

Authority Monitoring Report 2021-22

December 2022

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1. Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period from 1 April 2021 to 31 March 2022 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;
- 1.3 This 2021/22 AMR brings together up to date core monitoring information on the following topics:
- An updated overview of Stratford-on-Avon District
 - Progress against the April 2022 Local Development Scheme;
 - Housing Supply 2011-2022 and Affordable Housing Schemes;
 - Gypsy and Traveller sites provision;
 - Employment, retail, leisure and hotel development 2011-2022; and
 - Neighbourhood Development Plan progress (as at December 2022).
- 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 2021 – 2022. 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 78% of its residents live outside the main town of Stratford-upon-Avon.

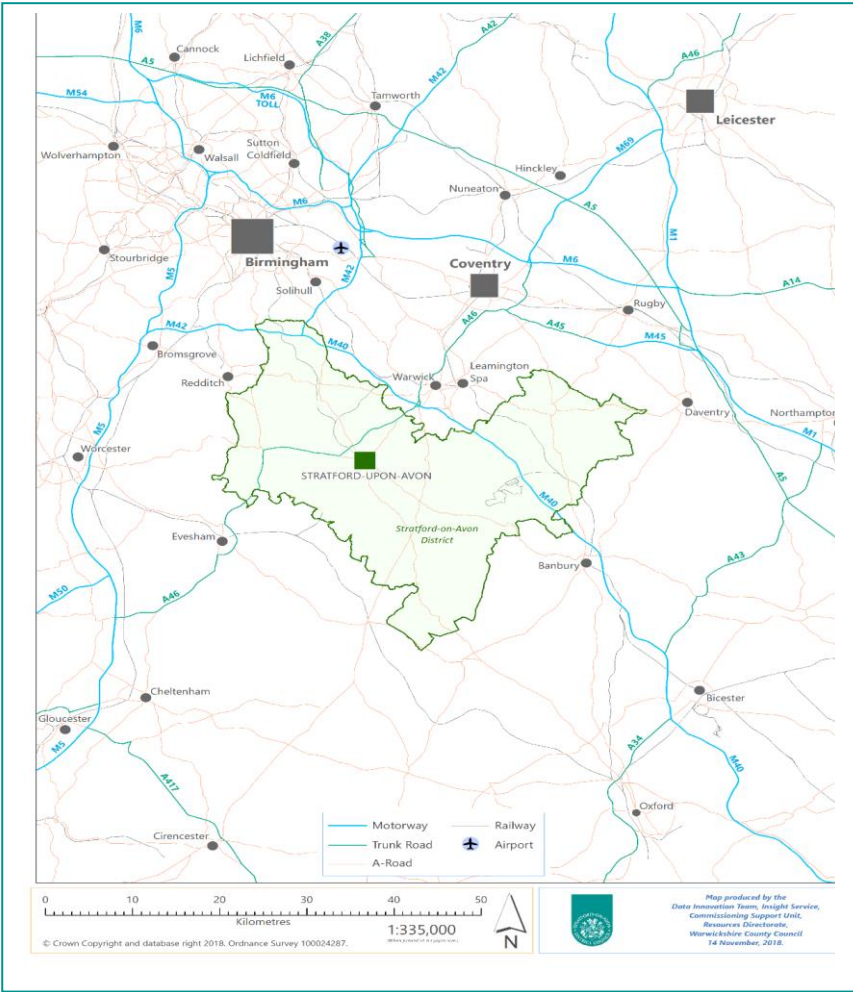


Figure 1. Map showing the location of Stratford-on-Avon District

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. Indeed, Stratford district is in the 20% least densely populated local authorities.

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 (prior to Covid), whilst also retaining the character of the town and the quality of life for its residents.

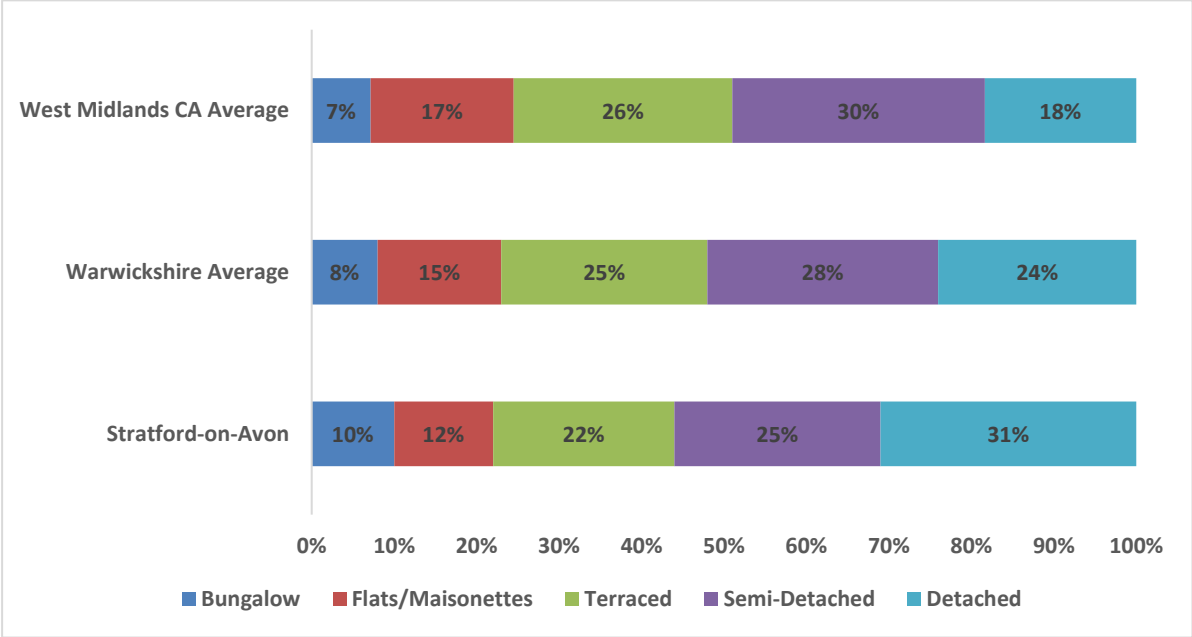
Demographic Profile

- 2.3 The total population of the District is 134,700, according to the Census 2021. This represents an increase of 11.8% since 2011. This is higher than the overall percentage increase for England of 6.6%, and the third highest growth in the West Midlands, behind Rugby (+14.3%) and Wychavon (+13.3%).
- 2.4 51.5% (69,400) are female and 48.5% are male (65,300). Age is broken down as follows:
- Up to 15 years old – 15.3%
 - 16-64 years old – 59.5%
 - 65+ years old – 25.2%
- 2.5 Proportionally the District has more people aged 65+ years than Warwickshire, the West Midlands area, and England averages, and fewer children/adults of working age, being the 35th oldest local authority, out of 335 within England and Wales. The median age of the district is 48 in 2021, a rise from 46 in 2011.
- 2.6 According to the Office for National Statistics (ONS), by mid-2028 there will be 147,908 people living in the District – a 10% increase on March 2021.

Housing Profile

- 2.7 The Government estimates that there were 63,548 dwellings in the District in April 2021, of which 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%). Approximately 73% of dwellings are owner-occupied.
- 2.8 Stratford-on-Avon District has the highest median house price in the West Midlands. As at March 2022, the median house price in the District was £330,000. This compares to £273,000 in Warwickshire as a whole, £220,000 in the West Midlands and £270,000 in England. The District lower quartile house price of £249,995 in the year ending March 2022 is the highest in the West Midlands, just £1500 more than Warwick's. The mean average house price for the District in March 2022 was £408,565, while for Warwickshire it was £326,772 and for the West Midlands region it was £262,460. The cheapest 10% of homes in the District cost £186,500 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 £795. Only Solihull (£850) and Warwick (£870) are higher.
- 2.9 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, 2021

Economic Profile

- 2.10 Labour supply employment and unemployment data from March 2022 shows that there were 80,100 adults aged between 16 and 64 years. Of these 62,900, or 78.5%, 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 77.5% and that for Great Britain was 78.5%.
- 2.11 Earnings by residence (2021) showed that the median earnings (gross weekly pay) for employees working full-time were £608.30, an increase of £67.80 on 2020. This was above the West Midlands average of £581.80 and Great Britain average of £613.10.
- 2.12 Of those economically-active and in employment in June 2022, 51,500 were employees, while 10,500 were self-employed (Male 6,400/Female 4,100). 12,300 people, aged 16 to 64, were recorded in Stratford-on-Avon as in economic inactivity (June 2022), which represented 17.3% of that age band. The comparable percentage for the West Midlands was 22.6%, and for Great Britain, 21.4%. Of the 12,300 total, 10,300 (84%) do not want a job.
- 2.13 In 2022 the number of businesses in the District stood at 8,535, with 9,460 local units. This means a business density ratio of 63.3 per 1,000 population, or 107 per 1,000 working-age population, and is the highest density in the county, 37% higher than Warwickshire’s average of 46%.
- 2.14 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 2020 had a density ratio of 1.07, far above the West Midlands (0.80) and Great Britain (0.84). 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.

- 2.15 The proportion of full-time and part-time jobs on the District in 2021 was 71%/29%. The proportion of full-time workers was lower than the Warwickshire average (78%), but greater than that for the West Midlands (67.8%) and Great Britain (68.1%).
- 2.16 The largest occupational sector in 2021 was in manufacturing with 12,000 employees, 17.4% all employees. This compares to the West Midlands figure of 10.4% and Great Britain figure of 7.6%. However, it is likely that these jobs are not traditional manufacturing jobs in a 'factory' setting, but more likely to be in design and business development/support. The second largest sector was the wholesale/retail trade (including motor trades) with 10,000 jobs.
- 2.17 Tourism related jobs are an important part of the District services sector, although the sector suffered a significant number of job losses in 2020-21 due to the Covid-19 pandemic. According to the 2021 Tourism Economic Impact Assessment, there were an estimated 6,628 tourism-related jobs in the District (including part-time roles) which equates to 12% of all employment. This equates to 4,826 full-time equivalent jobs.

