Parish Plans and Village/Town Design Statements

B.30 Parish Plans are community-led plans which set out a vision for the future of a parish and outline in an action plan how this can be achieved. Parish Plans have an emphasis on action and often identify good design as a priority in their local areas and areas for improvement which should be taken into account when determining relevant planning applications. [Further Parish Plan information](#) can be found on the Council's website.

B.31 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.32 Information on Neighbourhood Development Plans can be found within Section 5 of this AMR.

### Building Excellence Awards

B.33 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.34 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
<b>CS.10 – Green Belt</b>	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 2020/21 were reviewed to assess where permission was granted, despite being defined as ‘inappropriate development’. This monitoring year a total of 361 approvals were granted, of which 22 were defined as inappropriate. 8 of these were committee decisions, 6 of which overturned an officer’s recommendation to refuse the application. The other 14 applications defined as inappropriate development in the green belt were all approved on the basis of “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 2019, Paragraph 144)
- C.3 Some example of the very special circumstances applied to planning applications approved in the District during 2020/21 include:
- Likelihood of a permitted development fallback of similar or worse impact on the Green Belt being constructed if scheme refused
  - Extant planning permission of similar scale
  - Functional need to support an agricultural business

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

- C.4 For the purpose of monitoring this indicator large-scale development has been defined as 1000+ square metres of non-residential development or 10+ dwellings. No large scale development within the Cotswold AONB was approved during the reported year.

Core Strategy Policy	Indicator
<b>CS.12 – Special Landscape Areas</b>	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.
- C.7 Within the Special Landscape Areas of Stratford-on-Avon District 7 applications relating to large scale development have been granted. However, 1 of these were approved reserve matters applications, meaning the concept of development in these areas was agreed prior to the 2020/21 monitoring year.
- C.8 The other 6 applications were for a variety of uses, mostly for changes of use and construction to go along with the use change, or demolition of existing buildings with replacement development. These can be found below with the Planning references and a brief description:
- 19/02712/LDE - Use of land as a caravan park
  - 19/02785/FUL - Proposed construction of indoor arena, American barn, horse walker and associated works. In addition, the application includes the retrospective change of use of land to a mix of agricultural and equestrian use.
  - 20/00077/FUL - Change of use from woodland to a disc golf course and associated operational development
  - 20/00066/FUL - Application for the Change of Use and modifications to the Warwickshire College Sports Centre (D1), to create a new training base (F1(a) Outdoor Sports and Recreation and E(d) Indoor Sports and Recreation), together with car parking, pitch works, landscaping and associated development.
  - 20/01064/FUL - Change of use of land from agricultural to equestrian for the construction of an equestrian manege for personal use
  - 20/00521/FUL - Demolition of existing buildings and redevelopment of the site, to erect a purpose built care home (C2 Use Class) for older people with associated access, parking and landscaping.

Core Strategy Policy	Indicator
<b>CS.13 – Areas of Restraint</b>	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 2020/21 monitoring year there were two large scale residential developments approved. Both were reserve matters applications, so the principle of the development had been approved in a previous year.

Core Strategy Policy	Indicator
<b>CS.14 – Vale of Evesham Control Zone</b>	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 Good 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 2020/21 there were no planning permissions granted that would likely have generated significant HGV use.

## Section D1: Development Strategy – Residential

Core Strategy Policy	Indicator
<b>CS.15 – Distribution of Development</b>	Amount and type of development that takes place in each category of location identified
<b>CS.16 – Housing Development</b>	Number of homes granted planning permission and number of homes completed against the annual housing target
<b>CS.17 – Accommodating housing need arising from outside Stratford District</b>	None identified
<b>CS.18 – Affordable Housing</b>	Number of affordable dwelling completions
	Percentage of affordable homes provided on site
<b>CS.19 – Housing Mix and Type</b>	The type, size and tenure of completed dwellings. 100% of new homes to be designed and built to lifetime homes standard
<b>CS.20 – Existing Housing Stock and Buildings</b>	Number of empty properties returned to residential use against the target in the Empty Homes Strategy
	Number of dwellings lost to other uses
<b>CS.21 – Gypsies and Travellers and Travelling Showpeople</b>	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 District<sup>2</sup>. 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’ figures<sup>3</sup>.
- 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

<sup>2</sup> 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.

<sup>3</sup> 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.

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

- D1.3 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 12 shows completions in previous years and how this supply compares to the annualised target<sup>4</sup>. In recent years the Council has overachieved on targets. For the last monitoring year 2020/21 completions for the first time since 2013/14 did not meet the target. Having in previous years always being higher than the annualised target. This is thought to be due to the pandemic and slowing development.
- D1.5 COVID 19 has had a significant effect on housing monitoring this year, as site visits could not take place until restrictions lifted. Whilst development was also largely held up by COVID-19 it should be acknowledged that housing figures for 2020/21 may have been affected by the pandemic.
- D1.6 It is important to note that the total housing figures from some past years have changed this year. This is due to information coming to light that may show that certain units were in fact built in different monitoring years.

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<sup>4</sup> 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 12. Housing Completions and Housing Requirement**

Year	Target	Built	Performance
2011/12	566	134	23.5%
2012/13	566	294	51.9%
2013/14	566	345	61.0%
2014/15	566	631	111.5%
2015/16	566	1,048	185.2%
2016/17	894	1,114	124.7%
2017/18	894	1,293	144.6%
2018/19	894	1,386	155.0%
2019/20	894	1,458	163.1%
2021/21	894	748	83.7%
<b>Total</b>	<b>7,300</b>	<b>8,451</b>	<b>116.0%</b>

## Policy CS.15 – Distribution of Development

D1.7 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

D1.8 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 2 and by parish at Appendix 3.

D1.9 Table 13 summarises the distribution of housing development across the District by settlement location. Figure 11 shows the change from the previous monitoring year.

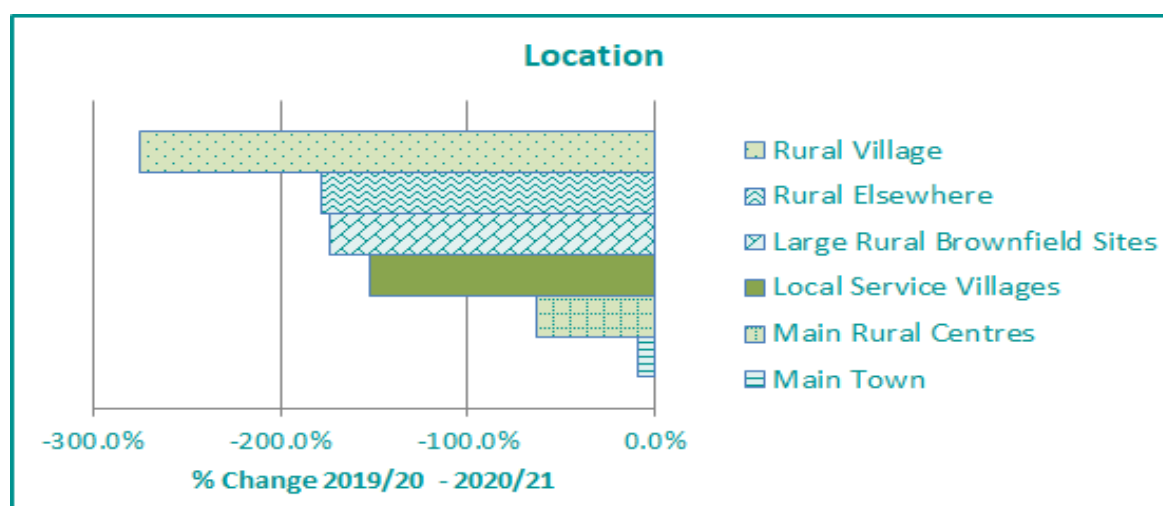
D1.10 As can be seen, since 2011 the bulk of new homes (57.6%) have been built in and around the main town of Stratford-upon-Avon and the 8 Main Rural Centres. This suggests that on the whole, new homes have been built in locations that can be considered the most sustainable in terms of access to services and facilities.

D1.11 The year due to the Pandemic the completion figures are lower than previous years, so it is hard to pick out an increase and r decrease. However, looking at the figures Main rural centres still are the areas seeing the largest level with a total of 46%. New settlements are the only area which on the 2020/21 monitoring year have seen an increase in overall numbers being built. Rising to 34 in 2020/21 from 13 completions the previous year.

**Table 13. Summary of Net Completions by Settlement Location**

Location		Main Town	Main Rural Centres	Local Service Villages	Large Rural Brownfield Sites	Rural Village	Rural Elsewhere	New Settlement	Total
2011/12	No.	52	48	24	0	2	8		134
	%	39%	36%	18%	0%	2%	5%		100.0%
2012/13	No.	149	79	22	0	15	29		294
	%	51%	27%	7%	0%	5%	10%		100.0%
2013/14	No.	164	107	39	5	4	26		345
	%	48%	31%	11%	1%	1%	8%		100.0%
2014/15	No.	93	245	93	155	7	38		631
	%	15%	39%	15%	25%	1%	6%		100.0%
2015/16	No.	200	396	233	115	24	80		1,048
	%	19%	38%	22%	11%	2%	8%		100.0%
2016/17	No.	247	421	287	69	27	63		1,114
	%	22%	38%	26%	6%	2%	6%		100.0%
2017/18	No.	282	458	423	49	28	53		1,293
	%	22%	35%	33%	4%	2%	4%		100.00%
2018/19	No	90	685	429	117	25	40	0	1,386
	%	6%	49%	31%	10%	2%	3%	0%	100.00%
2019/20	No	113	599	360	230	29	114	13	1,458
	%	8%	41%	25%	16%	2%	8%	1%	100.0%
2020/21	No	103	347	135	80	8	41	34	748
	%	14%	46%	18%	11%	1%	5%	5%	100.00%
Total	No.	1493	3485	2045	820	169	492	47	8,451
	%	17.6%	40.0%	24.1%	9.9%	2.0%	5.8%	0.6%	100.0%

**Figure 11. Change 2019/20 to 2020/21**



D1.12 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.

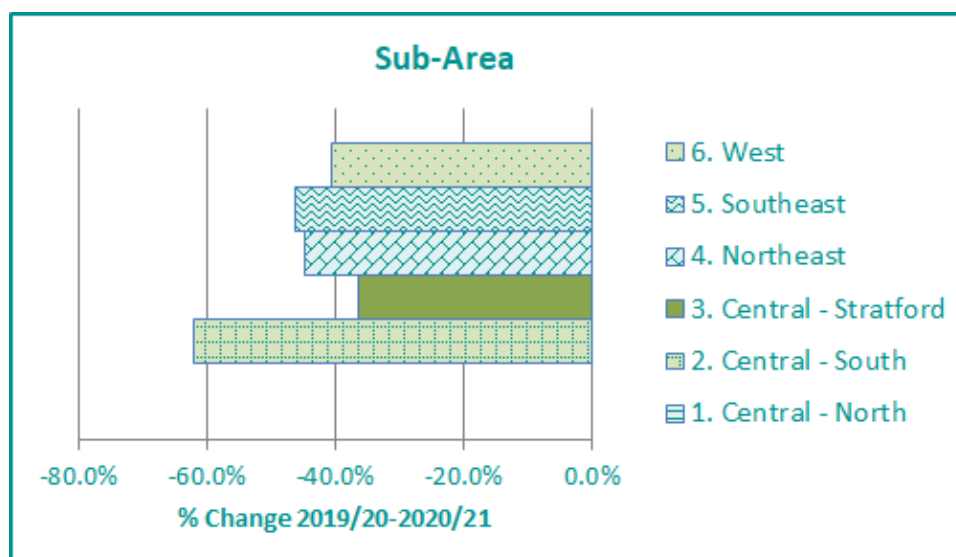
D1.13 The distribution of housing completions since 2011 by sub-area is shown in Table 14, while Figure 12 shows the change from the previous monitoring year.

D1.14 The bulk of completions in 2020/21 have been in the 'Northeast' (33.3%) and 'Central – South' (17.1%) sub-areas. This is likely, in part a result of the large developments in Southam, and Long Marston Storage Depot (now known as Meon Vale). Both these areas have seen a reduction in the number of completions from 2019/20 but they still hold a significant lead over the other sub-areas of the district. All sub-areas are showing lower completions to the previous 2019/20 year, but that is to be expected due to the pandemic slowing and stopping development. Also in 2019/20 site visits took place 4 months later than usual in August 2020. This may have resulted in some completions being accounted for in the previous year.

**Table 14. 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	18	47	7	134
	%	3.0%	3.0%	40.6%	12.8%	35.3%	5.3%	100.0%
2012/13	No.	5	38	150	15	19	67	294
	%	1.7%	12.9%	51.0%	5.1%	6.5%	22.8%	100.0%
2013/14	No.	10	21	165	33	29	87	345
	%	2.9%	6.1%	47.8%	9.3%	8.4%	25.2%	99.7%
2014/15	No.	17	258	106	44	29	177	631
	%	3%	40.9%	17%	7.0%	4.6%	28.1%	100.0%
2015/16	No.	29	330	201	221	42	225	1,048
	%	3%	31.5%	19%	20.9%	4.0%	21.5%	99.8%
2016/17	No.	27	319	253	343	33	139	1,114
	%	2%	29%	23%	31%	3%	13%	100.0%
2017/18	No.	29	250	316	343	114	241	1,293
	%	2%	19%	25%	26%	9%	19%	100.00%
2018/19	No.	11	380	99	530	143	223	1386
	%	0.8%	27.6%	7.2%	37.8%	10.4%	16.2%	100.0%
2019/20	No.	28	337	176	495	216	206	1458
	%	1.9%	23.1%	12.1%	34.0%	14.8%	14.1%	100.0%
2020/21	No.	28	128	112	249	117	114	748
	%	3.7%	17.1%	15.0%	33.3%	15.6%	15.2%	100%
Total	No.	188	2065	1632	2291	789	1486	8,451
	%	2.2%	24.5%	19.3%	27.2%	9.3%	17.6%	100.0%

**Figure 12. Change 2019/20-2020/21**



## 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 15, while Figure 13 shows the change from the previous monitoring year.

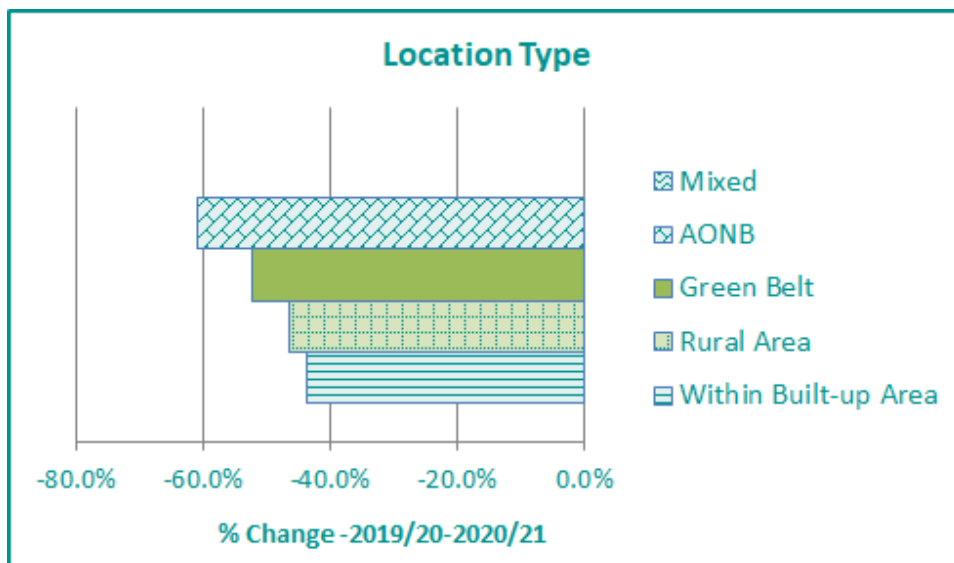
D1.17 Since 2011 the largest proportion of completions has occurred in 'Rural Areas' (74.2%). This includes rural land adjacent to existing settlements as well as development in the Local Service Villages which do not currently have adopted built-up area boundaries. The figures for the rural area also include homes built on large rural brownfield sites.

D1.18 In the last monitoring year, the number of completions within the Green Belt and the Cotswold AONB is still at around 4% for the greenbelt and 1% for the AONB. Even though overall this monitoring year 20/21 due to the pandemic affecting development there have been far fewer completions you can see similarities in the numbers from previous years. In the greenbelt in 20/21 there were 30 completions, in 2018/19 there were 27. So even though the overall numbers are lower within these location types of the amount of development has stayed relatively the same.

**Table 15. Net Completions by Location Type**

Location		Within Built-up Area	Rural Area	Green Belt	AONB	Mixed	Total
2011/12	No.	43	80	10	1	0	134
	%	32%	59%	8%	1%	0%	100.0%
2012/13	No.	175	94	17	8	0	294
	%	60%	32%	6%	3%	0%	100.0%
2013/14	No.	148	179	15	3	0	345
	%	43%	52%	4%	1%	0%	100.0%
2014/15	No.	104	389	32	15	91	631
	%	16%	62%	5%	2%	14%	100.0%
2015/16	No.	152	768	23	22	83	1,048
	%	15%	73%	2%	2%	8%	100.0%
2016/17	No.	168	860	41	7	38	1,114
	%	15%	77%	4%	1%	3%	100.0%
2017/18	No.	283	950	45	10	5	1293
	%	22%	73%	3%	1%	0%	100.0%
2018/19	No.	192	1159	27	8	0	1,386
	%	14%	84%	2%	1%	0%	100.0%
2019/20	No.	192	1180	63	23	0	1,458
	%	13%	81%	4%	2%	0%	100.0%
2020/21	No.	99	610	30	9	0	748
	%	13%	82%	4%	1%	0%	100%
Total	No.	1,556	6,269	303	106	217	8,451
	%	18.4%	74.2%	3.6%	1.3%	2.6%	100.0%

**Figure 13. Change 2018/19 – 2020/21**



### Policy CS.16 – Housing Development: Trajectory 2011-2031

D1.19 Figure 16 sets out the housing trajectory as at 31 March 2021. 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 bottom graph of Figure 16 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

D1.22 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](http://www.stratford.gov.uk/5yearsupply).



- D1.23 Figure 15 and Table 17 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 has traditionally been from sites with planning consent that have not yet started, and those that are under construction. However, this year it shifted to the bulk coming from sites where initial site works have commenced.
- D1.24 Table 18 sets out the 5YHLS calculation. As of 31 March 2021 the 5YHLS is 8.42 years, based on the housing trajectory set out in Figure 16, the Council could demonstrate a 5-year supply with both a 5% and a 20% buffer applied.

Figure 16. 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	134	294	345	631	1,048	1,114	1,293	1,386	1,458	748	0	0	0	0	0	0	0	0	0	0
Completions in 5 Years	0	0	0	0	0	0	0	0	0	0	1,071	1,170	882	731	722	0	0	0	0	0
Completions in Remaining Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	701	633	475	583	578
Cumulative Completions	134	428	773	1,404	2,452	3,566	4,859	6,245	7,703	8,451	9,522	10,692	11,574	12,305	13,028	13,729	14,362	14,837	15,420	15,998
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	669	627	615	564	489	432	383	314	218	79	-119	-820
Monitor Line	-432	-704	-925	-860	-378	-158	241	733	1,297	1,151	1,492	1,932	2,084	2,085	2,078	2,049	1,952	1,679	1,550	1,398
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

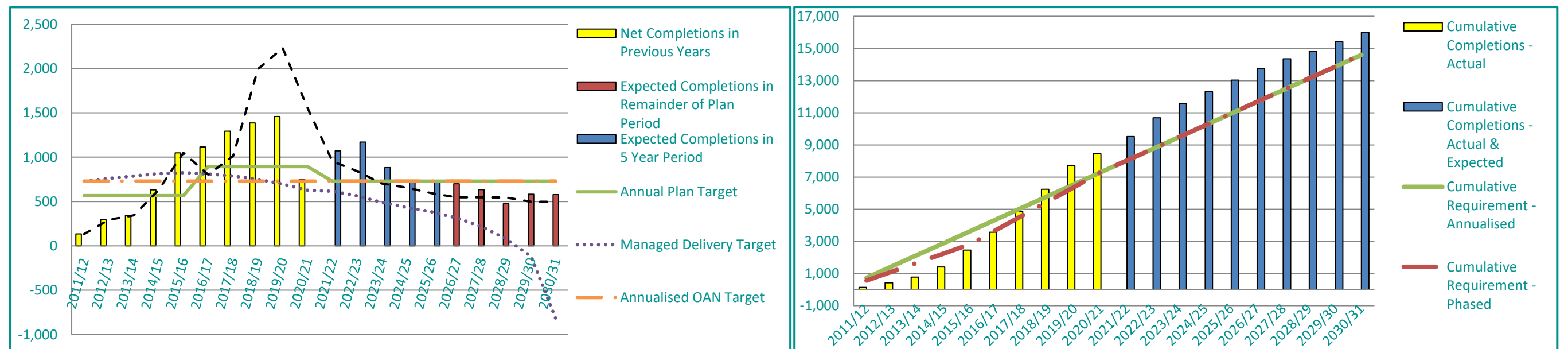
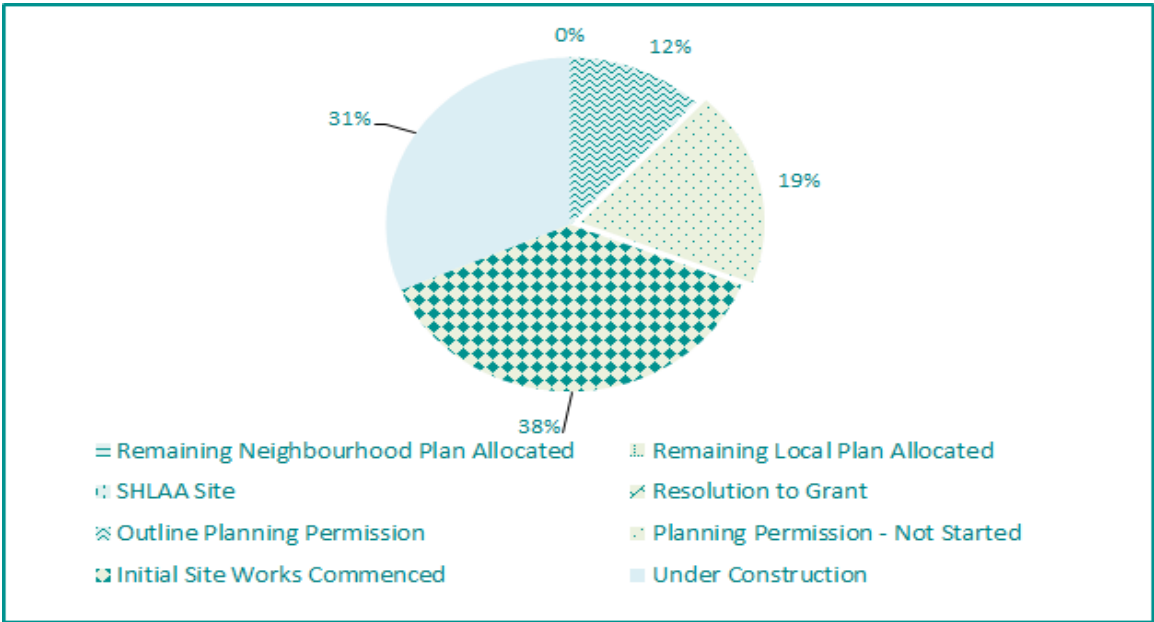


Figure 15. Components of 5 Year Supply



**Table 17. Components of 5 Year Supply**

Components of Supply as at 31 March...	Remaining Neighbourhood Plan Allocated	Remaining Local Plan Allocated	SHLAA Site	Resolution to Grant	Outline Planning Permission	Planning Permission - Not Started	Initial Site Works Commenced	Under Construction	Total
2016	0	1,025	0	875	2,566	829	464	1,313	<b>7,072</b>
2017	0	30	0	487	3,084	1,319	243	1,354	<b>6,517</b>
2018	0	68	0	0	1,949	1,070	399	1,817	<b>5,303</b>
2019	0	120	0	0	901	1,074	226	2,203	<b>4,524</b>
2020	0	150	0	0	255	1,610	570	1,425	<b>4,010</b>
2021	0	0	0	0	547	867	1,725	1,438	<b>4,577</b>

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

5YHLSC as at 31 March...	Requirement since 1 April 2011	Completions since 1 April 2011	Surplus / Shortfall	5 Year Requirement (excluding buffer)	Expected Supply in 5 Year Period*	5 Year Land Supply (5% buffer)	5 Year Land Supply (20% buffer)
2016	2,830	2,447	383	4,853	6,785	6.66	5.82
2017	3,724	3,562	162	4,468	6,259	6.67	5.84
2018	4,618	4,856	-238	3,904	5,129	6.26	5.47
2019	5,512	6,268	-756	3,222	4,408	6.51	5.70
2020	6,406	7,609	-1,203	2,611	3,881	7.08	6.19
2021	7,300	8,451	-1,151	2,499	4,420	8.42	7.37

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

## Source of Supply

D1.25 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.

D1.26 In terms of allocated sites, there are three types:

- Local plan and Core Strategy Strategic Allocations\*
- Proposed allocations identified in the emerging Site Allocations Plan
- Proposed allocations identified in Neighbourhood Plans

D1.27 In terms of unallocated sites, there are five 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 that have come forward as a Local Choice Scheme\*\*
- Sites identified in the Strategic Housing Land Availability assessment (SHLAA)

\* Previous AMR's have shown the remaining allocations identified in the Local Plan Second Review 2006 and the proposed strategic allocations identified in the Core Strategy, separately. However, as all the remaining Local Plan sites have been completed, and the Core Strategy Sites are starting to come forward it has been decided to report on these two strategic allocations together.

\*\* Previous AMR's incorporated Local Choice Schemes under Affordable housing schemes. However, as Local Choice Schemes do not have to be 100% affordable, it has been decided to report on them separately.

D1.28 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.

D1.29 Homes can also come forward on unidentified unallocated sites known as 'windfalls'. There will always be an element of windfall development as it is not possible to identify every individual site, particularly small sites such as conversion of other uses to residential or the creation, for example, of flats above shops. However, recent changes to the planning system have introduced a new class of development known as 'prior approval'. This allows homes to be built in certain circumstances without the need to obtain detailed planning

permission. It is likely that prior approval will be an increasing source of supply. Table 19 shows completions by source of supply.

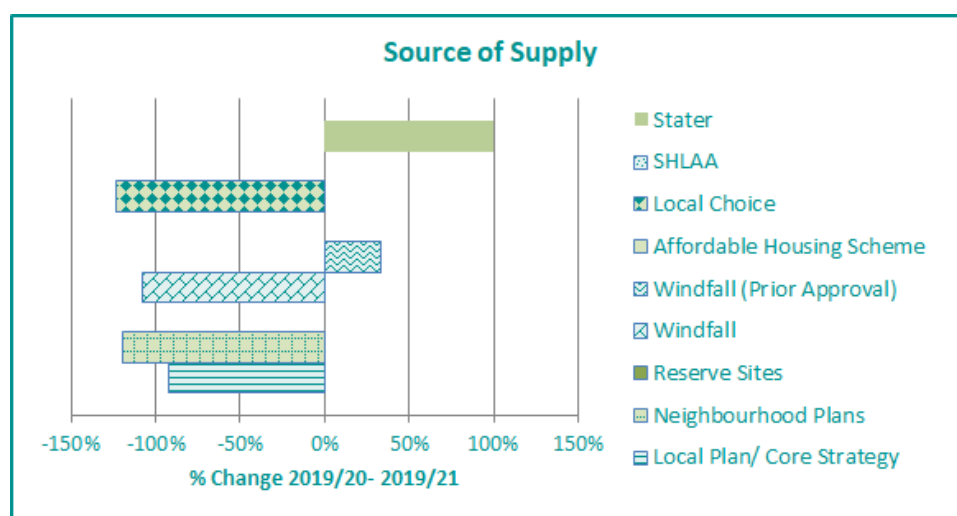
**Table 19. Net Completions by Source of Supply**

Source of Supply		Allocated			Unallocated					Starter homes	Total
		Local Plan/ Core Strategy	Neighbourhood Plans	Reserve Sites	Windfall	Windfall (Prior Approval)	Affordable Housing Scheme	Local Choice	SHLAA		
2011/12	No.	48	0	56	30	0	0	0	0	0	134
	%	36%	0%	42%	22%	0%	0%	0%	0%	0%	100%
2012/13	No.	55	0	54	185	0	0	0	0	0	294
	%	19%	0%	18%	63%	0%	0%	0%	0%	0%	100%
2013/14	No.	27	0	65	243	0	0	10	0	0	345
	%	8%	0%	19%	70%	0%	0%	3%	0%	0%	100%
2014/15	No.	210	0	8	395	4	0	14	0	0	631
	%	33%	0%	1%	63%	1%	0%	2%	0%	0%	100%
2015/16	No.	200	0	0	816	9	0	23	0	0	1,048
	%	19%	0%	0%	78%	1%	0%	2%	0%	0%	100%
2016/17	No.	230	0	0	833	30	0	21	0	0	1,114
	%	21%	0%	0%	75%	3%	0%	2%	0%	0%	100%
2017/18	No.	344	8	0	880	24	14	23	0	0	1293
	%	27%	1%	0%	68%	2%	1%	2%	0%	0%	100%
2018/19	No.	379	20	0	904	57	0	23	3	0	1386
	%	28%	0%	0%	65%	4%	0%	2%	0%	0%	100%
2019/20	No.	425	44	0	935	16	0	29	9	0	1458
	%	29%	3%	0%	64%	1%	0%	2%	1%	0%	100%
2020/21	No.	241	20	0	449	24	0	13	0	1	748
	%	32%	3%	0%	60%	3%	0%	2%	0%	0%	100%
Total	No.	2,159	92	183	5,670	164	14	156	12	1	8,451
	%	26%	1%	2%	67%	2%	0%	2%	0%	0%	100%

D1.30 As can be seen, in 2020/21 the vast majority of supply (60%) was from windfall sites, with the second highest supply coming from the Local Plan and Core Strategy strategic allocation (32%). These two sources have maintained a consistent level of supply throughout the plan period so far, and have made up 93% of all completions since 2011.

D1.31 Figure 16 shows the change from the previous monitoring year 2019/20. As can be seen there has been a significant decrease in the amount of building taken place across all sources except for starter (which equates to 1 home). This will have most likely been due to the pandemic.

**Figure 16. Change 2019/20 to 2020/21**



## Housing Allocations

D1.32 As well as actual supply, it is also useful to monitor the progress of allocated sites. Core Strategy allocations are listed in Table 20. As can be seen 2 allocations are complete, 5 are under construction, 2 are yet to start work despite approved applications and 1 is still pending a decision on the reserved matters. Delivery is currently as expected with the Council's housing trajectory.

D1.33 Supplementary Planning Documents (SPDs) have been 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 20. Supply from Core Strategy Allocations as of 31<sup>st</sup> March 2021**

Ref	Site	Expected Supply	Expected Delivery	Status (as of 31 Mar 20)	Planning Reference	Actual Delivery	Actual Supply	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter	1,012	2017/18 & 2022/23+	Phase 1 – Completed	14/03338/FUL	2017/18	86	925	82 homes at Warwick House (Phase 1) completed. Whole site expected to deliver 592 by 2031. Application for up to 500 homes on Timothy's Bridge Road secured resolution to grant on 4 August 2020 (19/02585/OUT). 18/01061/REM for the Bishopton 500 now underway.
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	Permission not started	15/04499/OUT	As expected	4	496	Previously allocation reference SUA.4. Delivery by two national house builders. Reserved Matters (18/01061/REM) granted 2 May 19.
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 - 2021/22	Under Construction	13/00809/FUL	2015/16+	235	1	Expected completion 2021/2022
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	340	195	Reserved Matters permission granted January 2018. Construction started 2018/19.
GLH	Gaydon Lighthorne Heath	3,000	2020/21+	Phase 1 - Under construction	18/03307/REM & 15/04200/OUT	As expected	47	93	Southern Area = 2,000 homes (15/00976/OUT) granted 14 Dec 17. - 1 <sup>st</sup> phase of Southern Area for 140 homes granted 21 Mar 19 (18/03307/REM). - 2 <sup>nd</sup> phase of Southern Area for 636 homes granted 22 Oct 2019 (19/01649/REM). Northern Area = 1,000 homes (15/04200/OUT) resolved to grant 11 Oct 16.
				Phase 2a – Permission not started	19/01649/REM & 15/00976/OUT	As expected	0	636	
				Phase 2 – Outline Permission	15/00976/OUT	As expected	0	840	
				Phase 3 – Outline Permission	15/00976/OUT	As expected	0	384	
				Phase 4 – Outline Permission	15/04200/OUT	As expected	0	1000	
LMA	Long Marston Airfield	3,500	2020/21+	Initial site works commenced	17/03258/REM & 14/03579/OUT	As expected	0	3,500	Phase 1 - 400 dwellings granted 14 Mar 19 (17/03258/REM). Initial site works commenced. Phase 2 – 3100 dwellings awaiting decision (18/01892/OUT).



## Policy CS.18 - Affordable Housing

- D1.34 Affordable housing, as defined by the NPPF<sup>5</sup>, 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.
- D1.35 Table 21. shows affordable housing completions since 2001/02. As can be seen, since 2011/12 2,699 affordable homes have been provided with the vast majority on 'new build' sites. In 2020/21 the overall quantum of affordable homes provided was 386, this is Lower than the previous year however completions were less for the monitoring year of 2020/21. Relative to supply, the proportion increased from 36.5% in 2019/20 to 51.6% in 2020/21. The high figures or percentage achieved this monitoring year are reflective of very low overall supply. This is thought to be due to the pandemic.
- D1.36 The Council will look at monitoring affordable housing supply from eligible sites in future AMRs.

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<sup>5</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf).

**Table 21. Affordable Housing Completions**

Year	Total Requirement	Total Dwellings		Affordable, of which:			New Build as % of All Dwellings	Affordable as % of Total Requirement
		All <sup>6</sup>	Affordable	New Build	Other <sup>7</sup>	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	25.8%	13.3%
2010/11	475	102	76	74	2	61	72.5%	15.6%
2011/12	566	134	105	101	4	0	75.4%	18.5%
2012/13	566	294	96	91	5	8	30.9%	17.0%
2013/14	566	345	122	120	2	20	34.8%	21.5%
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	1,114	263	263	0	0	23.6%	29.4%
2017/18	894	1,293	377	376	1	6	29.1%	42.2%
2018/19	894	1,386	356	356	0	19	25.7%	39.8%
2019/20	894	1,458	491	490	1	7	33.6%	54.9%
2020/21	894	748	386	385	1	0	51.5%	43.2%
<b>Since 2011/12</b>	<b>7300</b>	<b>8451</b>	<b>2699</b>	<b>2685</b>	<b>14</b>	<b>82</b>	<b>31.77%</b>	<b>37.0%</b>

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

<sup>7</sup> Includes existing dwelling purchases and purchases under Homebuy schemes.

## Policy CS.19 – Housing Mix and Type

### Land Type

D1.37 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.

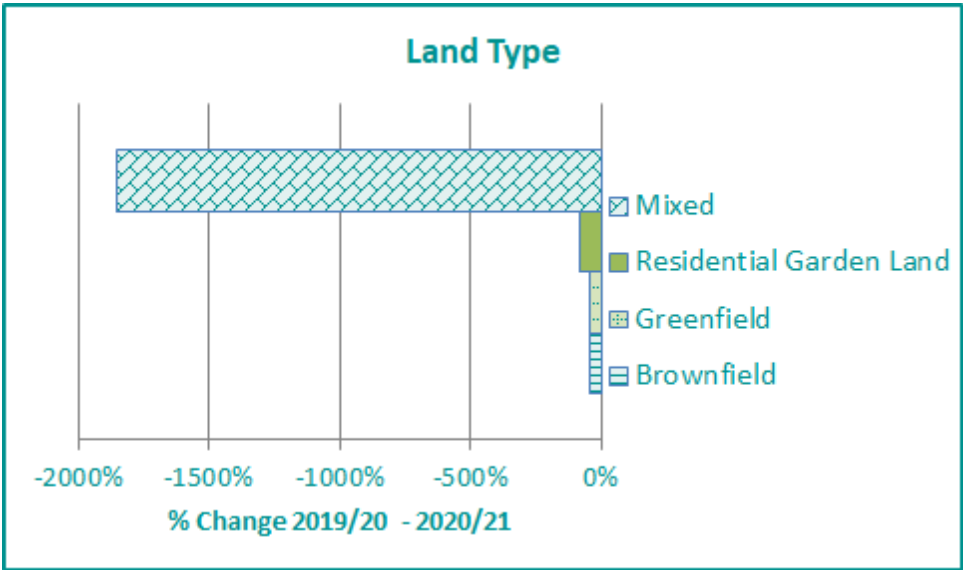
**Table 22. Net Completions by Land Type**

Land Type		Brownfield	Greenfield	Residential Garden Land	Mixed	Total
2011/12	No.	59	77	2	-4	134
	%	44%	58%	2%	-3%	100%
2012/13	No.	170	86	17	21	294
	%	58%	29%	6%	7%	100%
2013/14	No.	126	165	14	40	345
	%	37%	48%	4%	12%	100%
2014/15	No.	278	221	74	58	631
	%	44%	35%	12%	9%	100%
2015/16	No.	247	659	36	106	1,048
	%	24%	63%	3%	10%	100%
2016/17	No.	262	731	14	107	1,114
	%	23%	65.0%	3.7%	7.9%	100%
2017/18	No.	356	675	38	224	1,293
	%	28%	52.2%	2.9%	17.3%	100%
2018/19	No.	338	942	36	70	1386
	%	25%	67%	3%	5%	100%
2019/20	No.	378	1011	30	39	1,458
	%	26%	69%	3%	2%	100%
2020/21	No.	195	500	8	45	748
	%	26%	67%	1%	6%	100%
Total	No.	2,409	5,067	269	706	8,451
	%	29%	60%	4%	8%	100%

D1.38 Table 22. shows net completions by land type and Figure 17. shows the change from the previous monitoring year. Since 2011 the majority of homes (60%) have been built on greenfield land and this increases to some 63% when residential garden land is included.