Covid-19 Pandemic 2020, Brexit & Cost-of-living crisis

- 2.18 Stratford-on-Avon District's economy was particularly affected by the outbreak of Covid-19 and subsequent lockdowns and is still being impacted by ongoing issues, particularly regarding travel and transport. Brexit-related difficulties, such as supply chain/red tape issues, a lack of HGV drivers and hospitality industry workers, and reduction in group travel from Europe have also caused economic difficulties within the district. Added to this situation is now a global cost-of-living crisis, which is particularly acute in the UK. The highest inflation seen for forty years, driven by rising energy and food and drink costs as well as rising mortgage interest costs is pushing significant numbers of people to the financial limits. This will have a severe effect on the District's economy over the next year or more.

Educational Profile

- 2.19 As at December 2021, Stratford-on-Avon District had 49.1 % of residents with a NVQ4 qualification or higher, a drop of 0.3% on 2020. In comparison, the West Midlands rose to 38.9%, and Great Britain rose to 43.6%. Stratford-on-Avon District fell one place to be the fifth most highly qualified area in the West Midlands. 4.2% were without qualifications in the District in 2021 compared to the West Midlands figure of 7.8% and that for Great Britain of 6.6%.

Health and Wellbeing Profile

- 2.20 The health of people in Stratford-on-Avon is generally better than the England average. Stratford-on-Avon is one of the 20% least deprived districts/unitary authorities in England,

however in 2016 there were 1,735 (9.1%) of children living in low income families which compares with 20.3% in the West Midlands region. This is the latest data available.

- 2.21 Life expectancy in the District in 2020 is 85.0 years for women (England 83.1) and for men 81.4 years (England 79.4). These figures are the highest in the West Midlands region.

3. Local Development Scheme Progress 2021-2022

3.1 Table 1 sets out the current position on each of the documents listed in the District Council’s Local Development Scheme (LDS) – April 2022. This LDS, available to view at www.stratford.gov.uk/lds represents a comprehensive project plan for the preparation of Local Development Documents for the period up to December 2022.

Table 1. Local Development Scheme (LDS) Progress up to December 2022

Document	April LDS Timescales	Progress December 2022
Core Strategy review (South Warwickshire Local Plan)	Issues & Options consultation – October 2022	Scoping consultation undertaken May/June 2021
	Preferred Options consultation – July-October - 2023	Issues & Options consultation scheduled for January 2023
	Proposed Submission consultation – June-August 2024	
Site Allocations Plan	Informal stakeholder engagement – July-September 2020	On Target – stakeholder engagement held summer 2020
	Preferred Options consultation – Oct/Nov 2020	On Target – Consultation undertaken Oct – Dec 2020
	Second Preferred Options consultation- 2022	On Target – Consultation undertaken May – August 2022
	Proposed Submission consultation – Nov/Jan 2024	Scheduled for 2023
	Submission –July 2024	Scheduled for later in 2024
	Examination – Nov 2024	Scheduled for later in 2024
	Adoption – Feb 2025	Scheduled for later in 2025
Gypsy and Traveller Plan	Gypsy & Traveller Accommodation Assessment (GTAA) – spring 2019	On target – GTAA Completed spring 2019
	Preferred Options consultation – May/June 2021	Scheduled for 2022
	Proposed Submission consultation – Nov/Dec 2021	
	Submission – spring/summer 2022 Examination – summer 2022 Adoption – Dec 2022	Scheduled for 2022/23
CIL Review	Draft Charging Schedule consultation – Jan/Feb 2022	Scheduled for 2023
	Submission Charging Schedule consultation – Nov/Dec 2022	Scheduled for 2023

4. Core Strategy 2011-2031 – Policy monitoring

Section A: Sustainability Framework

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

Table 2. Sustainability Appraisal Objectives

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

	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 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.

	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

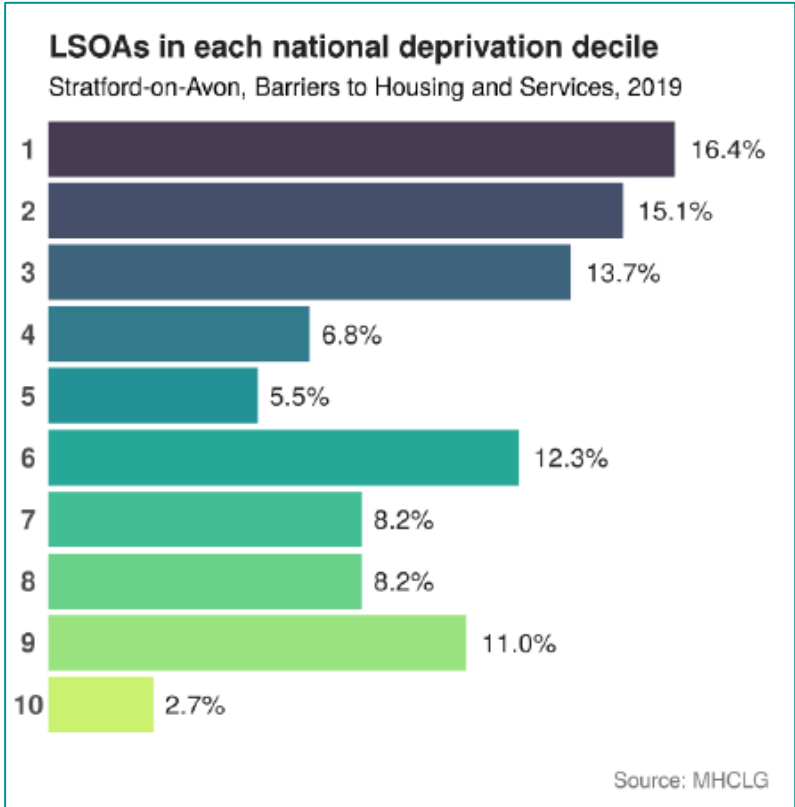
A.3 Determining the accessibility and capacity of nearest necessary services and amenities is an indicator that takes into consideration many different things. Looking at the most recently generated Index of Multiple Deprivation (2019) is one way to quantify and evaluate how well the needs of those living in rural areas are met.

A.4 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.5 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).

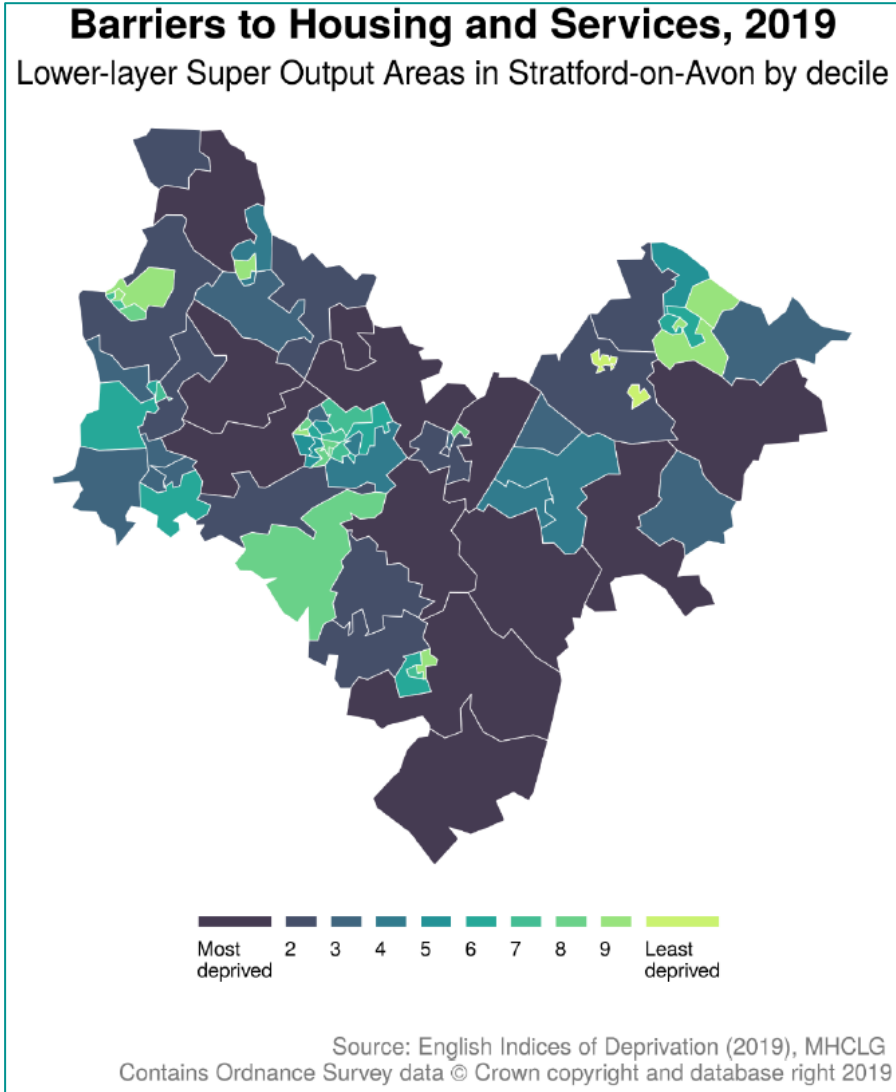
Figure 4. Levels of deprivation within the District for barriers to housing and services



A.6 The most deprived areas within Stratford District are Long Compton, Burton Dassett, Ladbrooke & 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.7 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.8 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.9 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.10 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