D1.39 During 2020/21 most homes (69%) were delivered on greenfield land. The use of brownfield land has remained consistent between 2019/20 and 2020/21. However, the difference is 183 less completions during 20/21. This is believed to be due to the Covid-19 pandemic that stalled many developments temporarily.

Figure 17. Land Type Change 2019/20 to 2020/21



Land Use

D1.40 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 23 shows net completions by previous land use and demonstrates how much housing development is being provided on which types of former land-uses<sup>8</sup>. Figure 18. shows the change from the previous monitoring year.

D1.41 The high proportion of homes being constructed on mixed/other/unknown land uses in 2011/12 reflects the lack of monitoring data for this monitoring year.

D1.42 In the latest monitoring year 2020/21, most new homes (64%) 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 19%. These comprise not only of mixed sites but can also include amenity land, scrubland or vacant land. The supply of dwellings on agricultural land has seen an increase of 4.3% from the previous year, in terms of percentage of completions for that year. However overall, the completions are

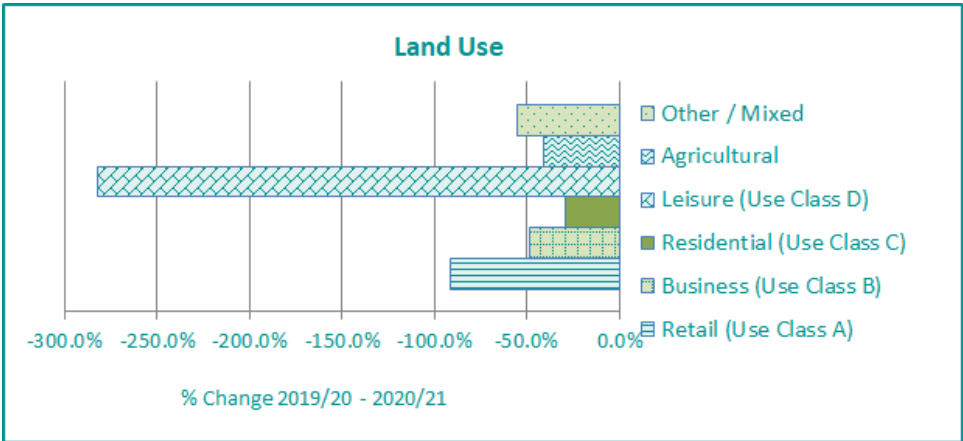
<sup>8</sup> The 'other' category refers to homes built on sites recorded as being mixed land use, amenity land, scrubland and vacant or unknown land uses.

410 less than the previous year. It is thought development would have been decreased due to the pandemic.

**Table 23. Net Completions by previous 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	10	0	17	107	134
	%	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	70	81	11	160	18	345
	%	1.4%	20.3%	23.5%	3.2%	46.4%	5.2%	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	138	206	20	538	174	1,114
	%	3%	12%	18%	2%	48%	16%	100%
2017/18	No.	22	184	126	93	555	313	1,293
	%	2%	14%	10%	7%	43%	24%	100%
2018/19	No.	7	229	163	6	661	320	1386
	%	0%	17%	12%	0%	47%	24%	100%
2019/20	No.	12	163	87	11	870	315	1458
	%	0.8%	11.2%	6%	0.8%	59.7%	21.6%	100%
2020/21	No.	1	84	62	-20	480	141	748
	%	0%	11%	8%	-3%	64%	19%	100%
Total	No.	109	1278	1215	186	4066	1597	8,451
	%	1.3%	15.2%	14.3%	2.2%	48.0%	19.0%	100%

Figure 18. Change 2019/20 to 2020/21

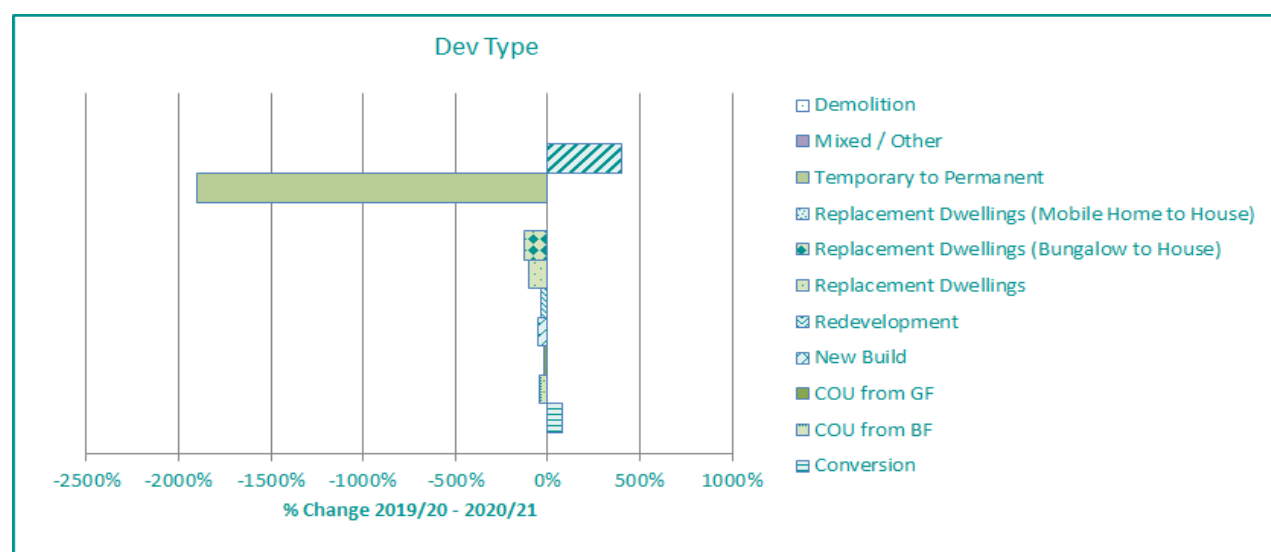


Development Type

- D1.43 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 24)
- D1.44 Table 25 shows net completions in previous years by development type. Since 2011, the majority of development (62%) has been on greenfield ‘new build’ sites, with redevelopment of brownfield sites providing 28% of overall supply. Figure 19 show the percentage change from the previous monitoring year.

**Table 24. Definitions of Type of Development (see Table 30)**

Conversion	Building in existing residential use in 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

**Figure 19. Change 2019/20 to 2020/21**


**Table 25: Net Completions by Development Type<sup>9</sup>**

		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	2	73	47	6	4	0	0	3	-2	134
	%	1%	0%	2%	54%	35%	5%	3%	0%	0%	2%	-2%	100%
2012/13	No.	19	10	14	87	148	17	-2	0	0	0	1	294
	%	6%	3%	5%	30%	50%	6%	-1%	0%	0%	0%	0%	100%
2013/14	No.	12	30	3	186	104	5	-2	0	0	7	0	345
	%	3%	9%	1%	54%	30%	1%	-1%	0%	0%	2%	0%	100%
2014/15	No.	34	41	7	248	303	-2	-1	2	0	1	-2	631
	%	5%	6%	1%	39%	48%	0%	0%	0%	0%	0%	0%	100%
2015/16	No.	31	37	19	619	287	2	0	1	31	28	-7	1,048
	%	3%	4%	2%	59%	27%	0%	0%	0%	3%	3%	-1%	100%
2016/17	No.	14	73	27	690	278	0	2	1	0	32	-3	1,114
	%	1%	7%	2%	62%	25%	0%	0%	0%	0%	3%	0%	100%
2017/18	No.	6	53	23	694	468	0	2	2	5	43	-3	1293
	%	0%	4%	2%	54%	36%	0%	0%	0%	0%	3%	0%	100%
2018/19	No.	4	85	17	952	279	-6	-4	-1	5	55	0	1386
	%	0%	6%	1%	68%	21%	0%	0%	0%	0%	4%	0%	100%
2019/20	No.	5	41	35	1116	248	7	8	0	1	-1	-2	1458
	%	0%	3%	2%	77%	17%	0%	1%	0%	0%	0%	0%	100%
2020/21	No.	9	22	28	544	164	0	-2	0	-18	3	-2	748
	%	1%	3%	4%	73%	22%	0%	0%	0%	-2%	0%	0%	100%
Total	No.	135	392	175	5209	2326	29	5	5	24	171	-20	8,451
	%	2%	5%	2%	62%	28%	0%	0%	0%	0%	2%	0%	100%

<sup>9</sup> 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.



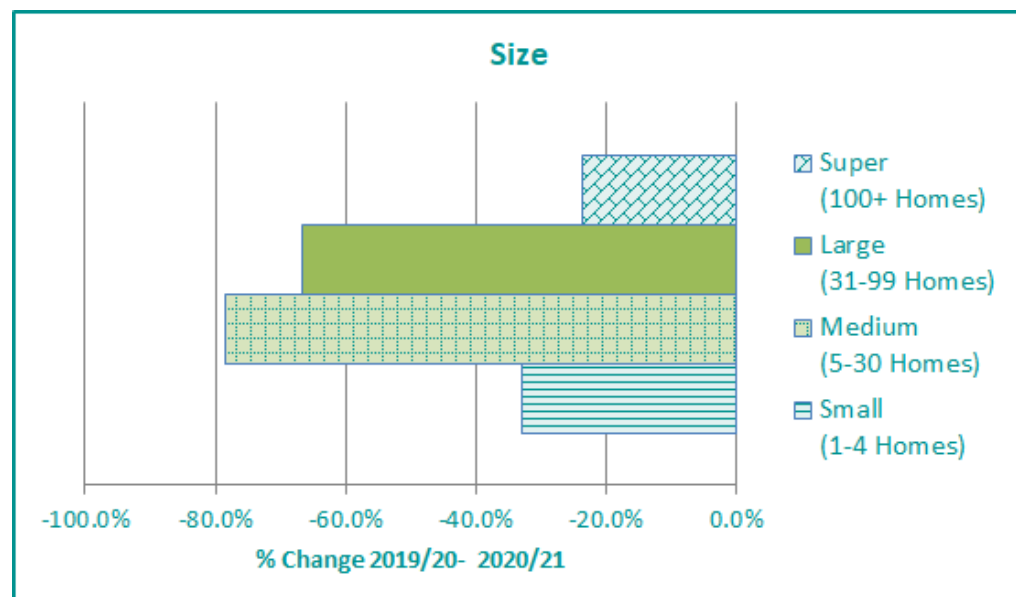
## Size of Site

- 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 26 shows net completions in previous years by the development type for each site. Figure 20 shows the change from the previous monitoring year. As can be seen, since 2011, the majority (42%) of development has been on 'super-sized' sites. The quantum of development on small, medium and large sites are 14%, 17% and 27% respectively.

**Table 26. Net Completions by Site Size**

		Small (1-4 Homes)	Medium (5-30 Homes)	Large (31-99 Homes)	Super (100+ Homes)	Total
2011/12	No.	24	8	102	0	134
	%	17%	6%	77%	0%	100%
2012/13	No.	53	65	83	93	294
	%	18%	22%	28%	32%	100%
2013/14	No.	69	76	36	164	345
	%	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.	150	212	294	458	1,114
	%	14%	19%	26%	41%	100%
2017/18	No.	144	293	465	391	1293
	%	11%	23%	36%	30%	100%
2018/19	No.	135	225	409	617	1386
	%	10%	16%	29%	45%	100%
2019/20	No.	197	237	429	595	1458
	%	14%	16%	29%	41%	100%
2020/21	No.	132	51	137	428	748
	%	18%	7%	18%	57%	100%
Total	No.	1159	1471	2250	3571	8,451
	%	14%	17%	27%	42%	100%

**Figure 20: Change 2019/20 to 2020/21**



## Size Mix

D1.47 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 27):

**Table 27. Preferred size mix**

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

D1.48 Table 28 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. However, whilst the number of 3 bedroom homes makes up the majority of the housing mix, the percentage is not quite meeting that set out within the core strategy. More 4+ bed houses have been built than set out within the core strategy, which has a knock on effect to the rest of the housing mix.

D1.49 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 101 homes or 21.7% of supply from the analysis. This 21.7% includes the unknown mix for this recent monitoring year.

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

Plan Year		1 Bed	2 Bed	3 Bed	4+ Bed	Unknown	Total
2011/12	No.	7	42	33	23	11	116
	%	6.00%	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%
2019/20	No.	106	405	443	257	1	1212
	%	8.7%	33.4%	36.6%	21.2%	0.1%	100%
2020/21	No.	47	220	198	120	62	647
	%	7.3%	34.0%	30.6%	18.5%	9.6%	100%
Total	No.	492	2196	2273	1789	318	7068
		6.9%	31.1%	32.2%	25.3%	4.5%	100%

## Policy CS.20 – Existing Housing Stock and Buildings

### Empty Homes

D1.50 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.

D1.51 During 2020/21 a total of 27 empty properties within the District were brought back into use as a direct result of action by the District Council. Table 29 shows the number of empty properties that have been brought back into use each year since the start of the plan period in 2011.

**Table 29. 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
2019/20	30
2020/21	27

## Loss of dwellings to other uses

D1.52 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.

D1.53 In terms of the loss of residential dwellings to non-residential uses, during the 2020/21 monitoring period there were 2 dwellings lost to other uses. The previous year of 2019/20 saw the same number of losses with 2 losses. Within the 2018/19 monitoring period there were 6 losses to other uses, and in 2017/18 there were 4.

## Self and Custom Housebuilding

D1.54 Since 2016 all district councils in England have been obliged to keep a custom and self-build housing register. The register includes the details of individuals who are seeking to acquire serviced plots of land in the area for the purpose of either a self-build property or custom build property. The register is governed by the self-build and custom house building

(Register) regulations 2016. Individuals registering are not committing to purchasing a plot for self-build or custom house building but are expressing an interest in developing a house in this area for their own purposes.

D1.55 Registers are administered in different ways across different local authorities although the questions are largely similar in order to provide information for the authority to take into account in its housing provision. Stratford on Avon District Council does not charge for registration at this time, and registrations are submitted by completing a downloadable form from the Council's website at [www.stratford.gov.uk/selfbuild](http://www.stratford.gov.uk/selfbuild). These are then validated and entered manually onto the register with the people registering being notified of their registration number.

D1.56 Councils are obliged to ensure that sufficient self-build lots are available based on a rolling three year period. These serviced plots do not have to be provided in the areas requested by those registering though the authority should take the popularity of certain areas into regard. A serviced plot is considered serviced if it has access to the public highway and Connexions for electricity water and waste water.

D1.57 Table 30 shows the number of custom and self-build planning applications granted permission with Community Infrastructure Levy (CIL) Self Build relief. For the year ending October 2021 these figures are to date. Note that years 2016 and 2017 show a nil figure, this is because CIL exemptions were only applied from 2018 onwards in line with the implementation of the Council's CIL Charging Schedule in February 2018.

**Table 30. Planning permissions granted by Stratford-on-Avon District Council with CIL self-build relief**

Planning permissions with CIL Self-Build Relief	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
	173	0	0	22	50	47	54
Period 1 (2016-2018)				22			
Period 2 (2017-2019)					72		
Period 3 (2018-2020)						119	
Period 4 (2019-2021)							151

D1.58 Table 31 shows the total number of those registered on the self-build and custom register and is broken down by the individual years ending October. For the year ending October 2021 these figures are to date. The figures for each period in the table show the number of dwellings that should be provided in that three year period.

**Table 31. Numbers of individuals on the District Council's Self and Custom Build register**

Total Registrations	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
	225	37	51	19	37	18	63
Registrations removed	5	2	2	1	0	0	0
Period 1 (2016-2018)				107			
Period 2 (2017-2019)					107		
Period 3 (2018-2020)						74	
Period 4 (2019-2021)							118

D1.59 Table 32 provides a more detailed breakdown of the registrations, it is evident that over the life of the register so far the most popular type of self and custom build dwellings would be a free standing detached house with four bedrooms in the Stratford-upon-Avon area.

**Table 32. Detailed breakdown of information within the District Council's Self and Custom Build register**

Popular Settlements	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
Alcester	50	3	10	8	5	6	18
Avon Dassett	6	0	0	0	6	0	0
Bidford	42	4	9	8	4	3	14
Ettington	4	2	0	0	1	1	0
Gaydon	1	0	0	0	0	0	1
Great Alne	1	1	0	0	0	0	0
Harbury	8	1	1	0	2	0	4
Kineton	49	8	6	3	7	6	19
Lighthorne	2	0	0	0	0	0	2
Napton	4	0	1	2	1	0	2
Shipston	41	8	5	5	9	5	9
Southam	70	13	20	6	6	2	23
Stockton	7	0	6	0	1	0	0
Stratford-upon-Avon	104	22	16	10	16	11	29
Studley	27	1	5	2	3	3	13
Tanworth	7	2	2	0	0	0	3
Temple Grafton	3	1	0	1	0	0	1
Tiddington	2	2	0	0	0	0	0
Wellesbourne	54	10	7	5	7	5	20
Wilmcote	3	3	0	0	0	0	0
Wootton Wawen	2	0	0	0	1	0	1
No preference	13	2	3	0	3	0	5
Not specified	16	7	9	0	0	0	0
Development types	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
Freestanding	195	35	35	18	31	18	58
Small	143	25	34	13	26	9	36
Within	27	8	1	1	6	3	8
Property Types	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
House	183	36	47	19	32	11	38
Bungalow	67	10	13	11	10	7	16
Semi	21	3	4	1	6	0	7



Popular Settlements	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
Terraced	11	3	1	0	4	0	3
Number of Bedrooms	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
1	2	2	0	0	0	0	0
2	24	7	2	1	4	2	8
3	61	8	13	5	8	4	23
4	69	6	13	7	7	4	32
5	30	6	2	4	3	1	14
Connections to the District	Total	30-Oct-16	30-Oct-17	30-Oct-18	30-Oct-19	30-Oct-20	30-Oct-21
Live	144	28	33	12	24	11	36
Work	82	22	23	9	16	7	25
Family	76	17	21	11	15	2	10
None	24	1	5	1	3	2	12

## Policy CS.21 – Gypsies and Travellers and Travelling Showpeople

D1.60 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 can be found in the [Gypsy & Traveller Accommodation Assessment](#) available on the Council's website.

D1.61 Table 33 shows that there were no 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 33. Additional Permanent Gypsy and Traveller Pitches permitted 2020/21**

Site	Planning Reference	Supply 2020/21	Site Total
n/a	n/a	0	0

D1.62 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 34 shows that two additional temporary pitches were granted in the 2020/21 monitoring year. Please note: pitches with temporary consent do not count towards meeting the requirement for the plan period.

**Table 34. Additional Temporary Gypsy and Traveller Pitches 2020/21**

Site	Planning Reference	Supply 2020/21	Site Total
Land off Redditch Road, Studley	19/01601/FUL	2	2

D1.63 Table 35 shows that no additional transit sites were granted permission in 2020/21.

**Table 35. Gypsy and Traveller Transit Sites granted permission in 2020/21**

Site	Planning Reference	Supply 2020/21	Site Total
n/a	n/a	0	0

D1.64 Table 36 shows that no additional Travelling Showpeople plots were granted in 2020/21.