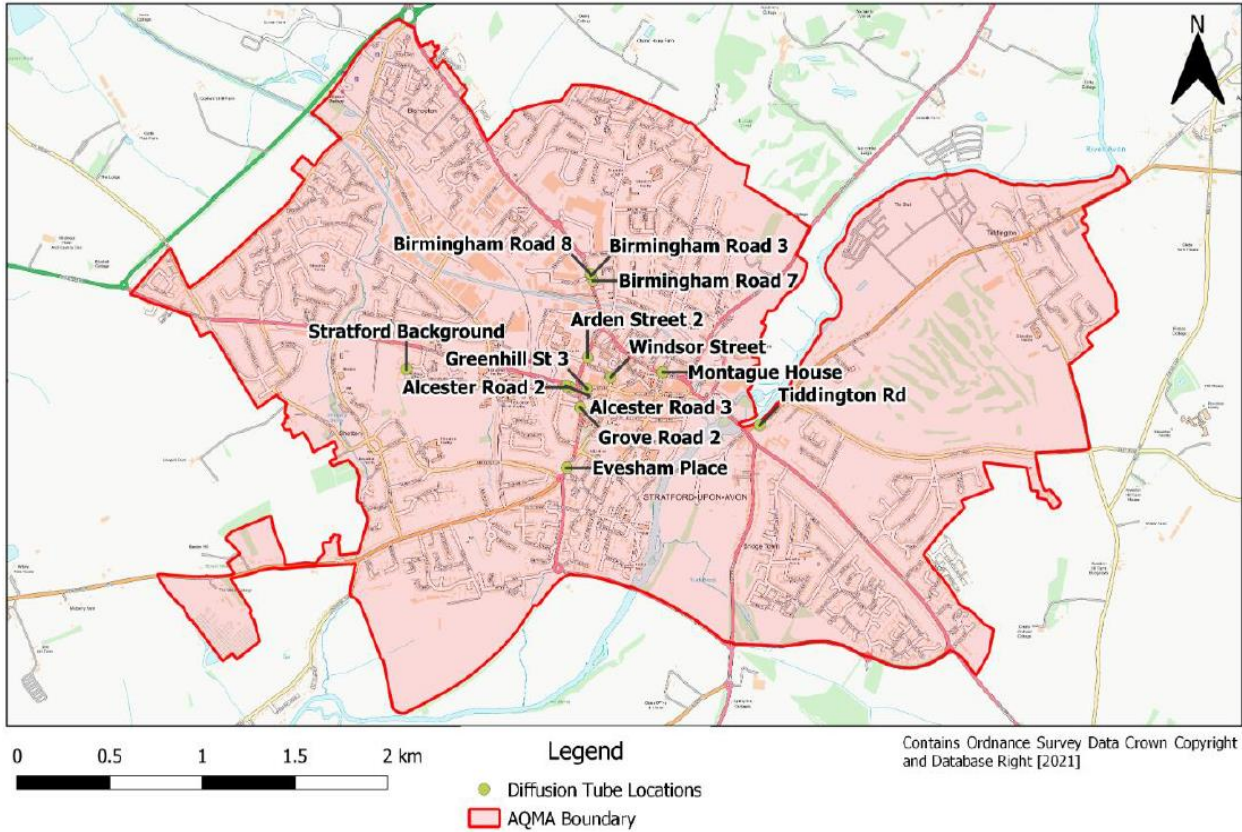


Figure 7. Air Quality Monitoring Points: Studley

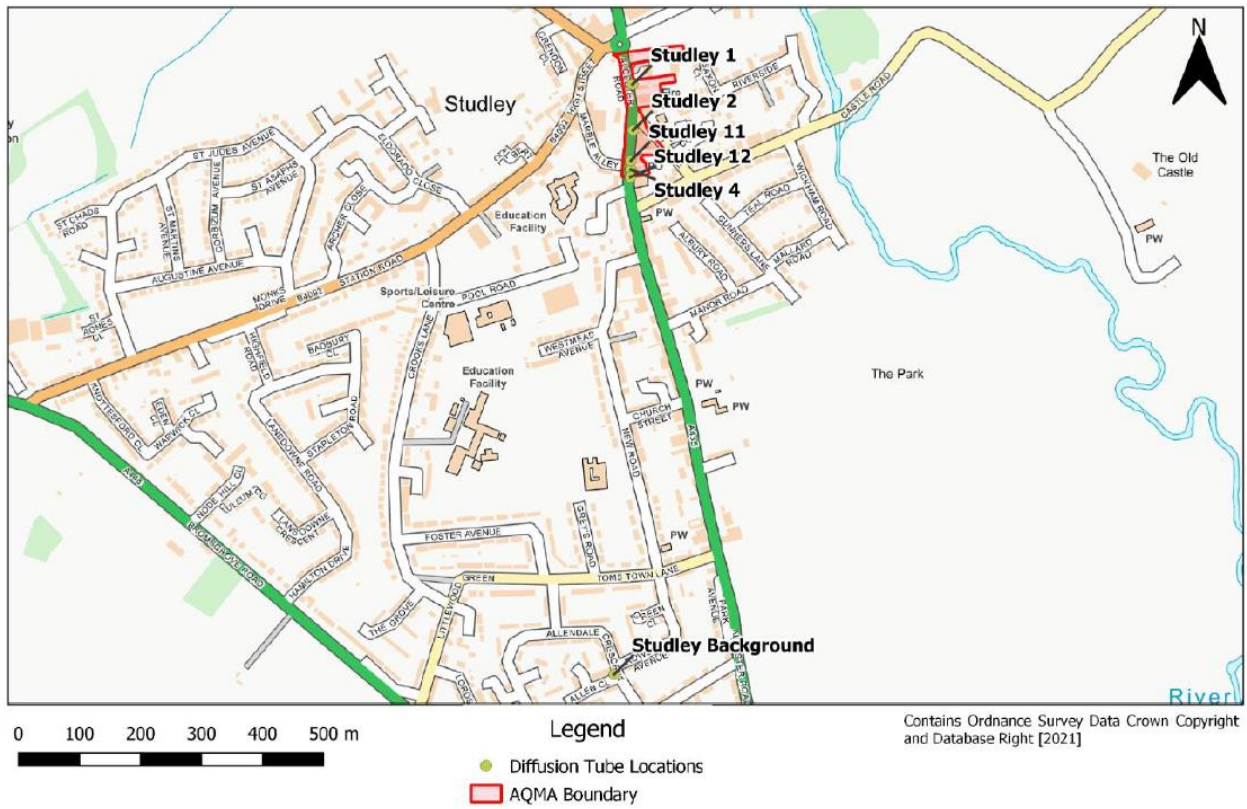


Table 4. Changes in Diffusion Tube Monitoring Network

Tube ID	Removed or New	Reason
Studley 5	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Studley 6	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Studley 8	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Studley 9	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Studley 10	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Henley 2	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Guild Street	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Greenhill Street	Removed	Consistently reporting concentrations below the annual mean NO ₂ 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 ₂ AQS Objective
Arden Street	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Wood Street	Removed	Consistently reporting concentrations below the annual mean NO ₂ AQS Objective
Studley 11	New	North of Studley 4 – positioned to gain further information on NO ₂ hotspot
Studley 12	New	North of Studley 4 – positioned to gain further information on NO ₂ hotspot
Alcester Road 3	New	To gain NO ₂ 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

Figure 8. Trends in Annual Mean NO₂ Concentrations: Stratford upon Avon

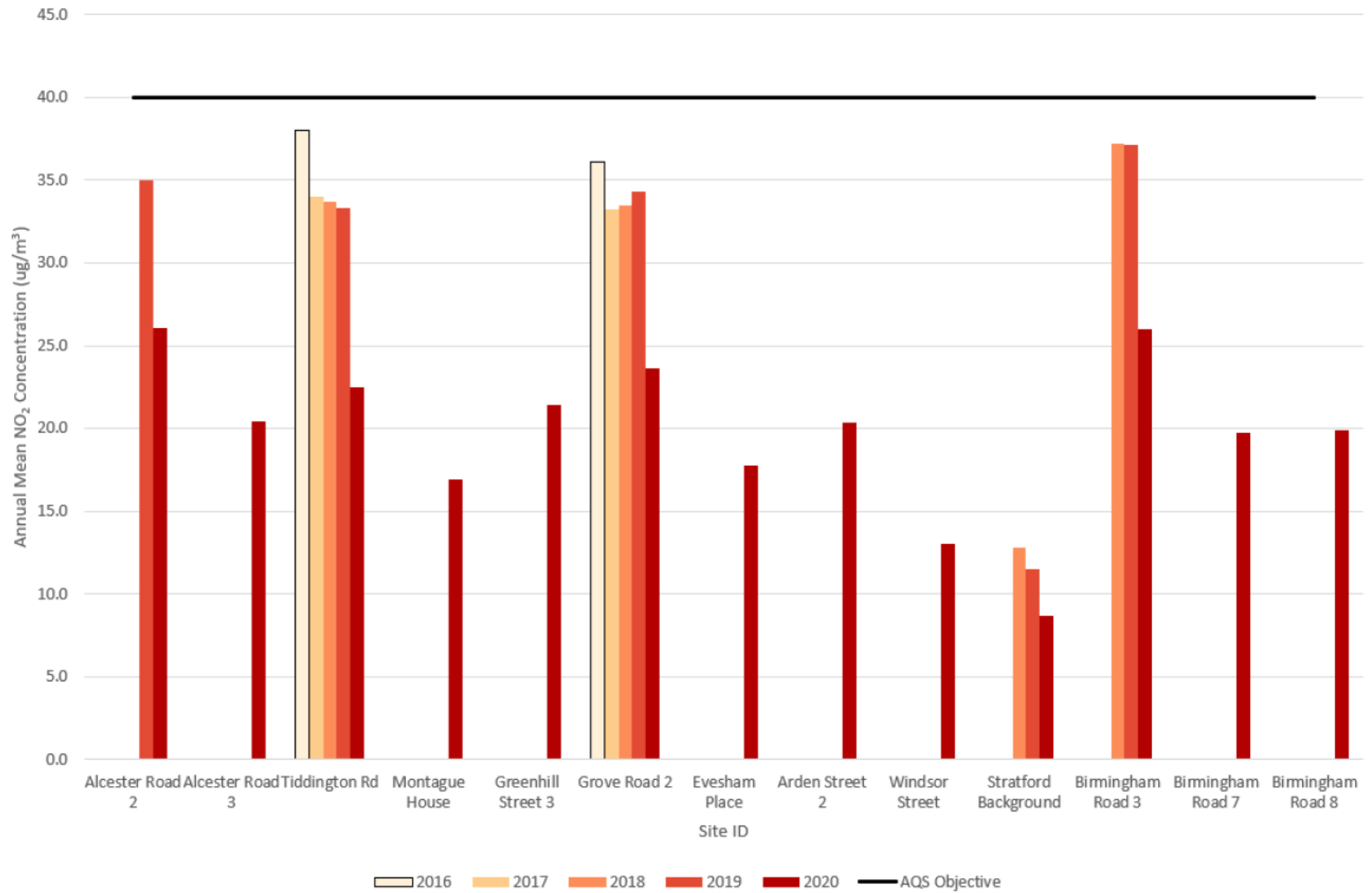
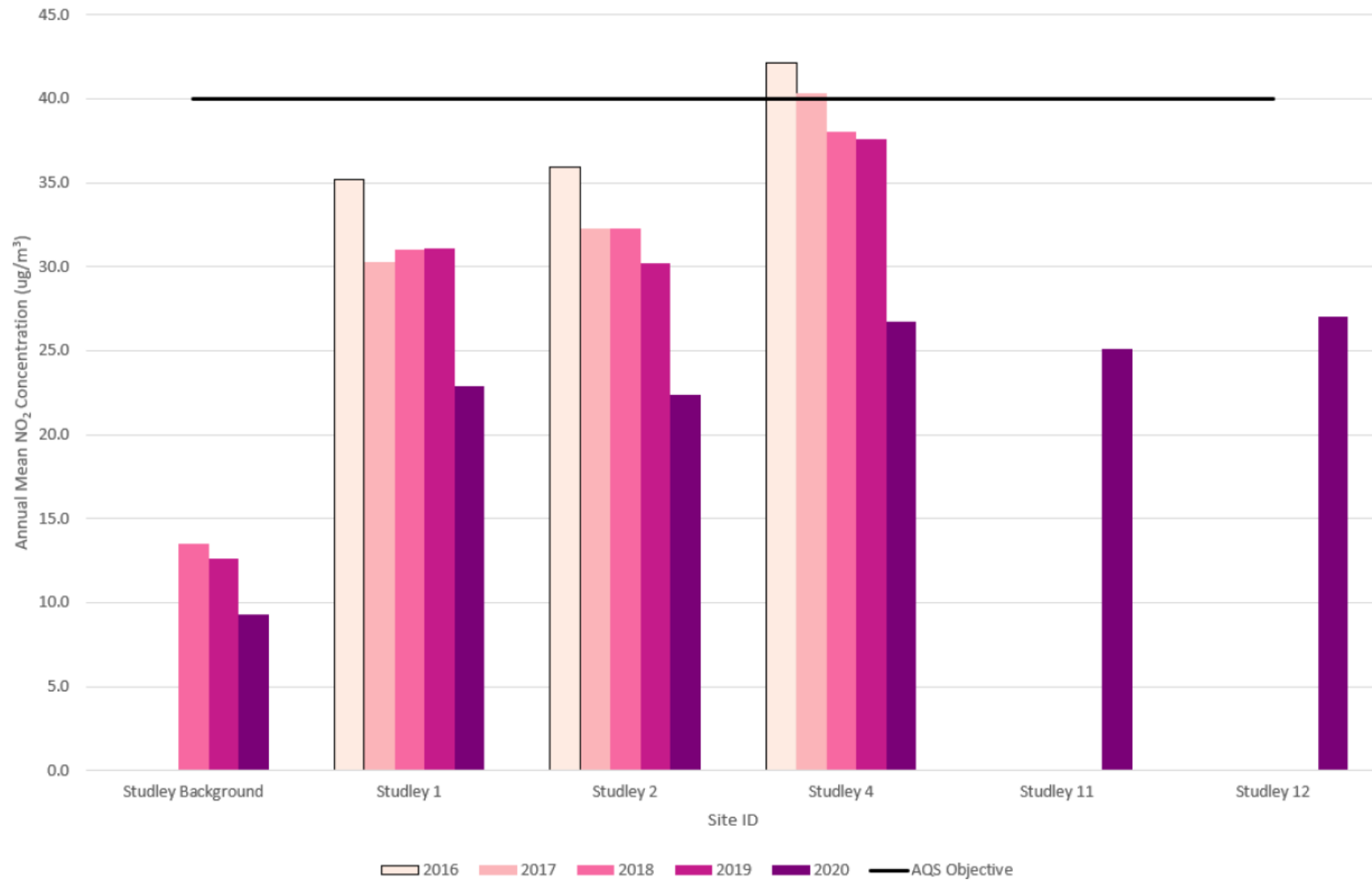