**Table 36. Travelling Showpeople Plots granted permission in 2020/21**

Site	Planning Reference	Supply 2020/21	Site Total
n/a	n/a	0	0

**Table 37. 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	2019 /20	2020 /21	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 19/01025/FUL							1		1		2	2	Permanent personal permission granted for 2 pitches.
<b>Total</b>		<b>6</b>	<b>1</b>	<b>8</b>	<b>17</b>	<b>6</b>	<b>10</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>52</b>	<b>82</b>	

## 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 2020/21

D2.2 In 2020/2021 a total of 10.1 hectares (ha) of employment land have been granted planning permission for Class B employment uses in the District. This is a significant decrease on the previous 2019/20 year where there were 23.2ha of land with permission, however this is mainly due to a number of planning permissions which have lapsed and Covid.

### Commentary on Employment Land Provision at 31 March 2021

D2.3 The overall position is that 237.1 hectares of land has 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 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 and a Reserved Matters application for this was permitted in October 2019. This area of land is not counted as part of the employment land supply for Stratford-on-Avon District.

- D2.6 The remaining 20 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.

### Sites with Planning Permission

- D2.7 There are 237.1 ha of sites in the District with planning permission from 2011 including both allocated and unallocated sites. Of this, 93.0 hectares have been built and 5.8 hectares are under construction. A further 138.3 hectares have outline permission or have not been started. There may be some anomalies in the figures for this year due to Covid restrictions interrupting site visits.
- D2.8 The 237.1 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. The figure also includes a reserved matters application at Winyates Green Triangle, Redditch of which approx. 19ha of employment land is contributing towards the employment needs of Redditch. 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 2020/2021 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 46.0 hectares since 2011. 86% of lost sites have gone to residential development/care homes with the remaining sites mainly changing to retail or leisure facilities.

### Employment Land Supply

- D2.11 In summary, between 1 April 2011 and 31 March 2021, the supply of new employment land in the District is approx. 237.1 hectares, i.e. 66.4 hectares already built, 19 hectares built for Redditch, 7.6 hectares built for Alcester (Core Strategy Allocation), 5.8 hectares under construction and 138.3 hectares allocated and/or available with outline or full planning permission.
- D2.12 Taking into account the 46.0 hectares already or due to be lost from Class B uses, the permissions and allocations to meet the needs of JLR/AMR as well as sites that have been redeveloped for a similar use, the overall supply of employment land in the District during the plan period to date is approx. 43 hectares.

**Table 38. Employment Land Provision – Summary**

Source	Built (2011-2020)	Committed (i.e. with consent or under construction)	Remaining Supply
Unallocated sites (92.1ha)	66.4ha	5.6ha (Under construction) 20.1ha (Not started but have detailed pp) Total: 20.1ha	20.1ha
Core Strategy Allocation for Stratford-on-Avon District (39.2ha)	7.6ha	-	12 ha (no pp)  19.6ha (outline pp)  Total : 31.6ha
Core Strategy Allocation for Jaguar Land Rover (JLR) @ GLH (100ha)	-	-	100ha (outline pp)
Core Strategy Allocation for Aston Martin Lagonda (AML) @ GLH (4.5ha)	-	-	4.5ha (outline pp)
Core Strategy Allocation for Redditch (19ha)	19ha	-	
<b>Total</b>	<b>112ha</b>	<b>20.1ha</b>	<b>156.2ha</b>

**Table 39. Employment Land Provision – Core Strategy Allocations**

Site Location	Core Strategy Ref.	Gross Site Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comments			
					Brownfield		Green-Field	No permission or Outline			Detailed p.p.		Built 1.4.11 - 31.3.21		Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No P.P			Outline p.p	Not Started					U/C + Built
Core Strategy Locations																	
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			Reserved matters application following grant of 16/02615/OUT for 10a, 11a and 11b. Erection of two industrial units for B1, B2 and B8 use, total footprint 3882 sqm, vehicle parking, landscaping, drainage and all associated works.		
Southam - West of Banbury Road	SOU.1	1.6	B1/B2/B8				1.6		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					100.0	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		13000	2.0	8.0	133.7	22.0	114.1	0.0	7.6	7.6		136.1			
Winyates Green Triangle	REDD.1	12.0	B1/B2/B8				12.0				12.0	12.0			Stratford District sites solely to meet the needs of Redditch.		
Gorcott Hill	REDD.2	7.0	B1/B2/B8				7.0				7.0	7.0					
Total		19.0					19.0				19.0	19.0					

**Table 40. Employment Land Provision – Sites with Planning Permission**

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21		Not Started 31.3.21
					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 19/20 year.
Gaydon/Lighthorne Heath	GLH	4.5	B1				4.5		4.5					4.5	Only outline permissions on site during the 19/20 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			Springfield Business Park 15/00216/VARY Completed Nov 2015
Alcester - North of Arden Road	ALC.3	7.6	B1/B2/B8				7.6				7.6	7.6			Complete 20/21. Arden Forest Technology Park 7.6 ha developable area. Reserved matters application following grant of 16/02615/OUT for 10a, 11a and 11b. Erection of two industrial units for B1, B2 and B8 use, total footprint 3882 sqm, vehicle parking, landscaping, drainage and all associated works.
Alcester - Eddystone Broadcast Ltd, 26 Tything Road West, Kinwarton, Alcester, B49 6EP		0.3	B2	567	0.3					0.3				0.3	Erection of side and rear extensions and revised car parking layout.
Alderminster, Barton Farm		0.8	B1/B8	565			0.8				0.8	0.8			Complete 20/21. uc last year unable to see any on going construction.
Alderminster - Goldicote		0.2	B1/B2/B8			0.2					0.2	0.2			No information on this application 19/20.
Ashorne - Harwoods House		0.2	B1a	810		0.2					0.2		0.2		Under construction since 2016. Work commenced 2016 however has been put on hold since due to cash flow problems.Response rec'd 20/05/20. Under construction 20/21?
Atherstone Airfield		0.5	B2/B8	2600		0.5					0.5	0.5			Complete 17/18. Arable Crop Marketing. 16/03654/VARY reduction in sq.m
Atherstone Airfield		3.0	B2	3170		3.0					3.0	3.0			Complete 17/18. Arable Crop Marketing
Atherstone Airfield - Woodyard		0.8	B1/B2/B8	2320		0.8				0.8				0.8	Not started 17/18. 7 small business units
College Farm, Birmingham Road, Bearley		1.0	B1c	689		1.0				1.0				1.0	Not started 20/21. Still in use as agricultural buildings. Gain of 689sqm of B1c.
Bidford - 3b Waterloo Road		0.2	B8	351		0.2			0.2	0.2				0.2	O/L application. Adj to retail/ expired. Not Started 20/21.



Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category			Status				Progress			Comment
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Bidford - BBS, Waterloo Industrial Estate		0.1	B2	548						0.1				0.1	Planning permission granted 13/01/20. Gain of 548sqm. Not started 20/21.
Bidford -RS Brookhouse Engineering (Evesham Ltd)		0.1	B	537						0.1				0.1	Planning permission granted 19/03/20. This was an application granted permission in 1981 for 3 nursery buildings, one has been constructed and an application was submitted for a lawful consent that the other two can now be constructed.Gain of 537sqm. Not started.
Billesley Manor Farm, Billesley		0.1	B1/B8	485		0.1				0.1				0.1	Not started. unable to get direct access area still looks in agricultural use.
8-9 Brailes Industrial Estate , Winderton Road, Lower Brailes, OX15 5JW		0.1	B2	1269							0.1		0.1		Work has halted due to Covid 19 and suspension of funding by lenders. No idea when this will be complete (19/20). Site visit 20/21 confirms still under construction.
Chesterton - Fosse Way		0.2	B1c			0.2					0.2	0.2			No information.
Claverdon - Claverdon Hall Farm		0.1	B1	293						0.1				0.1	Planning permission granted 03/12/19. 293sqm of B1.
Claverdon - Station Road		0.2	B8			0.2					0.2	0.2			No information.
Clifford Chambers - Clifford Lane		0.2	B1c	600		0.2					0.2	0.2			Complete 17/18. Clifford Park Business Centre - CK Fires Ltd
			B1c	300											Complete 17/18. Clifford Park Business Centre - vehicle workshop
Clifford Chambers - Campden Road		0.2	B8	460		0.2					0.2	0.2			Complete 16/17. Willicote Farm
				270											Complete 16/17. Willicote Farm
Clifford Chambers - Campden Rd		0.2	B1/B2/B8	920		0.2					0.2	0.2			Complete 18/19. Stratford Agri Park + A1
		0.5	B1/B2	840		0.5					0.5	Under construction 20/21. Demolition has started.			
Dodwell - Unit 7, Dodwell Trading Estate, Evesham Road, Dodwell, Stratford-upon-Avon, CV37 9ST		0.1	B1a	513							0.1		0.1		Under construction 20/21.
Earlswood - Poolhead Lane		2.0	B1/B8				2.0				2.0	2.0			
Fenny Compton - Northend Rd		0.1	B2	548			0.1				0.1	0.1			Complete 19/20. Manor Farm
Fenny Compton - Station Road		0.2	B1c	570	0.2					0.2				0.2	Not started 19/20. Norman Contracts
Fenny Compton - Wharf Road		0.2	B1c	560	0.2						0.2	0.2			Material commentment 18/19. Wharf Road Business Park. Completed 20/21.
Forshaw Heath - Poplars Farm		0.7	B1c/B8	2200			0.7				0.7	0.7			

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21		Not Started 31.3.21
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Gaydon - Banbury Road		0.2	B1a	400			0.2			0.2				0.2	20/21. Not started. Cottage Farm - Showman Event Support.Not started- can not see the office building however there is a buzzer on gate for showmans office
Gaydon - Banbury Road AML		0.2	B2	680	0.2						0.2	0.2			Complete 18/19. AML BC start 02/18
Gaydon - Kineton Road		1.0	B2	420		1.0					1.0	1.0			Complete 17/18. Gaydon Farm - Ellis Machinery (retrospective)
Gaydon/Lighthorne Heath		0.1	B1	1000			0.1		0.1					0.1	O/L application. GLH Village Centre. Outline app. For 2000 houses
Gaydon - Warwick Road		0.2	B1a/B8	760		0.2					0.2		0.2		expired. Edge Live. 16/02802/FUL temp for 3 years (Leopold Farm)
Gaydon Proving Ground		5.5	B1	56700	5.5						5.5	5.5			Complete 18/19. JLR Gaydon Triangle Site 1 redevelopment
Gaydon Proving Ground		1.7	B1	32950	1.7						1.7	1.7			18/19 under construction. JLR Site 3 redevelopment. Complete 20/21.
Gaydon Proving Ground		0.4	B1	3650	0.4						0.4	0.4			18/19 Complete. 2 story extension to DMO building
Gaydon Proving Ground		0.2	B1b	2920	0.2						0.2	0.2			Complete 18/19. Southern Design Studio GDEC (loss of 600sqm B8)
Gaydon Proving Ground		5.5	B1/B2/B8	21480	5.5						5.5	5.5			Various permissions. 600 sq.m floor area added 17/18. Installation of a roof canopy over the existing Inner Garden courtyard to the GDEC Building to form the Design Hub (Not started).
Great Alne - Upper Spenal Fm		0.3	B2				0.3				0.3	0.3			No information.
Halford - Fosse Way		0.2	B1c			0.2					0.2	0.2			No information.
Harbury - Bull Ring Farm		0.2	B1c	830		0.2					0.2	0.2			No information.
Harbury - Churchlands Farm		0.2	B1c/B2	750		0.2					0.2	0.2			Not occupied
Idlicote - Old Dyke Buildings		0.1	B1c	1000						0.1				0.1	Planning permission granted 04/02/20. 1000sqm total, 225sqm light industry (below threshold), 768sqm of B-class related sui generis (above threshold).
Idlicote - Old Dyke Buildings		19.0	B1	270						19.0				19.0	Not started- still agricultural use. Permitted development conversion of part of agricultural building to a class B1 light industry joinery (within the flexible use allowed under part 3 class R of the GDPO)
Ilmington - Caley Fields Farm		0.4	B8				0.4				0.4	0.4			No information.

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category			Status				Progress			Comment
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Kineton, Warwick Road		0.9	B1	1649	0.9						0.9	0.9			Complete 20/21.
Kings Coughton - Mill Ind. Park		0.2	B2	1210	0.2						0.2	0.2			Greenmech 16/00570/AMD
Kinwarton - Kinwarton Farm Rd		0.2	B2/B8	340	0.2						0.2	0.2			Complete 18/19. Unit 30. Probably expired
Kinwarton - Tything Road West		0.2	B8	520	0.2					0.2				0.2	Not started 20/21. Marla Tube Fittings
Lighthorne - Banbury Road		0.2	B1c			0.2					0.2	0.2			No information.
Lighthorne Rough		0.3	B8			0.3					0.3	0.3			No information.
Long Compton, The Woodlands		0.1	B8	1080							0.1	0.1			Complete 20/21.
Long Compton, Crop Driers Limited , Old Road, Long Compton, CV36 5LE		0.1	B1/B2	605							0.1	0.1			Complete 20/21.
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			Birds Recycling Solutions
Long Marston - Station Road		0.2	B2	430	0.2					0.2				0.2	Not started 20/21. PDK Holdings
Lower Tysoe - Orchard Farm		0.5	B1c	1670	0.1	0.4					0.5	0.5			17/02091/FUL Complete 18/19. Orchard Farm Nursery 17/02091/FUL start 18/19
Mappleborough Green - B'ham Rd		0.2	B1 a b c	430		0.2				0.2				0.2	Not started 20/21. Rear of Summer Palace.
Abbotscroft, Fosse Way, Moreton Morrell, Warwick, CV35 9DF		0.1	B8	255									0.1		Under construction 20/21.
Napton - Brickyard Road		0.1	B1/B8	290		0.1					0.1	0.1			The Grainstore, likely completed 17/18
Napton - Danils Hill Farm		0.1	B2	505						0.1				0.1	Not started 20/21.
Napton - Clearwater Business Park		0.1	B2	1155							0.1		0.1		Under construction 20/21 - groundworks/clearing have begun
Hands Farm, Middlefield Lane, Newbold on Stour		0.1	B8	446							0.1		0.1		Under construction 20/21.
Windmill Farm, Red Horse Vale Ltd, Banbury Road, Oxhill		0.1	B8	558						0.1				0.1	Gain of 558sqm of B8. Planning permission granted 24/09/19. Scaffolding up and in place. Under construction 20/21.
Windmill Farm, Red Horse Vale Ltd, Banbury Road, Oxhill		0.1	B8	400						0.1				0.1	Gain of 400sqm of B8. Planning permission granted 24/09/19. Area fenced off but no works have started. Not Started 20/21.

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category			Status				Progress			Comment
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Redditch Gateway, Land adjacent to the A4023 Coventry Highway, East of Ravensbank and Winyates Green, Redditch		19.0	B8/B2/B1	189000							19.0	19.0			Gain of B8/B2 and B1 use. Planning permission for reserved matters application granted 15/10/19. However, unclear as to how much of it is within SDC boundary. 19/20 - Under construction. 19/20 - Earthworks/ road construction has commenced on site. Complete 20/21.
Salford Priors - Station Road		1.0	B2	5360		1.0					1.0	1.0			Alamo Group Europe LTD
			B1a	340											Completed 17/18. Alamo Group Europe LTD
Sambourne - Jill Lane		0.2	B8	250	0.2						0.2	0.2			Autonational Ltd - Troy Industrial Estate. Complete 20/21.
Shipston - Campden Road		0.2	B1	930		0.2			0.2					0.2	Norgren. Appears to only have outline, emploment excluded from 16/01002/
Shipston - Darlingscote Road		0.2	B2/B8	440	0.2						0.2	0.2			Shipston Industrial Estate - Holdsworth Windows
Shipston - Tilemans Lane		3.2	B1/B2/B8				3.2				3.2	3.2			Various permissions- Completed 18/19. Shipston Business Village 07/02393/FUL 2006 LP - SHIP.B 16/03990/FUL u/c 17/18 (Completed 18/19)
Shipston - Tilemans Lane		0.2	B1c	220	0.2				0.2					0.2	Completed 2011/12. Tilemans Park completed 11/12
Shipston - Tilemans Lane				380											Under construction 20/21. Tilemans Park
Shotteswell Airfield, Warwick Road, Shotteswell		0.1	B8	990						0.1				0.1	Not started 20/21.
Southam - West of Banbury Road	SOU.1	1.6	B1/B2/B8				1.6		1.6					1.6	O/L app (part of hybrid app) for SOU.1. West of Banbury Rd, Bloor Homes. No REM application 17/18 site used for storage
Southam - Land Adjacent To The Court Holywell Business Park		2.4	B1/B2/B8	3400			2.4				2.4	2.4			17/18 part complete/ other part still under construction. Maricott Court, Holywell Business Park 17/18 new application - 5 units B1 B8, 3360 sq.m, 1.24 ha. Complete 20/21.
Southam - Northfield Road		0.2	B1c	1000		0.2					0.2	0.2			Not started 18/19. Wandfluh. Complete 20/21.
Southam - Stoneythorpe		3.0	B1a	6790			3.0		3.0					3.0	No REM application 18/19. Lower Farm adj. Codemasters
Southam - Welsh Road East		2.1	B1/B2			2.1					2.1	2.1			Complete 18/19. Insight Park 14/00013/AMD 15/03360/AMD
Southam - Welsh Road East		0.2	B1c	890	0.2						0.2	0.2			Complete 18/19. Clearwater Business Park. Extension to Unit 4

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21		Not Started 31.3.21
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Southam - Welsh Road East		0.6	B1a/B8	3440			0.6				0.6	0.6			Complete 17/18. Holt Farm
Southam - Office Building, Green Acres, Coventry Road		0.1	B1/B8	275						0.1				0.1	Not started 20/21.
Buttercup Farm, Off Tomlow Road, Stockton, CV47 8HX		2.9		109.8						2.9				2.9	3 bedroom holiday let.
Stockton - Rugby Road		0.2	B1c	810	0.2						0.2	0.2			Not started 18/19. Blue Lias Industrial Estate. Complete 20/21.
Stockton - Stockton House, Rugby Road		0.1	B1a	382						0.1				0.1	Not started 20/21.
Stratford - Masons Road		0.4	B2	970	0.4						0.4	0.4			Tappex Ltd
Unit 2, Masons Road, Stratford, CV37 9NF		0.1	B1/B2/B8	701						0.1				0.1	Site still on the market. Not started 20/21.
Stratford - Site Rear Of, 25 Arden Street		0.1	B1a	338							0.1		0.1		Under construction 20/21.
Maybrook Industrial Estate, Unit 1, Maybrook Road, Stratford, CV37 0BT		0.1	B2	418							0.1	0.1			Complete 20/21.
Stratford - The Ridgeway		2.4	B1/B2/B8	4270			2.4				2.4	2.4			Retrospective. Cadle Pool Farm.
Stratford - Timothy’s Bridge Rd		0.2	B1b	1260		0.2					0.2	0.2			Thomas Jacks Ltd, Unit B2, The Bridge Business Centre
Stratford - Waterside		0.2	B1a/B1c	710	0.2						0.2	0.2			Under construction 18/19. RSC Costume Workshops. Complete 20/21.
Stratford South of Alcester Road	SUA.2	10.0	B1a/B1b						10.0					10	Outline permission 20/21.
Land at Timothy's Bridge Road, Stratford		0.1	B1a/B1b/B1c/D1/D2	1000						0.1				0.1	Not started 20/21.
Unit 11, Drayton Manor Farm, Alcester Road, Stratford-upon-Avon		0.2	B1a	520							0.2	0.2			Gain of B1a, however loss of B1b. Planning permission granted 09/09/19. 19/20 - Under Consutruction (Replacement unit 3 footings are dug. That’s all.) Complete 20/21.
Furrow Farm, Greenhill Lane, Sutton-under-Brailes, Banbury, OX15 5FL		0.1	B8	418							0.1	0.1			Gain of 418 sqm from agriculture to B8. Planning permission granted 30/10/19. 19/20 - Not Started. Held up by COVID. Complete 20/21.
Studley - Birmingham Road		0.2	B2	1600	0.2						0.2	0.2			Arrow Works, Ricor Ltd

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21		Not Started 31.3.21
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Studley - Icknield Street Drive		0.2	B8	470		0.2					0.2	0.2			Washford Farm
Studley - Needle Industries		0.7	B1/B2/B8			0.7				0.7				0.7	No progress for many years
Studley - The Slough		0.2	B8	1686	0.2					0.2				0.2	Not started 20/21. Allelys Ltd
Tanworth-in-Arden - Broad La		0.3	B8	1030			0.3				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. Umberslade Business Centre. Under Construction 20/21.
Oldberrow Manor - Ullenhall Lane, Ullenhall, Henley in Arden		0.1	B8	494						0.1				0.1	Not started. Locked gate 20/21.
The Yard, Walton, Warwick		0.1	B1a	300						0.1				0.1	Loss of 540sqm of B1c and gain of 300sqm of B1a. Not started 20/21.
Welford - Rainbow Nurseries		0.3	B1c	645		0.3					0.3	0.3			CoU from horticultural to commercial vehicle repairs
Wellesbourne - Fletchers Way		2.8	B1/B2/B8			2.8					2.8		2.8		No further progress 18/19. 2006 LP - WEL.C Land used for external storage
Amethyst House, Fletchers Way, Wellesbourne CV35 9HD		0.1	B8	375							0.1	0.1			Complete 20/21.
Wellesbourne - Loxley Road		10.2	B1/B2/B8	64064	10.2						10.2	10.2			Units 4 and 5 completed 17/18. Wellesbourne Distribution Park All development completed 17/18 AML 14/00598/REM 3.4ha
Wellesbourne - Stratford Road		1.5	B8/B1a	1440			1.5				1.5		1.5		under construction 18/19. Wixey Transport - start 2018-19.
Wixford - Lodge Farm		0.3	B2			0.3					0.3	0.3			
Southam- Kineton Road		0.1	B8	324	0.1						0.1	0.1			Complete 18/19
Wellesbourne- Loxley Road		2.1	B8	8719	2.1						2.1	2.1			Complete 18/19
Priors Marston, Harwick Road		0.3	B8	450	0.3					0.3				0.3	Not started 20/21.
Clifford Chambers- Campden Road		0.2	B8	294		0.2					0.2	0.2			Complete 18/19
Long Compton, Old Road		0.4	B1/B2	513	0.4					0.4				0.4	Not started in 18/19
Stratford- Alcester road		6.9	B1/B2/B8	20371	6.9						6.9	6.9			Complete 18/19-
Haselor- Lower barn		1.1	B8	280	1.1									1.1	Not started 18/19
Alderminster- Ettington Park		0.1	B1c	452	0.1						0.1	0.1			Complete 18/19
Stratford- Chapel Lane		0.2	B1	1542	0.2						0.2	0.2			not started 18/19 query same use class. Complete 20/21.
Wellesbourne- Loxley Road		0.1	B2	8719	2.1						2.1	0.1			completed 18/19
Total with Permission		254.0			41.7	28.5	132.2		119.6	36.5	98.9	91.0	6.0	157.0	
Total Provision		268.0													

**Table 41. Employment Land Provision – Net Losses**

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Net Losses															
Beoley - Gorcott Hill		-0.1	B1	-350		-0.1					-0.1	-0.1			To housing. Upper Skilts Farm, Coach House. Flats Completed 17-18
Bidford - Waterloo Road		-0.1	B2	-320		-0.1					-0.1	-0.1			To D2 gym and fitness centre. Unit 6, Waterloo Industrial Estate
Bidford - No 7 Waterloo Park		-0.1	B2/B8	-300							-0.1	-0.1			Change of use to gym (D2) for a functional training facility. Conversion from B2/B8 to D2. Site area 300sqm.
Broom - High Street		-0.2	B1a	-1300		-0.2				-0.2		-0.2			To housing, office demolished. River House. Office demolished, houses under construction 17/18.
Clifford Chambers		-0.1	B1	-325		-0.1					-0.1	-0.1			To housing (flats). Unit 3 Clifford Mill. Complete 18/19.
Dodwell - Evesham Road		-0.1	B1c	-265		-0.1					-0.1		-0.1		To D1 Art classes studio. Unit 1 Dodwell Trading Estate- started from 18/19 visits. Not started 20/21.
Fenny Compton - Station Wks		-4.2	B2/B8	-11742		-4.2			-4.2					-4.2	To housing. Compton Buildings. 17/03277/REM 80 dwellings- now 18/01097/OUT back to outline app so no visit 18/19
Great Alne - Maudslay Works		-7.0	B2			-7.0					-7.0		-7.0		To care village. Still under construction after 18/19 site visit
F Goldsmith & Co Ltd, 221 High Street, Henley-in-Arden, B95 5BG			B1c	-465						-0.1				-0.1	Demolition of existing factory and office. Erection of 7no town houses and apartments, new vehicular access to Prince Harry Road and associated works. site fenced off but no works have started
12/02571/REM (phase 1),13/0710/REM (phase 2), 13/03061/REM (phase3), 16/03277/FUL		-0.2	B1a	-450		-0.2					-0.2	-0.2			To housing. Completed 16/17
Kinwarton - Kinwarton Farm Rd		-0.7	B1/B2/B8	-3420		-0.7					-0.7	-0.7			To mixed use A1/3/5/B1/2/8/SG, Serco Tools
			B1a	-320											To C1 hotel
Outhill - Henley Road		-0.3	B1c	-720		-0.3					-0.3	-0.3			To housing. Rose Cottage workshops. Houses Completed 17-18



Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use			No p.p	Outline p.p	Not started				
Oxhill - Windmill Farm		-0.2	B8	-800		-0.2				-0.2		-0.2			To retail- lost 18/19. Windmill Farm- buildings for plan never built however the use was changed to retail
Pathlow - Featherbed Lane		-0.2	B1c	-410		-0.2					-0.2	-0.2			To D2 leisure. Training Shed
Quinton - Meon Vale		-0.1	B1a	-250		-0.1					-0.1	-0.1			To be Demolished.Complete 18/19
Quinton - Long Marston Depot		-0.3	B8	-2000		-0.3					-0.3	-0.3			Demolished 16/17. Long Marston Storage Depot
Sambourne - Jill Lane		-0.2	B1a	-660		-0.2					-0.2	-0.2			To housing. Chestnut Farm. Office use lost 17/18, site under construction/ housing on site complete 18/19.
Shipston - Campden Road		-5.4	B2			-5.4			-5.4			-5.4			To housing. Industrial blds demolished. Norgren
Shipston - Church Street		-0.1	B1a	-250		-0.1					-0.1	-0.1			To housing. The Assembly Rooms. Houses Completed 17-18
Shipston - Tilemans Lane		-1.0	B1			-1.0					-1.0	-1.0			To housing. 2006 LP - SHIP.C Former Workhouse converted to offices
Shipston - Tilemans Lane		-0.7	B2	-2400		-0.7					-0.7	-0.7			To care home C2. Complete 18/19
Snitterfield - Kings Lane		-0.6	B1c/B8	-730		-0.6				-0.6		-0.6			To retail/restaurant/craft. Complete 18/19
Stratford - Aintree Road		-0.2	B1a			-0.2					-0.2	-0.2			To dental surgery
Stratford - Alcester Road		-0.2	B1	-600		-0.2					-0.2	-0.2			To day care for disabled adults D1. New Crown Buildings, Avon Support. Completed 17-18
Stratford - Arden Street		-0.2	B1a	-2319		-0.2				-0.2				-0.2	To housing. Apex House - 21 apartments. Not started 20/21.
Stratford - Avenue Farm		-0.1	B1c/B8	-250		-0.1				-0.1				-0.1	To D2 gym. Unit 14 Swan Trade Centre. Not started 18-19
Stratford - Birmingham Rd		-0.5	B1a			-0.5					-0.5	-0.5			To housing
Stratford - Birmingham Rd		-0.6	B8			-0.6					-0.6	-0.6			To housing, retail, care home. NC Joseph. Site completes 14/15 according to housing monitoring
Stratford - Birmingham Rd		-0.1	B1a	-250		-0.1					-0.1	-0.1			To housing. Porton House. Complete 18/19
Stratford - Birmingham Rd		-0.4	B1a	-2525		-0.4					-0.4	-0.4			To housing. Fordham House. Completed 17-18
Stratford - Grove Road		-0.1	B1a	-850		-0.1					-0.1	-0.1			To hotel. Completed 17-18
Stratford - Ingon Lane		-0.1	B8	-500		-0.1					-0.1	-0.1			To housing. Grange Meadow Block 1. Complete 18/19.



Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Stratford - Ingon Lane		-0.1	B8	-250		-0.1					-0.1		-0.1		To housing. Grange Meadow Block 2. Under construction 20/21.
Stratford - Masons Road		-0.2	B1	-480		-0.2					-0.2	-0.2			To community facility D1. Foundation House, Stratford Town Trust. Completed 17-18
Stratford - Scholars Lane		-0.2	B1a	-1830		-0.2					-0.2	-0.2			To care home C2. NFU - Avon Court
Stratford - Shipston Road		-0.2	B8	-415		-0.2					-0.2	-0.2			To housing. The Thistles 15/03759/OUT. Completed 17-18
Stratford - Wood Street		-0.1	B1a	-760		-0.1					-0.1	-0.1			To housing. Central Chambers 16/03005/LBC. Completed 17-18
Elizabeth Place, Conrad House and 45 Wellington Terrace, Birmingham Road, Stratford		-0.3	B8	-3022		-0.3				-0.3				-0.3	Not started 20/21.
Studley - Alcester Rd		-0.3	B1a	-290		-0.3					-0.3	-0.3			To housing. 59-61 Redditch Road.
Studley - Bell Lane		-0.2	B2/B8	-330		-0.2					-0.2	-0.2			To housing 2015/16. Industrial blds demolished 2014/15. Bell Court Business Centre.
Studley - Redditch Road		-0.1	B1/B2	-775		-0.1				-0.1				-0.1	To housing. 2-4 Redditch Rd, also loss of A1. Not started 17-18. Not started 20/21.
Studley - Station Road		-0.1	B1a/B2	-420		-0.1				-0.1			-0.1		To housing. No.98. under construction 18/19
Doric Works, Church Street, Studley			B1c	483							-0.1		-0.1		Under construction 20/21.
Studley - Greenhill Farm, Morton Bagot		0.1	B1a	345						0.1				0.1	Not started 20/21.
Tanworth-in-Arden - Well Lane		-1.8	B2	-1470		-1.8			-1.8					-1.8	To housing. Canks Farm. Not started only outline permission
The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon, CV37 ONP		-1.0	B1c/B8	Loss of 716.8sqm B1c, 976.6sqm B8						-1.0				-1.0	To housing. Not started 20/21.
Wellesbourne - Ettington Road		-0.5	B1a	-1800		-0.5					-0.5	-0.5			To housing 16/17 20 flats 7 houses. Equity House
Wellesbourne - Loxley Road		-1.4	B2/B8	-1500		-1.4					-1.4	-1.4			To retail. Sainsburys (Demolition of existing buildings 13/00173/DEM31)
Wellesbourne - Walton Road		-1.0	B1	-2400		-1.0					-1.0	-1.0			Completed 18/19. Wellesbourne House - 40 dwellings

Site Location	Core Strategy Ref.	Area (Ha.)	Use Class	Floor Space (m²)	Category		Status				Progress			Comment	
					Brownfield		Green-field	No permission or outline		Detailed p.p		Built 1.4.11 - 31.3.21	Under Const. 31.3.21	Not Started 31.3.21	
					Similar Use	Different Use		No p.p	Outline p.p	Not started	U/C + Built				
Welford - Duck Lane		-3.0	B8	-11416		-3.0				-3.0			-3.0	To housing and ecological area. Orchard Nurseries. Nursery buildings still on site 2017/18. Not started 20/21.	
Willington - Green End Farm		-0.2	B1a/B8	-640		-0.2					-0.2	-0.2		To housing. 15/02081/FUL.	
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. Upper Wawensmoor. Completed 17-18.	
Net losses total		-45.6				-44.6			-11.4	-5.8	-28.6	-27.7	-7.4	-10.7	

## 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"> <li>• Diversity of main town centre uses</li> <li>• Presence of national multiples and high profile retailers</li> <li>• Retail rents</li> <li>• Proportion of vacant properties at ground floor level</li> <li>• Quality and mix of services</li> <li>• Pedestrian flows</li> </ul>
	Gains and losses of retail floorspace in commercial core of and elsewhere in Main Rural Centres

D2.13 Table 42 shows that in 2020/21 1,359sq.m of retail floorspace in the District was granted permission. This compares to 4,538sq.m of retail floorspace which was granted permission in 2019/20. In addition, three planning permissions involving the loss of a total of 1,738sq.m of retail floorspace were also granted in the 2020/21 monitoring period.

D2.14 Since 2011 18,006 sq.m of new retail floorspace has been completed in the District (including changes of use). This has included four new foodstores: Waitrose and Aldi in Stratford-upon-Avon, Sainsburys at Wellesbourne and Lonsdale at Meon Vale. In 2020/21 998sq.m of new retail floorspace was completed.

D2.15 An additional 1645sqm of retail floorspace was under construction during the 2020/21 monitoring period. Two planning permissions involving the loss of a total of 734sq.m of retail floorspace also commenced during this period.

**Table 42: Schedule of Retail Developments in Stratford-on-Avon District since 2011**

As at 31 March 2021

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

Key						
	Planning permissions granted before 2020/21 not started		Planning permissions under construction during 2020/21; not yet completed			
	Planning permissions granted during 2020/21 not started		Planning permissions completed before 2020/21			
	Planning permissions under construction before 2020/21; not yet completed		Planning permissions completed during 2020/21			
Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> 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
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 16.07.18	Not started

Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
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 1.05.18	Not started
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)
19/00755/FUL	Stratford Garden Centre	Erection of two-story double pitched roof structure to south-western side elevation, for creation of cafe/restaurant to ground floor and office/staff room/storage space to first floor; replacement of existing single story structure; and upgrade and extension to existing rear canopy.	Rural	1535	Granted pp 04.12.19	Not started
19/02427/FUL	Unit 4, Bell Court, Stratford-upon-Avon	Change of use of Unit 4 from Use Classes A1/A3 to Use Classes A1/A2/A3/A4, B1a, D1 and D2.	Town/commercial centre	503 (0 net retail gain)	Granted pp. 03.12.19	Not started

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Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
17/01920/FUL	Pettiphers Garages Ltd, Church Street, Shipston-On-Stour	Demolition of existing garage and canopy; construction of new building comprising A1 retail unit at ground floor with three flats (3 x 2 bed) at first floor	Town/commercial centre	350	Granted pp. 23.08.19	Not started
19/02038/FUL	Bhs, Bridge Street, Stratford-upon-Avon	Change of use to Class C1 (Hotel) to provide 170 bedrooms and ancillary gym, restaurant, bar area. Separate Class A3/A4 restaurant (up to 817sqm) in the Listed Building.	Town/commercial centre	-6428	Granted pp. 14.01.20	Not started
19/02427/FUL	Unit 4, Bell Court, Stratford-upon-Avon	Change of use of Unit 4 from Use Classes A1/A3 to Use Classes A1/A2/A3/A4, B1a, D1 and D2.	Town/commercial centre	503 (0 net retail gain)	Granted pp. 03.12.19	Not started
20/01067/FUL	Butchers Arms , 11 Fish, Bishops Itchington	Construct new conservatory with accessible entrance and toilet	Rural	361	Granted pp. 26.06.20	Not started
19/03319/FUL & 19/03320/LBC	33 - 35 High Street, Stratford-upon-Avon	Demolition and construction of 6no. retail units (Use Class A1/A3) and an 80-bed hotel (Use Class C1)	Town/commercial centre	- 1439	Granted pp. 05.06.20	Not started
16/01779/VARY	Windmill Farm, Oxhill	Variation of condition 2 of approval 13/01871/FUL (erection of new retail unit)	Rural	1275	Granted pp. 19.09.16	Building partly implemented – rest unlikely to complete

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Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
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	Commenced 2020-21
19/00450/FUL	Tarsus Hotel And Restaurant, Daventry Road, Southam	Demolition of existing buildings and erection of three new houses with car parking and retained site access.	Edge of urban area	- 435	Granted pp. 18.07.19	Commenced 2020-21
19/02684/FUL	The Royal Oak , 144 Alcester Road, Studley	Proposed partial demolition of pub building and change of use of ground floor from Class A4 to Class C3 to create a 2-storey dwellinghouse, change of use of land from Class A4 to Class C3 and erection of 8 new dwellinghouses	Elsewhere in urban area	-299	Granted pp. 04.12.20	Commenced 2020-21
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

Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
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



Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
15/04335/FUL	19, Wood Street, Stratford-upon-Avon	Change of use from A1 retail to restaurant/bar	Town/ commercial centre	-350	Granted pp 25.1.16	Completed 2016-17
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
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

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Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
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.
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
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 29.02.16	Completed 2019-20

Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
15/04283/FUL	The Cattle Market Alcester Road Stratford-upon-Avon (The Arden Quarter)	Full planning application for the erection of 102 no. extra care apartments (Class C2), 87 no. dwellings (Class C3) and 82.6 sqm retail (Classes A1-A5), 17.7 sqm hair salon (Class A1), 55.9 sqm cafe (Class A3)	Town/commercial centre	156	Granted pp 11.07.16	Completed 2019-20
19/02397/FUL	Unit 26, Bell Court, Stratford-upon-Avon	Change of use of Unit 26 from Use Class A3 to Use Classes A1/A2/A3/A4, B1a, D1 and D2.	Town/commercial centre	503 (0 retail net gain)	Granted pp. 22.11.19	Completed 2019-20
19/02629/FUL	Horse And Jockey, Alcester Road, Wythall	Change of use application for the former Horse and Jockey Pub in Wythall to be converted into a motorhome showroom/sales depot.	Rural	440 (0 retail net gain)	Granted pp. 10.01.20	Completed 2019-20
19/03197/FUL	Maybird Retail Park, Unit J, Birmingham Road, 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	654 (0 net retail gain)	Granted pp. 08.01.20	Completed 2020-21
20/01335/FUL	Caffeine And Machine, Banbury Road, Ettington, Stratford-upon-Avon	Change of use from licensed bar & restaurant, with B&B and living accommodation, to mixed use as a coffee house, licensed bar & restaurant with B&B and living accommodation, and place of assembly & leisure.	Rural	295	Granted pp. 09.03.21	Completed 2020-21

## Authority Monitoring Report 2020/21

Ref.No.	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
20/03208/FUL	Rough Hill Farm Shop, The Slough, Sambourne, Alcester	Change of use of agricultural barns to farm shop (Use Class E(a))	Rural	328	Granted pp. 08.01.21	Completed 2020-21
20/02731/FUL	38 Wood Street, Stratford-Upon-Avon	Internal and external alterations to facilitate conversion to Job Centre Plus	Town/commercial centre	375	Granted pp. 26.11.20	Completed 2020-21

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 the Core Strategy.