Figure 9. Trends in Annual Mean NO₂ Concentrations: Studley



- A.11 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.12 Whilst all sites have seen a decrease in the amount of NO₂, there is always more to be done in improving air quality. Whilst the Council has taken on a number of actions, 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.13 Following the 1992 Rio Earth Summit many countries pledged to conserve their dwindling biodiversity, and by 1994 Britain had published a UK Biodiversity Action plan¹. Following on from this, Warwickshire, Coventry and Solihull worked together to produce a Local Biodiversity Action Plan (LBAP) which indicates many areas of Priority Habitat. Priority Habitat can be defined as any area which is believed to be of importance in the maintenance and protection of our local species and habitat biodiversity. Some areas of Priority habitat, such as SSSI’s have legal protection, others, such as Local Wildlife Sites

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

have been identified to highlight areas of importance and are taken into consideration by planners when considering future developments, but they hold no legal standing. Developing on land designated as a priority habitat is generally frowned upon, and if it is decided that development is necessary, biodiversity offsetting is required. With such protections in place the degradation and reduction of areas of priority habitat In Stratford District is generally very small, and the action plans in place actually strives to improve the existing priority habitats and look to increase the areas too.

	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.14 Stratford District currently has 131 Local Wildlife Sites.
- A.15 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.16 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.
- A.17 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.18 A number of measures have been taken in recent years to reduce the levels of Carbon Dioxide produced by the Council. Further work will be conducted to ensure this is included in future AMR's
- A.19 The District Council has taken a number of steps since 2011 to reduce the amount of CO₂ produced as a result of its activities. A list of some of these measures can be seen below:

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- 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.20 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.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.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.22 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.23 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 4 applications with a listed building related demolition.

A.24 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.25 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.26 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.27 This monitoring year a total of 190 planning applications were granted within the green belt. 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.28 Between 01/04/2021 and 31/03/2022 100 planning applications were granted permission on grade 3a and above agricultural land.

	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.29 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.30 13 major applications were granted within the Mineral Safeguarding area between 01/04/2021 and 31/03/2022.

A.31 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.32 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
CS.2 – Climate Change and Sustainable Construction	Number of non-residential developments achieving BREEAM ‘Good’ or above
	Number of major installations for renewable energy and low carbon energy projects
	The amount of new development (ha) situated within a 1:100 year flood risk area, including an allowance for climate change (flood Zone 3)
CS.3 – Sustainable Energy	Number of planning permissions granted for development within Flood Zone 3, contrary to the Environment Agency guidance

- B.1 A total of 150 applications were granted within or adjacent to Flood Zone 3 during the monitoring year 2020/21. The Environment Agency were consulted on 34 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 2021/22, 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 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.

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

- B.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

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multifunctional resource, capable of delivering a wide range of environmental and quality of life benefits for future occupants.

- B.7 During 2021/22 a total of 34 major planning permissions met the criteria for potentially requiring SUDs, of these 25 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 2021/22 there were no applications granted contrary to Environment Agency advice.

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

- B.9 During the 2021/22 monitoring year there were 12 planning permissions granted in areas where ancient woodland is within close proximity and no planning permissions granted within areas of ancient woodland. In addition to the above, three forestry notifications were received for upgrades to tracks to facilitate forestry management.
- B.10 During 2021/22 there were a total of 34 major applications approved incorporating landscaping schemes to mitigate the impact of development or provide enhancements.

SSSIs and Local Wildlife Sites

Core Strategy Policy	Indicator
<p>CS.6 – Natural Environment</p>	<p>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</p>
	<p>Impacts of development on habitats that have triggered Biodiversity Impact Assessments within the Biodiversity Offsetting metrics measured as losses or gains</p>
	<p>Proportion of local sites where positive conservation management is being achieved</p>
	<p>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</p>

- 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 2021/22 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 2021/22 26 planning permissions triggered the need for a Biodiversity Impact Assessment.

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 21/22 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
CS.7 – Green Infrastructure	Increase in percentage of residents with Accessible Natural Greenspace of at least 2 ha in extent within 300m (or 5 minute walk) from their home
	Percentage of residents that are satisfied with the quantity and quality of open space provided
	Area of public and private open space, including allotments, gained through development
	Area of public and private open space, including allotments, lost through development
	Assessment of schemes and projects that improve biodiversity connectivity for woodland, wetland and grassland GI assets.
	Enhancement of GI assets as a result of management plans relating to outdoor recreation facilities
	Implementation of GI projects identified in Area Strategies

Levels of satisfaction with open space provision

- B.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 35 major applications granted permission in the District in 2021/22, 7 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.

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 35 major planning applications granted permission within the 2021/22 monitoring period, 20 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 2021/22 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
<p>CS.9 – Design and Distinctiveness</p>	<p>Planning applications for development should be assessed by SDC as to whether they meet the criteria set out in this Policy</p>
	<p>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</p>
	<p>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</p>
	<p>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</p>
	<p>Public realm improvements identified in Area Profiles and Town/Parish Plans should be assessed by SDC</p>

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

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

B.29 During 2021/22 there were 35 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 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

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

- C.1 All applications granted planning permission within the Green Belt during the monitoring year 2021/22 were reviewed to assess where permission was granted, despite being defined as ‘inappropriate development’. This monitoring year a total of 360 approvals were granted, of which 18 were defined as inappropriate. 5 of these were committee decisions, 4 of which overturned an officer’s recommendation to refuse the application. The other 9 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 2021/22 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
CS.11 – Cotswolds Area of Outstanding Natural Beauty	Assessment of the justification for granting planning permission for large-scale development proposals within or close to the AONB (including appeal decisions)

- C.4 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
CS.12 – Special Landscape Areas	Assessment of the justification for granting planning permission for large-scale development proposals within a Special Landscape Area (including appeal decisions)

C.5 A Special Landscape Area (SLA) is defined within the Council’s Core Strategy as a designation highlighting landscapes in the District which are judged to be of high quality at the local level and which requires protection from inappropriate forms of development and activity. Within the District there are four SLAs:

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

C.6 For the purpose of monitoring this indicator large-scale development has been defined as 1000+ square metres of non-residential development or 10+ dwellings.

C.7 Within the Special Landscape Areas of Stratford-on-Avon District 5 applications relating to large scale development have been granted.

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

C.8 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.9 During the 2021/22 monitoring year there was one large scale residential development approved.

Core Strategy Policy	Indicator
CS.14 – Vale of Evesham Control Zone	Assessment of the justification for granting planning permission for development proposals which would generate significant HGV movements within the Vale of Evesham Control Zone (including appeal decisions)

C.10 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.11 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.12 Monitoring of any business applications within this area is therefore important to understand the effectiveness of the Policy. During 2021/22 there were no planning permissions granted that would likely have generated significant HGV use.