## 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.

D2.17 The government issued the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which come into force on 1st September 2020. These amended regulations make significant changes to the 1987 Use Classes Order, and introduce three new use classes.

D2.18 Most significantly, a new Class E (Commercial, Business and Service) was introduced. This broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e). It includes seven different categories of development, as follows:

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Financial and professional services
- E(d) Indoor sport, recreation or fitness
- E(e) Provision of medical or health services
- E(f) Crèche, day nursery or day centre (not including a residential use)
- E(g) Business uses, including offices and research and development.

D2.19 A new Class F use introduced by the 2020 Use Classes Regulations covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses. It is split into two parts, F1 and F2:

### F1 Learning and non-residential institutions:

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

### F2 Local community:

- F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks

**Table 43. Diversity of Main Town Centre uses within Stratford-upon-Avon Town Centre**

Occupancy by type of use	Number of units in 2021	% at 2021
C1 Hotels	13	1.6%
C2 Residential Institutions	4	0.5%
C3 Dwellings	308	37.4%
E Commercial, Business and Service	358	43.5%
E(a) Display or retail sale of goods, other than hot food	206	25%
E(b) Sale of food and drink for consumption (mostly) on the premises	69	8.4%
E(c) Financial and professional services	46	5.6%
E(e) Provision of medical or health services / E(f) Creche, day nursery or day centre (not including a residential use)	18	2.2%
E(g) Business uses, including offices and research and development	17	2.1%
E(d) Indoor sport, recreation or fitness	3	0.4%
F1	24	2.9%
F2	2	0.2%
Sui Generis	54	6.6%
Vacant	60	7.3%
<b>Total</b>	<b>823</b>	<b>100.0</b>

D2.20 It is evident from the survey that general ‘Class E’ uses were the biggest proportion of uses in Stratford-upon-Avon in 2021, at 43.5% of the total uses. Of the Class E uses, shops were the largest proportion of these uses in Stratford-upon-Avon, forming 25% of all uses in the town. At 37.4%, dwellings formed the second highest proportion of uses in the town, followed by restaurants and cafes at 8.4%. At 7.3%, the proportion of vacancies was 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

D2.21 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.

D2.22 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 revoked Class A1, which is now included within a new Class E use (Commercial, Business

and Service). Class A1 uses (The display or retail sale of goods, other than hot food) are included within part (a) of Class E.

D2.23 Table 44 shows the results of an assessment of these streets, which was undertaken based on the latest occupancy survey carried out in July/August 2021. The results are compared against those for the survey undertaken in July 2019 - due to the impact of Coronavirus, a survey was not undertaken in 2020. On average, the proportion of retail (Class E(a) – formerly Class A1) within the primary shopping frontage has dropped from 2019, from 67.5% in 2019 to 60.1% in 2021. However, over 80% of primary shopping street floorspace was in the broader Class E use.

**Table 44. Stratford-upon-Avon - retail use in primary shopping streets**

Primary shopping street	% of floorspace in Class E use -2021	% of floorspace in Class E (a) 'Shop' use (formerly Class A1 use) -2021	% of floorspace in retail use -2019
Bridge Street – south and north	80.5%	69.4%	80%
High Street – east and west	81.8%	67.7%	64%
Lower Henley Street – south and north	82.5%	55.5%	63.5%
Sheep Street – north side	77%	51.4%	66%
Wood Street – south and north	81%	56.7%	63.5%
Average	80.6%	60.1%	67.5%

## Provision of new retail development within the Main Rural centres

D2.24 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.

D2.25 Table 45 shows that Class E (Commercial, business and service) uses formed the biggest proportion of town centre uses across the majority of the Main Rural Centres, with the exception of Henley-in-Arden where dwellings comprised the biggest proportion of town centre uses. There was an average of 4% vacancies in the town centres of the Main Rural Centres.

D2.26 In terms of other uses, there were few hotels located in the town centres of the Main Rural Centres, with 75% of the Main Rural Centres having no hotels at all within their town centres.

**Table 45. Diversity of Main Town Centre uses within the Main Rural Centres**

Number of units (% of units) within Main Rural Centres									
		Alcester	Bidford-on-Avon	Henley-in-Arden	Kineton	Shipston-on-Stour	Southam	Studley	Wellesbourne
<b>Class E - Commercial, business and service</b>									
Shops	No.	64	13	27	8	45	27	34	18
	%	40.3%	20%	14%	18.2%	39.1%	20.3%	24.3%	27.7%
Food & Drink (restaurants and cafes)	No.	7	4	10	1	10	7	9	4
	%	4.4%	6.2%	5.2%	2.3%	8.7%	5.3%	6.4%	6.2%
Financial & Professional Services (not health or medical)	No.	8	3	21	3	6	10	9	3
	%	5%	4.6%	10.9%	6.8%	5.2%	7.5%	6.4%	4.6%
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	No.	5	2	8	3	5	11	3	6
	%	3.1%	3%	4.2%	6.8%	3.5%	8.3%	2.1%	9.2%
Business (office, research and development and light industrial process)	No.	1	1	7	1	3	1	8	2
	%	0.6%	1.5%	3.6%	2.3%	2.6%	0.8%	5.7%	3.1%
Assembly and Leisure (indoor sport, recreation or fitness and gyms)	No.	0	0	0	0	1	1	0	0
	%	0%	0%	0%	0%	0.9%	0.8%	0%	0%
<b>Total Class E (Commercial, business and service)</b>	<b>No.</b>	<b>85</b>	<b>23</b>	<b>73</b>	<b>30</b>	<b>71</b>	<b>57</b>	<b>65</b>	<b>33</b>
	<b>%</b>	<b>53.45%</b>	<b>35.39%</b>	<b>38.02%</b>	<b>68.18%</b>	<b>61.74%</b>	<b>42.86%</b>	<b>46.43%</b>	<b>50.77%</b>
<b>B2 General Industrial</b>	No.	0	0	0	0	0	0	2	0
	%	0%	0%	0%	0%	0%	0%	1.43%	0%
<b>C1 Hotels</b>	No.	2	0	0	0	2	0	0	0
	%	1.26%	0%	0%	0%	1.74%	0%	0%	0%



Number of units (% of units) within Main Rural Centres									
		Alcester	Bidford-on-Avon	Henley-in-Arden	Kineton	Shipston-on-Stour	Southam	Studley	Wellesbourne
C3 Dwellings	No.	42	30	97	13	23	54	44	18
	%	26.4%	46.15%	50.52%	29.55%	20.0%	40.6%	31.43%	27.69%
F1 Learning and non-residential institutions	No.	9	2	6	1	4	8	3	4
	%	5.66%	3.08%	3.13%	2.27%	3.48%	6.02%	2.14%	6.15%
F2 Local community	No.	1	0	1	0	0	1	3	3
	%	0.63%	0%	0.52%	0%	0%	0.75%	2.14%	4.6%
Sui Generis	No.	12	5	8	0	7	8	17	6
	%	7.55%	7.69%	4.17%	0%	6.08%	6.02%	12.14%	9.23%
Vacant	No.	8	5	7	0	8	5	6	1
	%	5%	7.69%	3.65%	0%	6.96%	3.76%	4.29%	1.54%
Overall Total		159	65	192	44	115	133	140	65

## Policy CS.24 – Tourism and Leisure Development

Core Strategy Policy	Indicator
<b>CS.24 – Tourism and Leisure Development</b>	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

- D2.27 Table 46 is the Schedule of Visitor Accommodation Developments in the District since 2011. The table shows that no additional bedrooms were completed in the monitoring period 2020-21. Conversely, 23 bedrooms were lost to changes of use during the monitoring period.
- D2.28 In 2020/21 there were six permissions granted for new units of accommodation, involving 219 bedrooms/camping pitches. In addition, two permissions were granted in 2020/21 that involved the loss of hotel accommodation to other uses, involving the loss of 12 bedrooms.
- D2.29 Between 2011 and 2021 1058 additional bedrooms have been completed. 143 units have been lost but this includes 40 bedrooms at the former Wobbly Wheel (Premier Inn) at Warmington which were lost in a fire, and the planning permission to replace them was never implemented. The remainder have been lost to housing and student accommodation.

**Table 46: Schedule of Visitor Accommodation Developments in Stratford-on-Avon District since 2011**

As at 31 March 2021

NB. Only includes schemes comprising 5 or more bedrooms

Key						
	Planning permissions granted before 2020/21 not started		Planning permissions started construction during 2020/21; not yet completed			
	Planning permissions granted during 2020/21 not started		Planning permissions completed before 2020/21			
	Planning permissions under construction before 2020/21; not yet completed		Planning permissions completed during 2020/21			
Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
19/02125/VARY 17/02461/FUL	Hotel Indigo (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 09.04.2018	Not started
19/01292/FUL	Cymbeline House, 24 Evesham Place, Stratford-upon-Avon	Change of use from guest house to dwelling	Elsewhere in urban area	-5	Granted pp. 08.11.2019	Not started
19/02091/FUL	Shakespeare Hotel, Chapel Street, Stratford-Upon-Avon	Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor level	Town/commercial centre	19	Granted pp. 07.11.2019	Not started
20/02289/VARY 18/02616/FUL	Land adjacent to Burnside, Church Lane, Shottery	2 replacement outbuildings housing a total of 5 ensuite bedrooms for the adjacent Bed and Breakfast.	Rural	5	Variation granted pp. 15.12.20	Not started

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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
19/03319/FUL & 19/03320/LBC	33 - 35 High Street, Stratford-upon-Avon	Demolition and construction of 6no. retail units (Use Class A1/A3) and an 80-bed hotel (Use Class C1)	Town/commercial centre	80	Granted pp. 05.06.20	Not started
19/02736/FUL	Dallas Burston Polo Grounds , Southam Road, Stoneythorpe, CV47 2DL	Campsite for the construction of 20no. yurts in an arboretum and sculpture park setting, with associated tracks and hard surfaces	Rural	20	Granted pp. 17.12.20	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)
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
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 05.01.17	Commenced 2017-18 - watertight and built out 2018-2019 but not fully finished
19/00544/FUL	Mount Farm, Batchelors Lane, Ratley	Proposed increase in capacity of an existing caravan touring park	Rural	10	Granted pp 17.07.2019	Commenced 2019-20

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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
		from 14no. caravans to 24no., and the construction of a new ancillary building				
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 08.03.19	Commenced 2019-20
19/02923/FUL	Churchlands Caravan Site, Churchlands Business Park, Ufton Road, Harbury	Change of use of land to a caravan and camping site for 51 pitches for touring units	Rural	51	Granted pp. 25.09.20	Commenced 2020-21
18/03169/FUL	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe, CV47 2DL	Construction of staff accommodation for events, together with tourist accommodation (20 self-contained rooms with sinks and washing facilities) (Part Retrospective)	Rural	20	Granted pp. 17.12.20	Commenced (part retrospective)
19/02009/FUL	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe, CV47 2DL	Erection of 43 bedroom hotel with restaurant, spa facilities and car parking (part retrospective)	Rural	43	Granted pp. 17.12.20	Commenced (part retrospective)
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

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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
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
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

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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
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
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

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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
16/00451/FUL	The Oak, Stratford Road, Hockley Heath	Demolition, alterations and extensions to provide hotel accommodation	Rural	44	Granted pp 2.8.16	Completed 2016-17 (retrospective)
16/02840/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 15.07.16	Completed 2018-19
16/02041/FUL 16/02042/LBC	Feldon Valley, Sutton Lane, Lower Brailes	Accommodation building and lodges	Rural	17	Granted p 28.02.17	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
19/00210/FUL	Cherington Mill, Cherington, Shipston-on-Stour	Change of use to B&B (5no bedrooms of the house) and Stress and burnout centre (same 5no bedrooms and yoga room)	Rural	5	Granted pp 25.04.2019	Completed 2019-20



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Ref. No	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
		offering psychotherapy, workshops, yoga and relaxing activities.				
19/01655/FUL	Snowford Grange Farm, Snowford Hill, Leamington Road, Long Itchington	Retrospective planning application for the retention of 6 no. timber log cabins/pods for use as tourist accommodation	Rural	6	Granted pp. 20.09.2019	Completed (retrospective)
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	Completed 2019-20
19/01565/FUL	Holycombe, Whichford, Shipston-on-Stour	Continued use of land for camping	Rural	45 pitches	Granted pp. 18.12.2019	Completed (retrospective)
19/00820/FUL	Travellers Rest, 146 Alcester Road, Stratford-Upon-Avon	Proposed change of use from guest house to residential dwelling	Edge of town/commercial centre	-5	Granted pp 20.05.2019	Completed 2020-21
19/01681/FUL	Faviere Guest House, 127 Shipston Road, Stratford-upon-Avon	Change of use from Bed and Breakfast (C1) to residential (C3)	Elsewhere in urban area	-6	Granted pp. 23.08.2019	Completed 2020-21
20/02650/FUL	Hunters Moon , 150 Alcester Road, Stratford-Upon-Avon	Change of use from guest house to private dwelling	Edge of urban area	-5	Granted pp. 16.11.20	Completed 2020-21
20/00765/FUL	Ambleside Guest House , 41 Grove Road, Stratford-Upon-Avon	Change of use from guest house to private dwelling	Elsewhere in urban area	-7	Granted pp. 18.06.20	Completed 2020-21

## Leisure Developments

D2.30 Table 47 is the Schedule of Leisure Developments in the District since 2011. It shows that in 2020/21 there were five permissions granted for new leisure development floorspace. Completions included a football club and bowls club Southam and a Village Hall in Snitterfield. In total an additional 2,013sqm. of leisure floorspace was completed in 2020/21. 547sqm. was also lost due to change of use during the monitoring period. Two leisure developments commenced work in 2020/21.

D2.31 Since 2011 21,373sqm. 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.

**Table 47: Schedule of Leisure Developments in Stratford-on-Avon District since 2011**

As at 31 March 2021

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

Key						
	Planning permissions granted before 2020/21 not started		Planning permissions started construction during 2020/21; not yet completed			
	Planning permissions granted during 2020/21 not started		Planning permissions completed before 2020/21			
	Planning permissions under construction before 2020/21; not yet completed		Planning permissions completed during 2020/21			
Ref. No	Site	Description	Type of Location	Floorspace (m <sup>2</sup> 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
19/02608/FUL	Studley Leisure Centre , Pool Road, Studley	Single storey extensions to the existing building to provide spaces for Gym, Studio and new entrance lobby.	Elsewhere in urban area	300	Granted pp. 15.05.20	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	-741	Granted pp 8.03.19	Commenced 2019/20

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Ref. No	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
21/00148/AMD (20/00066/FUL)	Henley In Arden Sports Club, Stratford Road, Henley-in-Arden	Non-material amendment application for minor alterations to the elevations of planning permission 20/00066/FUL	Elsewhere in urban area	594	Granted pp. 21.01.21	Commenced 2020/21
20/00003/FUL	Land Between Daventry Road And, Welsh Road East, Southam	Erection of a community centre (Use Class D1) with associated internal access road, car parking, cycle storage, landscaping and all other associated details.	Elsewhere in urban area	300	Granted pp. 18.12.20	Commenced 2020/21
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
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

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Ref. No	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
(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
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	Completed 2019-20
19/01964/FUL	7 Waterloo Park, Bidford-On-Avon	Change of usage to D2 (Gymnasium) for a functional training facility	Elsewhere in urban area	300	Granted pp. 14.10.19	Completed 2019-20

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Ref. No	Site	Description	Type of Location	Floorspace (m <sup>2</sup> gross)	Status	Progress/ comments
19/00435/FUL	Southam College, Welsh Road West, Southam	New Sports Hall for joint school and community use including a new access and car parking.	Elsewhere in urban area	1118	Granted pp. 30/08/2019	Completed 2019-20
18/02785/FUL	Unit 5, Featherbed Lane, Pathlow	Change of use of building to gymnastics club and dance academy (Use Class D2) and associated cafe (Retrospective).	Rural	726	Granted pp. 11/04/2019	Completed (retrospective)
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	Completed 2020-21
20/00386/VARY	Snitterfield Village Hall, Bearley Road, Snitterfield, Stratford-upon-Avon	Variation of condition 2 of planning permission ref no: 18/02426/VARY to allow alternative roof to proposed meeting room with solar panels and conservation rooflights	Rural	263	Granted pp. 27.04.20	Completed 2020-21
20/02250/FUL	22 Western Road, Stratford-Upon-Avon	Change of use from children's soft play to vehicle repair and MOT test centre.	Elsewhere in urban area	-547	Granted pp. 03.12.20	Completed 2020-21

## Tourism in Stratford District

D2.32 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.

D2.33 The information below is taken from the last tourism report that was last available. There will be a more updated report being published Autumn 2021. This will be updated once the up-to-date information is available.

D2.34 Table 48 below sets out the economic value of tourism within Stratford-on-Avon District between 2018 and 2019 in terms of the number and value of day and overnight trips and the number of jobs related to the tourism sector. The number of day trips declined by 3.5% during this period, and the value of day trips declined by 0.7%. However, both the number and value of night trips has increased during this period, with the value of overnight trips increasing by 9.7%. In addition, the number of jobs related to the tourism sector has increased by 3.5% during the same period.

D2.35 During 2019 over 6.5 million trips were undertaken in the area, with more than 1.6 million overnight stays in the area, and over £379 million spent by tourists during their visit. In terms of jobs, there were 8,963 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 15.6% of all employment within the District.

**Table 48. Economic Impact of Tourism within Stratford-on-Avon District –**

### Year on year comparisons

<b>Trips</b>	<b>2018</b>	<b>2019</b>	<b>% Change 2018-19</b>
<b>Day Trips</b>			
Day trips volume	6,143,000	5,931,000	-3.5%
Day trips value	£234,246,000	£232,550,000	-0.7%
<b>Overnight Trips</b>			
Number of trips	556,000	573,000	3.1%
Number of nights	1,614,000	1,636,000	1.4%
Trip value	£133,280,000	£146,251,000	9.7%
<b>Summary</b>			
<b>Total Value</b>	£461,404,000	£476,462,000	3.3%
<b>Actual Jobs</b>	8,659	8,963	3.5%

**Source:** [Economic Impact of Tourism: Stratford District –2018 & 2019 Reports](#)

D2.36 Table 49 sets out the economic value of tourism within Stratford-upon-Avon town in the last 2 years in terms of the number and value of day and overnight trips, and the number of jobs related to the tourism sector. The volume of both day and night trips has increased during this period, although the number of day trips has declined slightly. In addition, the number of jobs related to the tourism sector in Stratford town has increased by over 2.8% during the same period.

D2.37 During 2019 a total of 2,708,000 trips were undertaken in the town with over 800,000 nights spent in the area, and over £191 million spent by tourists during their visit. In terms of employment, there were 4,429 jobs related to the tourism sector (combination of direct and indirect jobs) which equates to 31.5% of all employment within the town, up slightly from 31% in 2018.