Section D1: Development Strategy – Residential

Core Strategy Policy	Indicator
CS.15 – Distribution of Development	Amount and type of development that takes place in each category of location identified
CS.16 – Housing Development	Number of homes granted planning permission and number of homes completed against the annual housing target
CS.17 – Accommodating housing need arising from outside Stratford District	None identified
CS.18 – Affordable Housing	Number of affordable dwelling completions
	Percentage of affordable homes provided on site
CS.19 – Housing Mix and Type	The type, size and tenure of completed dwellings. 100% of new homes to be designed and built to lifetime homes standard
CS.20 – Existing Housing Stock and Buildings	Number of empty properties returned to residential use against the target in the Empty Homes Strategy
	Number of dwellings lost to other uses
CS.21 – Gypsies and Travellers and Travelling Showpeople	5 year supply of Gypsy and Traveller Pitches

Housing Requirement

- D1.1 The District Council is required to ensure that sufficient additional homes are built to meet the housing needs of Stratford-on-Avon District. 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.
- D1.2 In previous years the housing requirement was set by the District Local Plan which set a target of 4,752 homes for the period 2001 to 2011 (i.e. 475 per annum) calculated by applying the proportion for Stratford-on-Avon District (i.e. 26.4%) to the Warwickshire Structure Plan figure of 18,000. Since 2011 the housing requirement has been set by the District Core Strategy based on an objective assessment of housing needs for the Coventry and Warwickshire housing market area. This identified a need for Stratford-on-Avon District the 20 year period 2011 to 2031 of 14,600 homes. Of these only some 2,258 are needed to house the increase expected from the existing population: the vast majority of 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 target². In recent years the Council has overachieved on targets. For the last monitoring year 2021/22 completions for the first time were double the target completions at 1,568.
- D1.5 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.

Table 12. Housing Completions and Housing Requirement

Year	Target	Built	Performance
2011/12	566	134	23.7%
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	124.6%
2017/18	894	1,293	144.6%
2018/19	894	1,386	155.0%
2019/20	894	1,458	163.1%
2020/21	894	752	84.1%
2021/22	730	1,568	214.8%
Total	12,780	14,361	112.4%

² 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.

Policy CS.15 – Distribution of Development

- D1.6 Stratford-on-Avon is a large rural District characterised by a dispersed settlement pattern. It is useful to understand in which locations housing development is being focused and how this relates to the existing settlement pattern. The Core Strategy establishes the following distribution:
- Stratford-upon-Avon as the Main Town
 - Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne as Main Rural Centres
 - 45 of the larger villages as Local Service Villages arranged over 4 categories
 - Large Rural Brownfield Sites
 - Elsewhere in the District
- D1.7 For monitoring purposes, the settlement figures include sites in and adjacent to the settlement, even if this is outside the current boundary for that settlement. Isolated sites in the countryside or sites in and adjacent to smaller villages and hamlets below LSV level are recorded as elsewhere in the District. A full list of net completions by settlement is included at Appendix 2 and by parish at Appendix 3.
- D1.8 Table 13 summarises the distribution of housing development across the District by settlement location. Figure 11 shows the change from the previous monitoring year.
- D1.9 As can be seen, since 2011 the bulk of new homes (56.8%) 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.

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	0	134
	%	38.8%	35.8%	17.9%	0.0%	1.5%	6.0%	0.0%	100%
2012/13	No.	149	79	22	0	15	29	0	294
	%	50.7%	26.9%	7.5%	0.0%	5.1%	9.9%	0.0%	100%
2013/14	No.	164	107	39	5	4	26	0	345
	%	47.5%	31.0%	11.3%	1.4%	1.2%	7.5%	0.0%	100%
2014/15	No.	93	245	93	155	7	38	0	631
	%	14.7%	38.8%	14.7%	24.6%	1.1%	6.0%	0.0%	100%
2015/16	No.	200	396	233	115	24	80	0	1,048
	%	19.1%	37.8%	22.2%	11.0%	2.3%	7.6%	0.0%	100%
2016/17	No.	247	421	287	69	27	63	0	1,114
	%	22.2%	37.8%	25.8%	6.2%	2.4%	5.7%	0.0%	100%
2017/18	No.	282	458	423	49	28	53	0	1,293
	%	21.8%	35.4%	32.7%	3.8%	2.2%	4.1%	0.0%	100%
2018/19	No.	90	685	429	117	25	40	0	1,386
	%	6.5%	49.4%	31.0%	8.4%	1.8%	2.9%	0.0%	100%
2019/20	No.	113	599	360	230	29	114	13	1,458
	%	7.8%	41.1%	24.7%	15.8%	2.0%	7.8%	0.9%	100%
2020/21	No.	104	346	136	84	8	40	34	752
	%	13.8%	46.0%	18.1%	11.2%	1.1%	5.3%	4.5%	100%
2021/22	No.	232	588	182	192	12	66	296	1,568
	%	14.8%	37.5%	11.6%	12.2%	0.8%	4.2%	18.9%	100%
Total	No.	1,726	3,972	2,228	1,016	181	557	343	10,023
	%	17.2%	39.6%	22.2%	10.1%	1.8%	5.6%	3.4%	100%

- D1.11 Notwithstanding the above, Stratford-on-Avon is a large rural District (comprising approximately half of Warwickshire) and it is also useful to consider how the distribution of homes varies by geographical area across the District. Whilst the various parts of Stratford-on-Avon share numerous qualities, the District is not homogenous and is subject to various different cross-boundary influences (e.g. travel to work areas). As such, the geography of Stratford-on-Avon is complex and no one measure provides a satisfactory means of dividing the District into smaller sub-district functional areas. Taking account of Travel to Work Areas, Housing Market Areas and Broad Private Rental Market Areas, for housing monitoring purposes, a best fit is achieved with four broad functional areas: Central, Northeast, Southeast and West. However, it is considered appropriate to further sub-divide the Central area to better reflect the local geography and the presence of the main town of Stratford-upon-Avon, as illustrated in Appendix 4.
- D1.12 The distribution of housing completions since 2011 by sub-area is shown in Table 14, while Figure 12 shows the change from the previous monitoring year.
- D1.13 The bulk of completions in 2021/22 have been in the 'Main Rural Centres (37.5%). This is as to be expected in line with previous years.

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%	40.3%	13.4%	35.1%	5.2%	100%
2012/13	No.	5	38	150	15	19	67	294
	%	1.7%	12.9%	51.0%	5.1%	6.5%	22.8%	100%
2013/14	No.	10	21	165	33	29	87	345
	%	2.9%	6.1%	47.8%	9.6%	8.4%	25.2%	100%
2014/15	No.	17	258	106	44	29	177	631
	%	2.7%	40.9%	16.8%	7.0%	4.6%	28.1%	100%
2015/16	No.	29	330	201	221	42	225	1,048
	%	2.8%	31.5%	19.2%	21.1%	4.0%	21.5%	100%
2016/17	No.	27	319	253	343	33	139	1,114
	%	2.4%	28.6%	22.7%	30.8%	3.0%	12.5%	100%
2017/18	No.	29	250	316	343	114	241	1,293
	%	2.0%	19.0%	25.0%	26.0%	9.0%	19.0%	100%
2018/19	No.	11	380	99	530	143	223	1,386
	%	0.8%	27.6%	7.2%	37.8%	10.4%	16.2%	100%
2019/20	No.	28	337	176	495	216	206	1,458
	%	1.9%	23.1%	12.1%	34.0%	14.8%	14.1%	100%
2020/21	No.	28	127	113	253	117	114	752
	%	3.7%	16.9%	15.0%	33.6%	15.6%	15.2%	100%
2021/22	No.	37	312	231	578	166	244	1,568
	%	2.4%	19.9%	14.7%	36.9%	10.6%	15.6%	100%
Total	No.	225	2,376	1,864	2,873	955	1,730	10,023
	%	2.2%	23.7%	18.6%	28.7%	9.5%	17.3%	100%

Location Type

- D1.14 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 National Landscape (formerly Area of Outstanding Natural Beauty).
- D1.15 Net completions in previous years by location type are shown in Table 15, while Figure 13 shows the change from the previous monitoring year.
- D1.16 Since 2011 the largest proportion of completions has occurred in 'Rural Areas' (73.2%). This category covers land that is neither in the Green Belt nor the Cotswolds National Landscape not within the Built-up Area Boundary (BUAB) of Stratford-upon-Avon or a Main Rural Centre, nor within the 'physical confines' of a Local Service Village. It includes homes built on large rural brownfield sites.
- D1.17 In 21/22, the proportion of completions within the Green Belt and the Cotswolds National Landscape decreased compared to 2020/21, from 5% to 1% and 1% to 0.1% respectively. In absolute terms, this decrease was by 11 completions for the Green Belt category and 7 for the Cotswolds National Landscape. For the purposes of the below table, completions within the 'physical confines' of any Local Service Village 'washed over' by the Green Belt are categorised in the 'Within Built-up Area' column. Similarly, applications in the Cotswolds National Landscape that fall within the 'physical confines' of a Local Service Village are categorised in the "Within Built-up Area" column.

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%	60%	7%	1%	0%	100%
2012/13	No.	175	94	17	8	0	294
	%	60%	32%	6%	3%	0%	100%
2013/14	No.	148	179	15	3	0	345
	%	43%	52%	4%	1%	0%	100%
2014/15	No.	104	389	32	15	91	631
	%	16%	62%	5%	2%	14%	100%
2015/16	No.	152	768	23	22	83	1,048
	%	15%	73%	2%	2%	8%	100%
2016/17	No.	168	860	41	7	38	1,114
	%	15%	77%	4%	1%	3%	100%
2017/18	No.	283	950	45	10	5	1,293
	%	22%	73%	3%	1%	0%	100%
2018/19	No.	192	1,159	27	8	0	1,386
	%	14%	84%	2%	1%	0%	100%
2019/20	No.	192	1,180	63	23	0	1,458
	%	13%	81%	4%	2%	0%	100%
2020/21	No.	159	550	34	9	0	752
	%	21%	73%	5%	1%	0%	100%
2021/22	No.	414	1,129	23	2	0	1,568
	%	26%	72%	1%	0%	0%	100%
Total	No.	2,030	7,338	330	108	217	10,023
	%	20.3%	73.2%	3.3%	1.1%	2.2%	100%

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

- D1.18 Figure 16 sets out the housing trajectory as at 31 March 2022. 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).
- D1.19 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 2021/22. The 'negative' end to the target corresponds to the over-provision in overall delivery that is anticipated by 2031 of some 11% (16,199).
- D1.20 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

- D1.21 The Council is required to demonstrate the equivalent of 5 years' worth of housing land supply (5YHLS) on adoption and throughout the plan period. This is known as the 5YHLS calculation. It is a comparison of the anticipated supply of new homes against the number of new homes that are required to be built (the housing requirement). More information on the 5YHLS is available at www.stratford.gov.uk/5yearsupply.
- D1.22 Figure 16 and 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.
- D1.23 Table 18 sets out the 5YHLS calculation. As of 31 March 2022, the 5YHLS is 10.06 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	1,568	0	0	0	0	0	0	0	0	0
Completions in 5 Years	0	0	0	0	0	0	0	0	0	0	0	906	693	673	569	725	0	0	0	0
Completions in Remaining Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	708	544	588	580
Cumulative Completions	134	428	773	1,404	2,452	3,566	4,859	6,245	7,703	8,451	10,023	10,929	11,622	12,295	12,864	13,589	14,297	14,841	15,429	16,009
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	509	459	425	384	347	253	101	-121	-829
Monitor Line	-432	-704	-925	-860	-378	-158	241	733	1,297	1,151	1,993	2,169	2,132	2,075	1,914	1,909	1,887	1,701	1,559	1,409
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

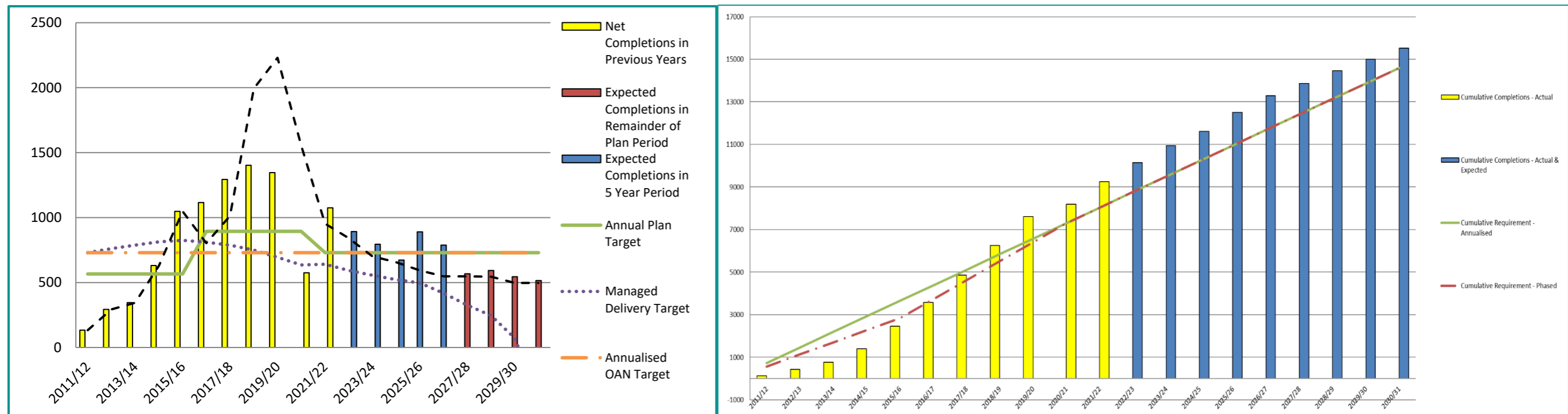


Figure 17. Components of 5 Year Supply

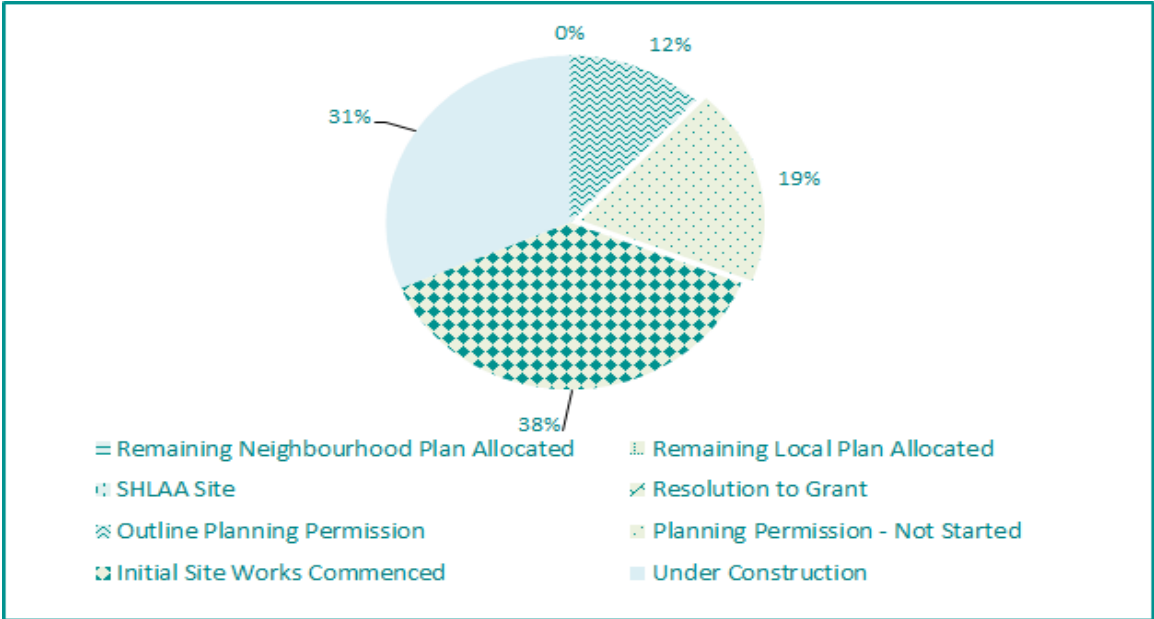


Table 18. Components of 5 Year Supply

Components of Supply as at 31 March...	Remaining Local Plan Allocated	Resolution to Grant	Outline Planning Permission	Planning Permission - Not Started	Initial Site Works Commenced	Under Construction	Total
2016	1,025	875	2,566	829	464	1,313	7,072
2017	30	487	3,084	1,319	243	1,354	6,517
2018	68	0	1,949	1,070	399	1,817	5,303
2019	120	0	901	1,074	226	2,203	4,524
2020	150	0	255	1,610	570	1,425	4,010
2021	0	0	547	867	1,725	1,438	4,577
2022	0	0	433	223	672	2,238	3,566

Table 19. 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	Expected Supply in 5 Year Period*	5 Year Land Supply	5 Year Land Supply
				(excluding buffer)		(5% buffer)	(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	5.7
2020	6,406	7,609	-1,203	2,611	3,881	7.08	N/A
2021	7,300	8,451	-1,151	2,499	4,420	8.42	N/A
2022	8,030	10,023	-1,993	1,657	3,500	10.06	N/A

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

Source of Supply

D1.24 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.

D1.25 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

D1.26 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.

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

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

Table 20. Net Completions by Source of Supply

Year		Allocated				Unallocated Sites									Total
		Local Plan/Core Strategy	Local Plan Reserve Sites	Neighbourhood Plans	Neighbourhood Plan Reserve Sites	Windfall	Windfall (Prior Approval)	Rural Exception Affordable Housing	Site Allocations Plan	Site Allocations Plan Reserve Sites	Site Allocations Plan Self Build	Local Choice	SHLAA	Starter Homes	
2011/12	No.	48	56	0	0	30	0	0	0	0	0	0	0	0	134
	%	35.8%	41.8%	0.0%	0.0%	22.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
2012/13	No.	55	54	0	0	185	0	0	0	0	0	0	0	294	
	%	18.7%	18.4%	0.0%	0.0%	62.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	
2013/14	No.	27	65	0	0	243	0	0	0	0	0	10	0	345	
	%	7.8%	18.8%	0.0%	0.0%	70.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	100%	
2014/15	No.	210	8	0	0	395	4	0	0	0	0	14	0	631	
	%	33.3%	1.3%	0.0%	0.0%	62.6%	0.6%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	100%	
2015/16	No.	200	0	0	0	816	9	0	0	0	0	23	0	1,048	
	%	19.1%	0.0%	0.0%	0.0%	77.9%	0.9%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	100%	
2016/17	No.	230	0	0	0	833	30	0	0	0	0	21	0	1,114	
	%	20.6%	0.0%	0.0%	0.0%	74.8%	2.7%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	100%	
2017/18	No.	344	0	8	0	880	24	14	0	0	0	23	0	1,293	
	%	26.6%	0.0%	0.6%	0.0%	68.1%	1.9%	1.1%	0.0%	0.0%	0.0%	1.8%	0.0%	100%	
2018/19	No.	379	0	20	0	904	57	0	0	0	0	23	3	1,386	
	%	27.3%	0.0%	1.4%	0.0%	65.2%	4.1%	0.0%	0.0%	0.0%	0.0%	1.7%	0.2%	100%	
2019/20	No.	425	0	44	0	935	16	0	0	0	0	29	9	1,458	
	%	29.1%	0.0%	3.0%	0.0%	64.1%	1.1%	0.0%	0.0%	0.0%	0.0%	2.0%	0.6%	100%	
2020/21	No.	244	0	20	0	451	23	0	0	0	0	13	0	752	
	%	32.4%	0.0%	2.7%	0.0%	60.0%	3.1%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	100%	
2021/22	No.	861	23	99	0	565	19	0	0	0	0	1	0	1,568	
	%	54.9%	1.5%	6.3%	0.0%	36.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	100%	
Total	No.	3,023	206	191	0	6,237	182	14	0	0	0	157	12	10,023	
	%	30.2%	2.1%	1.9%	0.0%	62.2%	1.8%	0.1%	0.0%	0.0%	0.0%	1.6%	0.1%	100%	

D1.29 As can be seen, in 2021/22 the vast majority of supply (54.9%) was from Local Plan and Core Strategy strategic allocation, with the second highest supply coming from windfall sites (36.0%). 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.

Housing Allocations

D1.30 As well as actual supply, it is also useful to monitor the progress of allocated sites. Core Strategy allocations are listed in Table 21. As can be seen 4 allocations are complete, 5 are under construction, 3 are yet to start work despite approved applications. Delivery is currently as expected with the Council's housing trajectory.