**Table 49. Economic Impact of Tourism within Stratford-upon-Avon Town**

**Year on year comparisons**

<b>Trips</b>	<b>2018</b>	<b>2019</b>	<b>% Change 2018-19</b>
<b>Day Trips</b>			
<b>Day trips volume</b>	2,457,000	2,414,000	-1.8%
<b>Day trips value</b>	£115,486,000	£116,800,000	1.1%
<b>Overnight Trips</b>			
<b>Number of trips</b>	290,000	294,000	1.4%
<b>Number of nights</b>	781,000	801,000	2.6%
<b>Trip value</b>	£75,611,000	£79,449,000	5.1%
<b>Summary</b>			
<b>Total Value</b>	£233,535,000	£239,687,000	2.6%
<b>Actual Jobs</b>	4,309	4,429	2.8%

**Source:** [Economic Impact of Tourism: Stratford Town – 2018 & 2019 Reports](#)

D2.38 In terms of the proportion of international and domestic visitors to Stratford District, overseas trips to the West Midlands region were 11% up on 2018 with just over 2.43 million overnight trips. The total number of nights was up by 0.2% to reach 16.03 million nights. Spend was up by 9.5% to £1.05 billion in 2019.

D2.39 The number of domestic trips to the West Midlands region in 2019 increased 15% on 2018 (8.8 million trips), and the number of nights increased by 2% to 20.9 million nights. Based on 3 year averages (2017-2019), the volume of overnight trips to Warwickshire for 2019 was down 3% compared to the 2016/2018 period. Bednights were down 7% on 2016/2018 but expenditure was up by 4%.



## 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
<b>AS.10 – Countryside and Villages</b>	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

## Large Rural Brownfield Sites

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

- E.3 The below table identifies applications approved on Large Rural Brownfield Sites and explores the compliance of the uses with those outlined in our planning policies:

**Table 50. Approved Applications on Large Rural Brownfield Sites**

Application Reference	Site	Description	Status	Name of allocation	Fits with uses outlined in policies?
13/00476/REM	Meon Vale Phase 1A (Central Facilities)	18 apartments Restaurant/cafe Sports pitch, sports hall and ancillary facilities Caravan and camping site providing 30 touring caravan pitches and 30 camping pitches Associated access, car parking, landscaping, drainage and utilities infrastructure	Completed 2014/2015	Former Engineer Resources Depot, Long Marston	Yes - the Core Strategy identified the following relevant uses as appropriate in principle  Employment uses Leisure-related activities Residential development
12/02404/REM	Meon Vale Phase 1 & Phase 2	276 dwellings New retail/community building Car parking, central square, sports pavilion, sports pitches, play facilities Phase of Greenway including nature conservation works, landscaping, infrastructure buildings, drainage, ancillary enabling works	Completed 2016/2017	Former Engineer Resources Depot, Long Marston	
15/01357/REM	Meon Vale Phase 3a(i)	77 dwellings	Completed 2019/2020	Former Engineer Resources Depot, Long Marston	
15/01358/FUL	Meon Vale Phase 3a(ii)	5 dwellings	Completed 2016/2017	Former Engineer Resources Depot, Long Marston	
20/00321/FUL	Meon Vale Phase 3b	13 dwellings	Under Construction	Former Engineer Resources Depot, Long Marston	
17/00772/REM	Meon Vale Phase 4a	149 dwellings	Completed 2020/21	Former Engineer Resources Depot, Long Marston	
18/01803/REM	Meon Vale Phase 4b	118 dwellings	Stalled	Former Engineer Resources Depot, Long Marston	
14/01186/OUT	Meon Vale Phase 4c	101 dwellings of the total 550 dwellings still have only outline permission	Outline Permission	Former Engineer Resources Depot, Long Marston	
19/02678/REM	Meon Vale Phase 4e	97 dwellings	Under Construction	Former Engineer Resources Depot, Long Marston	

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Application Reference	Site	Description	Status	Name of allocation	Fits with uses outlined in policies?
20/02037/FUL	Tudor Grange Primary Academy Meon Vale, Bailey Avenue, Meon Vale, Stratford-upon-Avon	New 2 form entry primary school with associated infrastructure	Under Construction	Former Engineer Resources Depot, Long Marston	
08/00410/OUT	Napton Brickworks, Brickyard Road, Napton-on-the-Hill	Proposed reclamation and redevelopment of derelict site to provide mixed use development SAP Preferred Options proposes up to 80 dwellings, public open space, nature reserve, possible canal mooring and facilities	Outline Permission	Napton Brickworks	Outline application has expired but the site is still identified for development in SAP Preferred Options and treated as a deliverable site as principle of development is acceptable
19/00602/VARY	Harbury Cement Works, Station Road, Bishops Itchington	200 dwellings	Under Construction	Former Harbury Cement Works, Bishop's Itchington	Yes - the Core Strategy identified the following relevant uses as appropriate in principle:  Residential development Leisure, tourism and recreation
19/01980/VARY	Harbury Cement Works, Station Road, Bishops Itchington	80 dwellings Public open space and play facilities Access, drainage, infrastructure and parking	Under Construction	Former Harbury Cement Works, Bishop's Itchington	

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17/02694/FUL	Aston Martin Lagonda, Banbury Road, Gaydon	Demolition of existing water test facility and erection of new water test, inspection and rectification building	Complete 2018/2019	Gaydon Site	<p>Yes - the Core Strategy identified the following relevant uses as acceptable in principle</p> <p>Research and development of motor vehicles</p> <p>Offices</p> <p>Automotive education, conference and training</p> <p>Leisure, promotional and marketing related to existing uses on site</p>
16/00288/FUL	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	Demolition of existing buildings New B1 buildings for research, design, testing, and development of motor vehicles, offices, training and education, ancillary uses	Complete 2018/2019	Gaydon Site	
17/03719/VARY	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	Demolition of existing buildings B1 building for esearch, design, testing, and development of motor vehicles, offices and other ancillary uses	Complete 2020/2021	Gaydon Site	
15/03920/FUL, 17/00650/AMD	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	Two storey extension to DMO building Relocation of existing chiller compound and storage units New data centre (with external generators)	Complete 2018/2019	Gaydon Site	
17/02544/FUL	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	Demolition of existing store building, construction of extension to the Southern Design Studio	Complete 2018/2019	Gaydon Site	
17/02045/FUL	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	Installation of a roof canopy over the existing Inner Garden courtyard to the GDEC Building to form the Design Hub.	Complete 2018/2019	Gaydon Site	
17/01114/FUL (18/00846/AMD)	British Motor Museum, Banbury Road, Gaydon	Museum building MCC2	Not started	Gaydon Site	
14/02154/VARY	Heritage Motor Centre, Banbury Road, Gaydon	New hotel development	Not started (extant)	Gaydon Site	

## Section F: Infrastructure

Core Strategy Policy	Indicator
<b>CS.25 - Healthy communities</b>	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 have been a number of enhancements to community facilities in the district between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, including the refurbishment of The Greig Leisure Centre in Alcester, the installation of a new natural play area on the Recreation Ground and the reinstatement of the grassed areas on Bancroft Gardens.
- F1.2 The District has not experienced any loss of community facilities including open space/play area/sports pitches and recreation facilities during the monitoring period.

Core Strategy Policy	Indicator
<b>CS.26 – Travel and Communication</b>	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 2019/20 there were a total of 55 major planning permissions. Of these 55 sites where permissions for major planning applications were granted, three (5.5%) included a Travel Plan as part of the application.

- F2.2 In addition to Travel Plans, Transport Assessments and Statements are methods of assessing the potential transport impacts of developments. They may propose mitigation measures to promote sustainable development, which can inform the preparation of Travel Plans. Twenty (36%) of the major permissions had Transport Statements submitted as part of the application.
- F2.3 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 was assessed by another application forming part of a wider scheme for the site
- F2.4 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 Office of National Statistics published data in 2017 detailing the average minimum journey times by public transport/walking, cycle and private car to 8 key services, for each of the local authority areas across England. The 8 key services include medium sized centres of employment (500-4999 jobs), primary schools, secondary schools, further education, GPs, hospitals, food stores and town centres. The most recent data collected was from 2017, so is likely to have changed since; however, it still provides an indication of how easy residents are likely to find it to access key services across the District.
- F3.2 In Stratford-on-Avon District, the average minimum journey time to the 8 key services was 25.9 minutes by public transport/walking; 20.9 minutes by bicycle; and 12.1 minutes by car. This compares to the average journey times recorded across Warwickshire County as a whole, which were 20 minutes by public transport/walking; 15.9 minutes by bicycle; and 10.8 minutes by car. As such, Stratford-on-Avon District can be seen to have longer journey times on average to key services than Warwickshire as a whole, meaning that residents are likely to find it more difficult to access key services than residents of other Local Authorities in Warwickshire.
- F3.3 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.
- F3.4 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.
- F3.5 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.
- F3.6 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. Long Compton, followed by Burton Dassett, Ladbroke and Priors, Brailes and Tanworth, received the lowest scores for housing and access to services in the District.
- F3.7 In addition to the Index of Multiple Deprivation (2019), the Stratford District Council 2019 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. 6000 questionnaires were despatched (around one in ten households), with 1,804 questionnaires returned in the timescale allowed, a 30.2% response rate. The results of the questions pertaining to services were as follows:
- 55% of respondents felt satisfied with the sports / leisure facilities provided by SDC, down one percentage point from 2017.
  - 74% of residents feel satisfied with the parks and open spaces provided by SDC, one percentage point up on 2017.
  - 66% of those surveyed were satisfied with the play areas provided by SDC, up two percentage points on 2017.
  - 38% of those surveyed were satisfied with the public toilets provided by SDC, up four percentage points on 2017. 31% were dissatisfied, the same as 2017.
- F3.8 Overall, the 2019 Residents Survey shows that satisfaction with public services provided by Stratford-on-Avon District Council has increased since the previous survey in 2017. Due to the Pandemic new surveys have yet to be carried out so the information is still the same as in previous years.

## 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. By the end of Contract 3 of the CSW Broadband Project in March 2022, this is expected to rise to around 97%, with CSW having delivered superfast broadband to over 28,000 properties across the Stratford District area.
- F4.3 [Think Broadband](#) estimates that approximately 96% of properties in Stratford-on-Avon currently have superfast broadband coverage.

## Developer Contributions

Core Strategy Policy	Indicator
<b>CS.27 – Developer Contributions</b>	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

- F5.1 Information on developer contributions is set out within the Council's Infrastructure Funding Statement which is updated on an annual basis. It provides a summary of all financial and non-financial developer contributions relating to S106s and Community Infrastructure Levy (CIL) charges within the District, and includes a statement of infrastructure projects that the Council intends to, or may be, wholly or partly funded by CIL. The statement also sets out the CIL spending protocol explaining the process that the Council will undertake for allocating CIL receipts.
- F5.2 The 2020/21 Infrastructure Funding Statement is available to view at [www.stratford.gov.uk/ifs](http://www.stratford.gov.uk/ifs)
- F5.3 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.
- F5.4 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>



## 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 36 Neighbourhood Plan Area designations.
- 5.2 As at October 2021, 21 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 51. Adopted Neighbourhood Plans**

Neighbourhood Development Plan	Date of Adoption
Alcester	12 July 2021
Bearley	18 October 2021
Bidford-on-Avon	17 July 2017
Brailes	16 December 2019
Claverdon	16 December 2019
Clifford Chambers & Milcote	12 July 2021
Ettington and Fulready	17 December 2018
Harbury and Deppers Bridge	17 December 2018
Ilmington	12 July 2021
Kineton	24 October 2016
Long Compton	25 April 2016
Loxley	13 July 2020
Napton-on-the-Hill	12 July 2021
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, 22 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 52. is a schedule by Parish showing progress of relevant Neighbourhood and Parish Plans and Housing Needs Surveys.

Table 52: Index of Community Plans and Local Housing Needs Surveys

Stratford-on-Avon District Council  
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	2021 • NP	MADE	2017 •	YES		Previous HNS 2012.
Alderminster	491	230	Alderminster	LSV 4		NADES	2011 •	YES		
Aston Cantlow	437	201	Aston Cantlow	LSV 4	2018 • PP		2020 •			PP commits to instigating HNS. HNS is dated October 2019.
Avon Dassett	210	101	Avon Dassett	...	2007 • PP		2020 •	YES		Previous HNS 2007.
Barcheston & Willington				...			2020			
Barton-on-the-Heath	(c)	(c)	Barton-on-the-Heath	...						HNS completed 2018 - adoption pending.
Bearley	724	302	Bearley	LSV 4	2013	REF •	2017 •			Previous HNS 2007 & 2012. NP referendum to be held on 09/09/2021.
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	Marcliff	...	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	DRAFT	2016 •	YES		Fresh HNS undertaken in parallel with NP survey - Aug 2016. Previous HNS 2007.
Brailes & Winderton	1149	547	Brailes	LSV 2	2019 •	MADE	2016 •	YES	YES	Previous HNS 2006.
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.
Chesterton & Kingston	123	55	Chesterton	...			2020			
Claverdon	1261	540	Claverdon	LSV 3	2019 ● PP	MADE	2020 ●	YES	YES (d)	Previous HNS 2002 & 2017.
Clifford Chambers & Milcote	432	214	Clifford Chambers	LSV 4	2021 ● NP	MADE	2016 ●	YES		Previous HNS 2009.
Clifford Chambers & Milcote	n/a	n/a	Milcote	...	2021 ● NP	MADE	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	2020 ●	YES		Previous HNS 2006, 2011 & 2016.
Exhall	203	92	Exhall	...	2021 ● PP		2003 ●			
Farnborough	265	123	Farnborough	...	2017 ● PP		2017 ●	YES		Previous HNS 2000.
Fenny Compton	808	332	Fenny Compton	LSV 2	2009 ● PP	DRAFT	2017 ●	YES	YES	Previous HNS 2005 & 2009.
Gaydon	446	185	Gaydon	LSV 4	2013 ● PP		2020 ●			PP 2012-17: has expired. Previous HNS 2006.
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. Fresh HNS completed (Nov 2020) but adoption pending.
Halford	341	160	Halford	LSV 4			2007 ●	YES		
Hampton Lucy	566	231	Hampton Lucy	LSV 4		NADES	2016 ●	YES		Previous HNS 2011. NP in preparation.
Harbury	2420	1050	Harbury	LSV 1	2018 ● NP	MADE	2021 ●	YES	YES	Previous HNS 2011. Fresh HNS dated Nov 2020, covers over 55's only.
Henley-in-Arden & Beaudesert	3064	1576	Henley-in-Arden	MRC	2005 ● PP	DRAFT ●	2020 ●	YES		Previous HNS 2006 & 2014.
Ilmington	712	353	Ilmington	LSV 3	2021 ● NP	MADE	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 •			
Little Compton	365	209	Little Compton	...			2018 •	YES	YES	Previous HNS 2008.
Long Compton	764	368	Long Compton	LSV 3	2016 • NP	MADE	2020 •	YES	YES	Previous HNS 2004 & 2012. Latest HNS dated Dec 2019.
Long Itchington	2013	861	Long Itchington	LSV 1	2009 • PP	SUB •	2016 •	YES	YES	Previous HNS 2007.
Long Marston (Marston Sicca)	436	183	Long Marston	LSV 4	2007	NADES	2019 •			Previous HNS 2007, 2010 & 2014. Revised NA designation agreed.
Loxley	399	157	Loxley	LSV 4	2020 • NP	MADE	2019 •	YES		Previous PP 2007. Previous HNS 2014.
Luddington	475	228	Luddington	...	2006 • PP		2019 •			Previous HNS 2007. In addition, VDS adopted June 2018.
Mappleborough Green	857	399	Mappleborough Green	LSV 4						NP &/or HNS not to be undertaken.
Moreton Morrell	850	289	Moreton Morrell	LSV 4	2007 • PP & VDS		2020 •			VDS in lieu of NP. Previous HNS 2015.
Napton-on-the-Hill	1144	471	Napton-on-the-Hill	LSV 2	2021 • NP	MADE	2018 •	YES	YES	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	2021 • PP	NADES	2018 •			Parish Plan prepared in lieu of NP (g).
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	Lower Quinton	LSV 1		DRAFT	2019 •	YES		Designated NA includes part of LMA. Previous HNS 2007.
Radway	238	115	Radway	...	2003		2019 •	YES		New PP in preparation.
Ratley & Upton	327	149	Ratley & Upton	...	(f)		2020 •	YES		Previous HNS 2005, 2011 & 2017.



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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	DRAFT	2017 •	YES		Previous HNS 2005 & 2009.
Stockton	1347	542	Stockton	LSV 2	2006 • PP		2006/2013 •	YES	YES	Fresh HNS undertaken (June 2021) and awaiting adoption.
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		SUB •	2016 •	YES		Fresh HNS underway (May 2021).
Tanworth-in-Arden	n/a	n/a	Tanworth-in-Arden	LSV 4		SUB •	2016 •	YES		Fresh HNS underway (May 2021).
Tanworth-in-Arden	n/a	n/a	Wood End	LSV 4		SUB •	2016 •	YES		Fresh HNS underway (May 2021).
Temple Grafton	462	201	Temple Grafton	...	2021 • PP	ENQ	2020 •			Previous HNS 2014. HNS dated Sept 2019.
Tredington	1422	653	Newbold-on-Stour	LSV 3	2015 • PP	NADES	2020 •			Previous HNS 2013.
Tredington	n/a	n/a	Tredington	LSV 3	2015 • PP	NADES	2020 •			Previous HNS 2013.
Tysoe	1143	511	Tysoe	LSV 2	2010 • PP	SUB •	2016 •	YES		Previous HNS 2012. Examiner's report received Jan 2020. Fresh HNS underway (May 2021).
Ufton	319	147	Ufton	...		ENQ	2012 •			Appraisal 2001.
Ullenhall	717	288	Ullenhall	...						HNS under consideration.

Upper Lighthorne	898	377	Lighthorne Heath	LSV 2	2005 • PP		2004 •	YES	YES	PP 2005-10. Name change to 'Upper Lighthorne Parish' from 01/04/2020.
Warmington & Arlescote	304	138	Warmington & Arlescote	...	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 •			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	2019 •	YES	YES	Previous HNS 2011.

#### 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 & Willis Pasture.

(f) Ratley & Upton PP covered period 2012-17, so has now expired.

(g) Pillerton Priors: adopted with exception of Guiding Principle PP6-1.

• 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
<b>1.Connections</b>	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?
<b>2.Facilities and Services</b>	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?
<b>3.Public Transport</b>	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?
<b>4.Meeting local housing requirements</b>	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?
<b>5.Character</b>	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?
<b>6.Working with the site and its context</b>	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?