D1.31 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 21. Supply from Core Strategy Allocations as of 31st March 2022

Reference	Site	Expected Supply	Expected Delivery	Status	Planning Reference	Actual Delivery	Actual Supply (To Date)	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter (Warwick House)	1,012	2017/18 & 2022/23+	Phase 1 - Completed	14/03338/FUL, 19/02585/OUT	2017/18	82	930	82 homes at Warwick House (Phase 1) completed. Whole site expected to deliver 638 by 2031. 19/02585/OUT is a hybrid application for a phase of 500 dwellings - 56 of those dwellings have full permission.
SUA.2	South of Alcester Road, Stratford	68	2017/18-2018/19	Completed	15/03408/FUL	2016/17 - 2017/18	0	68	Part of a mixed-use employment & housing allocation
SUA.3	North of Bishopton Lane, Stratford	500	2023/24-2027/28	Under Construction	18/01061/REM & 15/04499/OUT	2020/21-2026/27	136	364	Previously allocation reference SUA.4. Delivery by two national house builders.
ALC.1	North of Allimore Lane (South), Alcester	190	2020/21-2023/24	Permission not started	17/01087/REM & 11/02895/OUT	2024/25-2027/28	0	190	Reserved Matters granted 10 December 2021.
ALC.2	North of Allimore Lane (North), Alcester	160	2019/20 - 2022/23	Under Construction	17/01084/REM & 20/01543/VARY	2021/22-2023/24	71	89	Reserved matters granted 21 March 2019.
SOU.1	West of Banbury Road, Southam	236	2015/16-2021/22	Completed	13/00809/FUL & 18/03182/VARY	As expected	236	0	Completed 2021/2022.
SOU.2	West of Coventry Road, Southam	165	2016/17-2018/19	Completed	14/03407/REM	As expected	165	0	Completed 2018/19.
SOU.3	South of Daventry Road, Southam	535	2018/19-2026/27	Under Construction	17/01930/REM	2018/19-2022/23	508	27	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	109	31	Southern Area = 2,000 homes (15/00976/OUT) granted 14 Dec 17. - 1st phase of Southern Area for 140 homes granted 21 Mar 19 (18/03307/REM). - 2nd phase of Southern Area for 636 homes granted 22 Oct 2019 (19/01649/REM). Northern Area = 1,000 homes (15/04200/OUT) granted 31 March 2020.
				Phase 2a - Under Construction	19/01649/REM & 15/00976/OUT	As expected	157	479	
				Phases 2b - 2e 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	1,000	
LMA	Long Marston Airfield	3,500	2020/21+	Phase 1 - Under Construction	17/03258/REM & 14/03579/OUT	As expected	77	323	400 dwellings granted 14 Mar 19.
				Phase 1b - Outline Permission/No Permission	20/02745/OUT	As expected	0	500	Core Strategy Proposal LMA restricts delivery to 400 homes (i.e. Phase 1) in advance of the SWRR unless additional highway capacity available. Modelling has confirmed this to be the case. SDC is proposing a further phase 1b of 500 homes through the emerging Site Allocations Plan. 500 capacity figure includes 59 units at Airfield House - 20/02745/OUT.
				Phase 2 - No Permission			0	2659	18/01892/OUT pending.

Policy CS.18 - Affordable Housing

D1.32 Affordable housing, as defined by the NPPF³, 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.

D1.33 Table 22. shows affordable housing completions since 2001/02. As can be seen, since 2001/02 3,194 affordable homes have been provided with the vast majority on 'new build' sites. In 2021/22 the overall quantum of affordable homes provided was 495, this is the highest amount of affordable housing completions since monitoring began. This is due to a 75 unit extra-care housing scheme being completed which a considerable number for one scheme in a year. The delays experienced in the pandemic have lessened (although there are still issues with supply chains and labour markets), and some of the larger sites are now delivering. There have also been opportunities for RPs to develop 100% affordable housing schemes which increases the numbers.

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

³ See Annex 2 Glossary of the National Planning Policy Framework (NPPF) available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf.

Table 22. Affordable Housing Completions

Year	Total Requirement	Total Dwellings		Affordable, of which:			New Build as % of All	Affordable as % of Total
		All ⁴	Affordable	New Build	Other ⁵	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	291	291	0	12	27.5%	50.9%
2016/17	894	1,114	263	263	0	0	23.6%	29.4%
2017/18	894	1,293	384	385	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	752	386	385	1	0	51.5%	43.2%
2021/22	894	1,568	495	476	19	15	31.5%	31.5%
Since 2011/12	8,194	10,019	3,204	3,173	33	97	31.77%	37.0%

⁴ All figures from 2006-07 onwards are net. Gross figures are available separately, but only up to 2011-12.

⁵ Includes existing dwelling purchases and purchases under Homebuy schemes. * Schemes are only part funded by SDC.

Policy CS.19 – Housing Mix and Type

Land Type

D1.35 In addition to understanding the source of housing sites, it is useful to monitor the type of land being developed for housing. National planning policy stresses the importance of making the most efficient use of land by re-using land that has been previously developed (i.e. brownfield land). Whilst residential garden land is also 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 23. Net Completions by Land Type

Land Type		Brownfield	Greenfield	Residential Garden Land	Mixed	Total
2011/12	No.	59	77	2	-4	134
	%	44%	57%	1%	-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
	%	24%	65.6%	1.3%	9.6%	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	1,386
	%	24%	68%	3%	5%	100%
2019/20	No.	378	1011	30	39	1,458
	%	26%	69%	2%	3%	100%
2020/21	No.	202	498	8	44	752
	%	27%	66%	1%	6%	100%
2021/22	No.	401	1,127	19	21	1,568
	%	26%	72%	1%	1%	100%
Total	No.	2,817	6,192	288	726	10,023
	%	28.1%	61.8%	2.9%	7.2%	100%

D1.36 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 (61.8%) have been built on greenfield land and this increases to some 64% when residential garden land is included.

D1.37 During 2021/22 most homes (72%) were delivered on greenfield land. The use of brownfield land has remained consistent between the monitoring years.

Land Use

D1.38 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-uses⁶. Figure 18. shows the change from the previous monitoring year.

D1.39 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.

D1.40 In the latest monitoring year 2021/22, most new homes (68%) 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 18%. These comprise not only of mixed sites but can also include amenity land, scrubland or vacant land.

⁶ The 'other' category refers to homes built on sites recorded as being mixed land use, amenity land, scrubland and vacant or unknown land uses.

Table 24. 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%	7.5%	0.0%	12.7%	79.9%	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	1,386
	%	1%	17%	12%	0%	48%	23%	100%
2019/20	No.	12	163	87	11	870	315	1,458
	%	1%	11%	6%	1%	60%	22%	100%
2020/21	No.	1	84	65	-20	479	143	752
	%	0%	11%	9%	-3%	64%	19%	100%
2021/22	No.	9	134	78	1	1,065	281	1,568
	%	1%	9%	5%	0%	68%	18%	100%
Total	No.	118	1,412	1,296	187	5,130	1,880	10,023
	%	1.2%	14.1%	12.9%	1.9%	51.2%	18.8%	100%

Development Type

D1.41 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 25)

D1.42 Table 65 shows net completions in previous years by development type. Since 2011, the majority of development (65.3%) 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 25. Definitions of Type of Development (see Table 26)	
Conversion	Building in existing residential use is converted into additional homes or vice-versa (e.g. sub-division of a large house into flats)
Change of Use from Brownfield	Existing building in non-residential brownfield use is converted to residential (e.g. an office is converted into 2 flats)
Change of Use from Greenfield	Existing building in non-residential greenfield use is converted to residential (e.g. an agricultural barn is converted into a house)
New Build	Construction of new homes on greenfield land, including where an agricultural building may be demolished
Redevelopment	Construction of new homes on brownfield or previously developed land, including where a building may be demolished
Replacement Dwellings	Existing dwelling is replaced by a new dwelling
Replacement Dwellings (Bungalow to House)	Existing bungalow is replaced by a new house
Replacement Dwellings (Mobile Home to House)	Existing mobile home (in lawful use as a residence) is replaced by a 'bricks & mortar' house
Temporary to Permanent	Where a building with temporary consent for use as a dwelling is granted permanent consent for use as a dwelling
Mixed/Other	Where the site comprises a combination of the above types or any other type of development
Demolition	Where a residential dwelling is lost through demolition and not replaced

Table 26: Net Completions by Development Type⁷

Development Type		Conversion	COU from BF	COU from GF	New Build	Redevelopment	Replacement Dwellings	Replacement Dwellings (Bungalow to House)	Replacement Dwellings (Mobile Home to House)	Temporary to Permanent	Mixed / Other	Demolition	Total
2011/12	No.	1	0	2	73	47	6	4	0	0	3	-2	134
	%	0.7%	0.0%	1.5%	54.5%	35.1%	4.5%	3.0%	0.0%	0.0%	2.2%	-1.5%	100%
2012/13	No.	19	10	14	87	148	17	-2	0	0	0	1	294
	%	6.5%	3.4%	4.8%	29.6%	50.3%	5.8%	-0.7%	0.0%	0.0%	0.0%	0.3%	100%
2013/14	No.	12	30	3	186	104	5	-2	0	0	7	0	345
	%	3.5%	8.7%	0.9%	53.9%	30.1%	1.4%	-0.6%	0.0%	0.0%	2.0%	0.0%	100%
2014/15	No.	34	41	7	248	303	-2	-1	2	0	1	-2	631
	%	5.4%	6.5%	1.1%	39.3%	48.0%	-0.3%	-0.2%	0.3%	0.0%	0.2%	-0.3%	100%
2015/16	No.	31	37	19	619	287	2	0	1	31	28	-7	1,048
	%	3.0%	3.5%	1.8%	59.1%	27.4%	0.2%	0.0%	0.1%	3.0%	2.7%	-0.7%	100%
2016/17	No.	14	73	27	690	278	0	2	1	0	32	-3	1,114
	%	1.3%	6.6%	2.4%	61.9%	25.0%	0.0%	0.2%	0.1%	0.0%	2.9%	-0.3%	100%
2017/18	No.	6	53	23	694	468	0	2	2	5	43	-3	1,293
	%	0.5%	4.1%	1.8%	53.7%	36.2%	0.0%	0.2%	0.2%	0.4%	3.3%	-0.2%	100%
2018/19	No.	4	85	17	952	279	-6	-4	-1	5	55	0	1,386
	%	0.3%	6.1%	1.2%	68.7%	20.1%	-0.4%	-0.3%	-0.1%	0.4%	4.0%	0.0%	100%
2019/20	No.	5	41	35	1,116	248	7	8	0	1	-1	-2	1,458
	%	0.3%	2.8%	2.4%	76.5%	17.0%	0.5%	0.5%	0.0%	0.1%	-0.1%	-0.1%	100%
2020/21	No.	7	26	27	547	163	1	-2	0	-18	3	-2	752
	%	0.9%	3.5%	3.6%	72.7%	21.7%	0.1%	-0.3%	0.0%	-2.4%	0.4%	-0.3%	100%
2021/22	No.	0	33	28	1,335	173	-2	0	0	0	4	-3	1,568
	%	0.0%	2.1%	1.8%	85.1%	11.0%	-0.1%	0.0%	0.0%	0.0%	0.3%	-0.2%	100%
Total	No.	133	429	202	6,547	2,498	28	5	5	24	175	-23	10,023
	%	1.3%	4.3%	2.0%	65.3%	24.9%	0.3%	0.0%	0.0%	0.2%	1.7%	-0.2%	100%

⁷ 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

D1.43 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).