<b>BFL NO:</b>	<b>Building for Life Criteria</b>
<b>7.Creating well defined streets and spaces</b>	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?
<b>8.Easy to find your way around</b>	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?
<b>9.Streets for all</b>	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?
<b>10.Car parking</b>	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.
<b>11.Public and private spaces</b>	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?
<b>12.External storage and amenity space</b>	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	19/20	20/21	Total
Main Town												
Stratford-upon-Avon		52	149	164	93	200	247	282	90	113	103	1,493
Main Rural Centres												
Alcester	MRC	0	0	57	39	35	5	47	6	2	6	197
Bidford-on-Avon	MRC	2	0	-1	97	133	58	99	187	101	56	732
Henley-in-Arden	MRC	-1	39	10	9	6	9	5	0	10	3	90
Kineton	MRC	-3	11	0	0	59	35	16	31	38	3	190
Shipston-on-Stour	MRC	43	3	20	11	15	14	55	107	162	87	517
Southam	MRC	6	2	4	1	4	113	167	234	216	124	871
Studley	MRC	1	4	15	15	29	4	15	-1	15	18	115
Wellesbourne	MRC	0	20	2	73	115	183	54	121	55	50	673
MRC Total		48	79	107	245	396	421	458	685	599	347	3,385
Local Service Villages												
Category 1 LSV												
Bishop's Itchington	LSV1	0	0	0	3	96	18	2	16	15	13	163
Harbury	LSV1	9	0	3	26	2	23	22	49	0	-1	133
Long Itchington	LSV1	3	0	10	0	1	85	53	89	41	22	304
Quinton (Lower & Upper)	LSV1	0	0	4	6	5	0	29	2	50	9	105
Tiddington	LSV1	1	0	0	5	1	2	32	3	61	8	113

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Location		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Category 2 LSV												
Brailes (Lower & Upper)	LSV2	0	8	1	1	5	-1	1	2	17	10	44
Fenny Compton	LSV2	2	1	0	2	1	0	15	2	0	1	24
Lighthorne Heath	LSV2	0	0	1	0	2	3	5	0	2	0	13
Napton-on-the-Hill	LSV2	1	0	1	2	7	11	4	34	3	0	63
Salford Priors	LSV2	0	0	0	0	0	21	39	6	33	13	112
Tysoe (Upper & Middle)	LSV2	0	0	2	1	5	5	8	3	10	0	34
Welford-on-Avon	LSV2	1	-1	1	4	29	36	12	14	18	3	117
Wilmcote	LSV2	0	0	1	7	1	1	-1	2	0	0	11
Wootton Wawen	LSV2	0	0	-1	3	0	0	15	0	3	5	25
Stockton	LSV2*	1	0	0	2	22	9	52	18	1	3	108
Category 3 LSV												
Claverdon	LSV3	1	0	-1	0	1	2	-1	-1	5	2	8
Earlswood	LSV3	0	0	0	0	0	1	1	0	1	3	6
Ettington	LSV3	2	5	0	1	2	0	0	32	7	0	49
Great Alne	LSV3	0	0	1	0	0	0	0	8	10	0	19
Ilmington	LSV3	0	0	0	14	2	0	2	2	-1	0	19
Long Compton	LSV3	1	0	0	6	10	6	14	6	2	0	45
Newbold-on-Stour	LSV3	0	0	0	-1	5	2	42	10	24	12	94
Snitterfield	LSV3	0	0	10	4	1	3	3	0	4	8	33
Temple Herdewycke	LSV3	0	0	0	0	0	0	0	0	0	9	9

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Location		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Tredington	LSV3	0	0	0	-1	1	0	1	36	1	0	38
Category 4 LSV												
Alderminster	LSV4	0	0	0	1	0	4	16	7	1	0	29
Alveston	LSV4	0	1	0	1	0	1	2	5	2	0	12
Aston Cantlow	LSV4	0	0	0	0	0	0	0	0	0	1	1
Bearley	LSV4	0	0	0	0	0	0	0	0	0	0	0
Clifford Chambers	LSV4	0	0	0	0	1	3	5	5	0	3	17
Gaydon	LSV4	0	0	8	0	0	12	5	15	2	0	42
Halford	LSV4*	0	0	0	0	0	4	1	1	2	0	8
Hampton Lucy	LSV4	0	0	0	0	14	11	0	0	0	0	25
Lighthorne	LSV4	0	0	0	0	0	6	10	5	1	1	23
Long Marston	LSV4	0	0	0	1	11	14	22	27	5	0	80
Loxley	LSV4	0	0	0	0	-1	0	0	4	0	5	8
Mappleborough Green	LSV4	1	7	-1	3	3	-1	2	0	0	0	14
Moreton Morrell	LSV4	0	0	0	0	0	0	2	1	2	0	5
Northend	LSV4	0	1	1	0	0	0	6	3	1	3	15
Oxhill	LSV4	0	0	0	-1	3	1	1	16	15	0	35
Pillerton Priors	LSV4	0	0	-1	2	0	1	0	0	11	0	13
Priors Marston	LSV4	0	0	0	0	2	0	2	5	2	1	12
Tanworth-in-Arden	LSV4	0	0	0	-1	1	4	0	-1	7	1	11
Wood End	LSV4	1	0	-1	2	0	0	-1	3	2	0	6
LSV Total		24	22	39	93	233	287	423	429	360	135	2045

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Location	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
<i>Rural Area</i>											
Large Rural Brownfield Sites	0	0	5	155	115	69	49	117	230	80	<b>820</b>
Rural Villages	2	15	4	7	24	27	28	25	29	8	<b>169</b>
Rural Elsewhere	8	29	26	38	80	63	53	40	114	41	<b>492</b>
<b>Rural Area Total</b>	<b>10</b>	<b>44</b>	<b>35</b>	<b>200</b>	<b>219</b>	<b>159</b>	<b>130</b>	<b>200</b>	<b>351</b>	<b>129</b>	<b>1481</b>
<b>New Settlements</b>											
New Settlements	0	0	0	0	0	0	0	0	13	34	<b>47</b>
<b>Overall Total</b>											
<b>District Total</b>	<b>134</b>	<b>294</b>	<b>345</b>	<b>631</b>	<b>1048</b>	<b>1114</b>	<b>1293</b>	<b>1386</b>	<b>1458</b>	<b>748</b>	<b>8,451</b>

### 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	19/20	20/21	Total
Admington	2. Central - South	1	0	0	0	1	2	0	0	0	0	4
Alcester Town	6. West	0	0	9	0	3	15	51	6	4	6	94
Alderminster	2. Central - South	0	1	0	1	1	5	16	7	1	0	32
Arrow with Weethley	6. West	0	0	0	0	0	0	1	0	0	0	1
Aston Cantlow	1. Central - North	0	0	0	0	3	1	0	2	1	2	9
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	0	0	0	0	0	1
Avon Dassett	5. Southeast	1	0	0	0	0	0	0	0	0	0	1
Barcheston and Willington	5. Southeast	0	1	0	1	0	6	0	1	1	0	10
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	-1	1	0	0	0	3
Bearley	1. Central - North	0	0	0	0	-1	0	1	0	0	0	0
Beaunesert	6. West	1	2	2	1	1	8	2	4	3	1	25
Bidford-on-Avon	6. West	2	5	0	99	137	59	111	193	101	56	763
Billesley	1. Central - North	0	0	0	0	0	0	0	0	0	0	0
Binton	1. Central - North	0	1	0	0	0	0	0	1	0	0	2
Bishops Itchington	4. Northeast	0	0	0	3	96	18	2	24	70	42	255
Brailes	5. Southeast	0	8	1	5	5	1	1	2	17	10	50
Burmington	5. Southeast	0	0	-1	0	1	0	0	1	2	0	3
Burton Dassett	5. Southeast	0	1	1	1	0	0	6	3	1	13	26
Butlers Marston	4. Northeast	0	0	0	0	0	0	0	0	0	0	0

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Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Chadshunt	4. Northeast	0	0	0	0	5	3	0	0	0	0	8
Chapel Ascote	4. Northeast	0	0	0	0	0	0	0	0	0	0	0
Charlecote	2. Central - South	0	0	0	0	1	0	0	0	0	3	4
Cherington	5. Southeast	0	0	1	0	0	0	0	0	0	0	1
Chesterton and Kingston	4. Northeast	1	0	0	0	0	1	0	1	0	0	3
Claverdon	1. Central - North	2	0	0	1	2	1	1	-1	12	3	21
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3	5	4	0	3	18
Combroke	4. Northeast	0	1	1	0	4	0	3	1	0	0	10
Compton Verney	4. Northeast	0	0	0	0	1	0	0	0	0	0	1
Compton Wynyates	5. Southeast	0	0	0	0	0	0	0	0	0	0	0
Coughton	6. West	0	0	0	0	-1	0	0	0	0	2	1
Dorsington	2. Central - South	0	1	0	0	3	0	0	0	0	1	5
Ettington	2. Central - South	2	9	0	2	3	1	0	32	9	0	58
Exhall	6. West	-2	1	0	0	0	0	1	0	0	1	1
Farnborough	5. Southeast	0	0	1	1	0	0	0	1	4	1	8
Fenny Compton	5. Southeast	2	1	0	2	1	0	16	3	3	2	28
Fulbrook	1. Central - North	0	0	0	0	0	1	1	0	0	-1	1
Gaydon	4. Northeast	0	0	8	0	0	12	5	15	2	0	42
Great Alne	6. West	0	0	1	1	1	0	1	8	10	0	22
Great Wolford	5. Southeast	0	1	1	0	1	0	0	1	1	0	5



# Authority Monitoring Report 2020/21

Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Halford	2. Central - South	0	0	0	1	0	4	2	1	4	0	12
Hampton Lucy	1. Central - North	1	6	0	0	14	12	0	0	0	1	32
Harbury	4. Northeast	7	0	5	25	3	25	22	49	37	9	182
Haselor	6. West	0	0	0	2	0	0	0	0	0	1	3
Henley-in-Arden	6. West	-2	39	9	9	6	11	3	0	9	2	86
Hodnell & Wills Pastures	4. Northeast	0	0	0	0	0	0	0	0	0	0	0
Honington	5. Southeast	0	0	0	0	0	5	4	1	0	3	13
Idlicote	5. Southeast	0	0	0	-1	1	0	0	0	0	0	0
Ilmington	2. Central - South	0	0	0	14	2	0	2	2	-1	0	19
Kineton	4. Northeast	-3	11	0	0	60	35	16	31	39	3	192
Kinwarton	6. West	0	0	48	39	32	0	0	0	0	0	119
Ladbroke	4. Northeast	0	0	3	4	1	0	2	0	0	2	10
Langley	1. Central - North	0	0	0	0	0	0	0	0	0	0	0
Lighthorne	4. Northeast	0	0	1	0	0	7	10	5	3	2	28
Lighthorne Heath	4. Northeast	0	0	0	0	2	3	5	0	15	34	59
Little Compton	5. Southeast	0	0	2	0	0	1	1	0	0	0	4
Little Welford	5. Southeast	0	0	0	0	0	-1	3	1	0	0	3
Long Compton	5. Southeast	1	4	0	6	9	7	16	6	2	0	51
Long Itchington	4. Northeast	3	0	10	0	1	88	53	91	43	24	313
Long Marston	2. Central - South	0	0	2	19	11	19	32	136	94	21	334

# Authority Monitoring Report 2020/21

Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Loxley	2. Central - South	0	0	0	0	-1	0	0	6	0	6	11
Luddington	1. Central - North	0	-1	0	2	-1	0	2	-1	3	2	6
Mappleborough Green	6. West	2	8	-1	2	9	3	13	0	0	0	36
Moreton Morrell	2. Central - South	0	0	0	0	0	0	4	1	3	-1	7
Morton Bagot	6. West	0	1	0	2	0	0	0	0	0	1	4
Napton-on-the-Hill	4. Northeast	2	0	1	5	7	15	5	36	5	3	79
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	0	0	0	1	0	8
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	1	0	0	0	0	9
Oldberrow	6. West	1	0	2	0	0	0	1	1	2	0	7
Oxhill	4. Northeast	0	0	0	-1	3	1	1	16	16	0	36
Pillerton Hersey	4. Northeast	0	0	0	0	0	2	0	0	0	0	2
Pillerton Priors	4. Northeast	0	0	-1	2	0	1	0	2	13	0	17
Preston Bagot	1. Central - North	1	0	0	0	0	0	0	0	-1	3	3
Preston-on-Stour	2. Central - South	0	0	1	0	0	0	0	1	0	0	2
Priors Hardwick	4. Northeast	0	0	0	0	-1	1	-1	1	1	1	2
Priors Marston	4. Northeast	0	0	1	1	2	1	2	5	2	2	16
Quinton	2. Central - South	0	0	9	143	118	64	72	3	105	30	544
Radbourne	4. Northeast	0	0	0	0	1	0	0	0	0	0	1
Radway	5. Southeast	0	0	0	0	0	0	0	0	1	1	2
Ratley & Upton	5. Southeast	0	0	0	0	0	0	0	1	0	0	1

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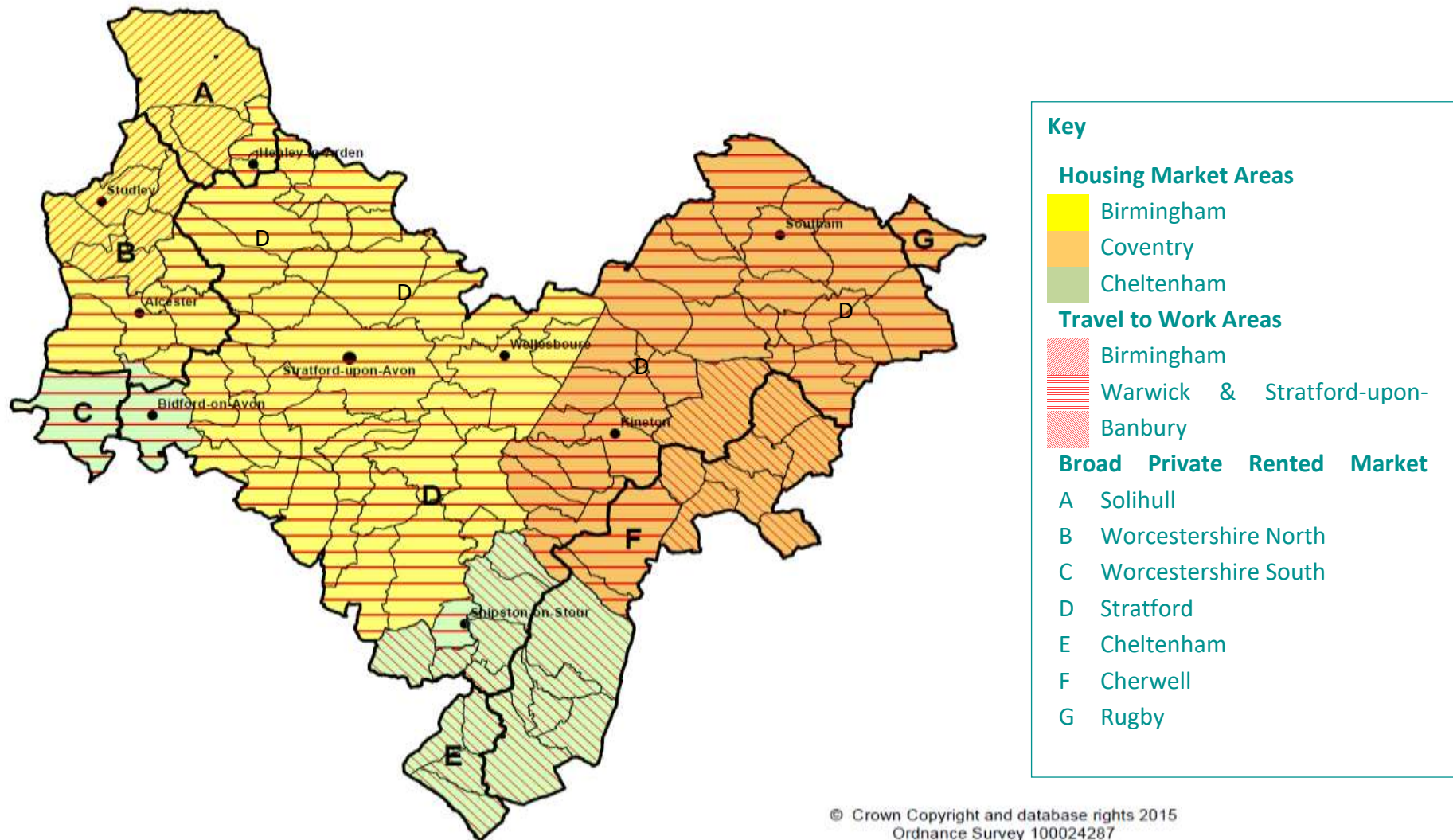
Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Salford Priors	6. West	0	0	0	0	1	25	39	7	36	14	122
Sambourne	6. West	0	0	0	1	0	-1	1	4	4	3	12
Shipston-on-Stour Town	5. Southeast	43	3	20	11	15	9	51	107	162	87	508
Shotteswell	5. Southeast	0	0	0	0	0	0	0	3	0	0	3
Snitterfield	1. Central - North	0	0	10	4	3	3	0	3	5	12	40
Southam Town	4. Northeast	6	2	4	2	13	118	166	234	240	124	909
Spernall	6. West	0	1	0	0	0	0	0	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	9	53	19	1	3	111
Stoneton	4. Northeast	0	0	0	0	0	0	0	0	0	0	0
Stourton	5. Southeast	0	0	0	0	0	0	2	0	0	-1	1
Stratford-upon-Avon Town	3. Central - Stratford	54	150	165	106	193	253	316	101	181	112	1631
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0	3	5	0	0	8
Studley	6. West	1	5	15	15	33	11	16	-1	16	19	130
Sutton-under-Brailes	5. Southeast	0	0	0	0	1	0	0	0	1	0	2
Tanworth-in-Arden	6. West	5	2	-1	6	-1	5	1	1	19	4	41
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2	5	0	-1	0	8
Tidmington	5. Southeast	0	0	0	0	0	0	0	0	0	0	0
Tredington	2. Central - South	0	0	0	-2	6	2	44	47	26	14	137
Tysoe	5. Southeast	0	0	2	1	5	7	9	5	20	1	50
Ufton	4. Northeast	1	1	0	0	0	1	0	0	0	0	3

# Authority Monitoring Report 2020/21

Town / Parish	Sub-area	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Ullenhall	6. West	-1	3	2	0	2	1	0	0	1	3	11
Upper & Lower Shuckburgh	4. Northeast	0	0	0	0	0	0	0	0	0	0	0
Warmington	5. Southeast	0	0	0	0	0	0	0	3	5	0	8
Watergall	4. Northeast	0	0	0	0	0	0	0	0	0	0	0
Welford-on-Avon	2. Central - South	1	4	2	4	60	36	17	19	31	-1	173
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	183	54	120	59	52	683
Weston-on-Avon	2. Central - South	0	0	1	0	1	0	1	0	0	0	3
Whatcote	4. Northeast	0	0	0	0	0	1	-1	0	3	0	3
Whichford	5. Southeast	0	0	1	1	1	0	0	-1	1	0	3
Whitchurch	2. Central - South	0	0	1	0	3	0	1	0	0	0	5
Wilmcote	1. Central - North	0	0	1	9	3	2	-1	3	0	0	17
Wixford	6. West	0	0	1	0	2	3	0	0	0	0	6
Wolverton	1. Central - North	0	0	0	-1	0	3	-1	2	2	1	6
Wootton Wawen	1. Central - North	0	0	0	3	0	1	22	1	8	6	41
Wormleighton	4. Northeast	0	0	0	1	0	0	0	0	0	0	1
<b>District Total</b>		<b>134</b>	<b>294</b>	<b>345</b>	<b>631</b>	<b>1,048</b>	<b>1,114</b>	<b>1,293</b>	<b>1,386</b>	<b>1,458</b>	<b>748</b>	<b>8451</b>

## 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.