D1.44 Table 27 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 (41.2%) of development has been on 'super-sized' sites. The quantum of development on small, medium and large sites are 12.4%, 16.7% and 29.7% respectively.

Table 27. Net Completions by Site Size

Size of Site		Small (1-4 Homes)	Medium (5-30 Homes)	Large (31-99 Homes)	Super (100+ Homes)	Total
2011/12	No.	24	13	97	0	134
	%	17.9%	9.7%	72.4%	0.0%	100%
2012/13	No.	53	80	128	33	294
	%	18.0%	27.2%	43.5%	11.2%	100%
2013/14	No.	69	96	62	118	345
	%	20.0%	27.8%	18.0%	34.2%	100%
2014/15	No.	119	144	57	311	631
	%	18.9%	22.8%	9.0%	49.3%	100%
2015/16	No.	137	188	384	339	1,048
	%	13.1%	17.9%	36.6%	32.3%	100%
2016/17	No.	152	219	447	296	1,114
	%	13.6%	19.7%	40.1%	26.6%	100%
2017/18	No.	138	270	555	330	1,293
	%	10.7%	20.9%	42.9%	25.5%	100%
2018/19	No.	125	223	435	603	1,386
	%	9.0%	16.1%	31.4%	43.5%	100%
2019/20	No.	190	225	422	621	1,458
	%	13.0%	15.4%	28.9%	42.6%	100%
2020/21	No.	118	66	104	464	752
	%	15.7%	8.8%	13.8%	61.7%	100%
2021/22	No.	118	150	287	1,013	1,568
	%	7.5%	9.6%	18.3%	64.6%	100.0%
Total	No.	1,243	1,674	2,978	4,128	10,023
	%	12.4%	16.7%	29.7%	41.2%	100%

Size Mix

D1.45 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 28):

Table 28. Preferred size mix

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

D1.46 Table 29 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.

Table 29. Housing Size Mix (Schemes of 5+ Homes)

Plan Year		1 Bed	2 Bed	3 Bed	4+ Bed	Unknown	Total
2011/12	No.	7	42	33	23	11	116
	%	6.0%	36.2%	28.4%	19.8%	9.5%	100.0%
2012/13	No.	17	81	78	49	12	237
	%	7.2%	34.2%	32.9%	20.7%	5.1%	100.0%
2013/14	No.	13	105	89	53	16	276
	%	4.7%	38.0%	32.2%	19.2%	5.8%	100.0%
2014/15	No.	5	191	130	176	2	504
	%	1.0%	37.9%	25.8%	34.9%	0.4%	100.0%
2015/16	No.	32	165	358	282	72	909
	%	3.5%	18.2%	39.4%	31.0%	7.9%	100.0%
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
	%	11.1%	34.1%	24.0%	26.8%	4.1%	100.0%
2018/19	No.	97	409	436	318	33	1293
	%	7.50%	31.60%	33.7%	24.60%	2.60%	100%
2019/20	No.	106	405	443	257	1	1212
	%	8.7%	33.4%	36.6%	21.2%	0.1%	100.0%
2020/21	No.	47	220	198	120	62	647
	%	7.3%	34.0%	30.6%	18.5%	9.6%	100.0%
2021/22	No.	104	506	537	259	57	1463
	%	7.1%	34.6%	36.7%	17.7%	3.9%	100.0%
All Years	No.	596	2702	2810	2048	375	8531
	%	7.0%	31.7%	32.9%	24.0%	4.4%	100.0%

Policy CS.20 – Existing Housing Stock and Buildings

Empty Homes

D1.47 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.

D1.48 During 2021/22 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 30. 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
2021/22	27

Loss of dwellings to other uses

D1.49 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.

Self and Custom Housebuilding

D1.50 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.

D1.51 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. These are then

validated and entered manually onto the register with the people registering being notified of their registration number.

D1.52 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.

D1.53 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 31. 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	30-Oct-22
	173	0	0	22	50	47	54	50
Period 1 (2016-2018)				22				
Period 2 (2017-2019)					72			
Period 3 (2018-2020)						119		
Period 4 (2019-2021)							151	
Period 5 (2020-2022)								223

D1.54 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 2022 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 32. 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	30-Oct-22
	225	37	51	19	37	18	63	72
Registrations removed	5	2	2	1	0	0	0	0
Period 1 (2016-2018)				107				
Period 2 (2017-2019)					107			
Period 3 (2018-2020)						74		
Period 4 (2019-2021)							118	
Period 5 (2020 -2022)								153

D1.5 Table 33 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 33. Detailed breakdown of information within the District Council’s Self and Custom Build register

Popular Settlements	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
Alcester	62	3	10	8	5	6	18	12
Avon Dassett	6	0	0	0	6	0	0	0
Bidford	54	4	9	8	4	3	14	12
Ettington	6	2	0	0	1	1	0	2
Gaydon	3	0	0	0	0	0	1	2
Great Alne	1	1	0	0	0	0	0	0
Harbury	11	1	1	0	2	0	4	3
Kineton	72	8	6	3	7	6	19	23
Lighthorne	2	0	0	0	0	0	2	0
Napton	4	0	1	2	1	0	2	0
Shipston	41	8	5	5	9	5	9	0
Southam	95	13	20	6	6	2	23	25
Stockton	21	0	6	0	1	0	0	14
Stratford-upon-Avon	104	22	16	10	16	11	29	0
Studley	71	1	5	2	3	3	13	44
Tanworth	14	2	2	0	0	0	3	7
Temple Grafton	3	1	0	1	0	0	1	0
Tiddington	2	2	0	0	0	0	0	0

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Popular Settlements	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
Wellesbourne	72	10	7	5	7	5	20	18
Wilmcote	3	3	0	0	0	0	0	0
Wootton Wawen	4	0	0	0	1	0	1	2
Development types	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
Freestanding	195	35	35	18	31	18	58	63
Small	143	25	34	13	26	9	36	40
Within	27	8	1	1	6	3	8	7
Property Types	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
House	183	36	47	19	32	11	38	56
Bungalow	67	10	13	11	10	7	16	24
Semi	21	3	4	1	6	0	7	1
Terraced	11	3	1	0	4	0	3	0
Number of Bedrooms	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
1	2	2	0	0	0	0	0	0
2	24	7	2	1	4	2	8	3
3	61	8	13	5	8	4	23	27
4	69	6	13	7	7	4	32	48
5 +	30	6	2	4	3	1	14	21
Connections to the District	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22
Live	144	28	33	12	24	11	36	45
Work	82	22	23	9	16	7	25	9
Family	76	17	21	11	15	2	10	5
None	24	1	5	1	3	2	12	5

Policy CS.21 – Gypsies and Travellers and Travelling Showpeople

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

D1.57 Table 34 shows that there were no additional Gypsy and Traveller pitches granted permanent permission in the monitoring year and Table 38 shows the net additional pitches since the start of the plan period in 2011.

Table 34. Additional Permanent Gypsy and Traveller Pitches permitted 2021/22

Site	Planning Reference	Supply 2021/22	Site Total
n/a	21/01450/FUL	2	2

D1.58 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 35 shows that 2 additional temporary pitches were granted in the 2021/22 monitoring year. Please note: pitches with temporary consent do not count towards meeting the requirement for the plan period.

Table 35. Additional Temporary Gypsy and Traveller Pitches 2021/22

Site	Planning Reference	Supply 2021/22	Site Total
n/a	n/a	0	0

D1.59 Table 36 shows that no additional transit sites were granted permission in 2021/22

Table 36. Gypsy and Traveller Transit Sites granted permission in 2021/22

Site	Planning Reference	Supply 2021/22	Site Total
n/a	n/a	0	0

D1.60 Table 37 shows that no additional Travelling Showpeople plots were granted in 2021/22.

Table 37. Travelling Showpeople Plots granted permission in 2021/22

Site	Planning Reference	Supply 2021/22	Site Total
n/a	n/a	0	0

Table 38. Additional Permanent Gypsy and Traveller Pitches since 2011/12

Site	Planning Reference	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	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	18/00777/FUL	2	1				5	6					14	14	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
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.
Dunroaming Stable, Gospel	17/01156/VARY 19/01025/FUL							1		1			2	2	Permanent personal permission granted for 2 pitches.
Dunromin, Mill Lane, Broom, Alcester, B50 4HS	21/01450/FUL											2	2	2	Permanent personal permission granted for 2 pitches.
Total		6	1	8	17	6	10	1	6	1	0	2	54	84	

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 2021/22

D2.2 In 2021/22 a total of 3.2 hectares (ha) of employment land have been granted planning permission for Class B employment uses in the District.

Commentary on Employment Land Provision at 31 March 2022

D2.3 The overall position is that 255.4 hectares of land has been allocated through the core strategy and planning permissions 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 76.5ha of sites in the District with planning permission from 2011 including both allocated and unallocated sites. Of this, 76.5, 62.0 hectares have been built and 1.7 hectares are under construction. A further 12.8 hectares have outline permission or have not been started.

D2.8 There have also been a number of sites lost from Class B uses since 2011. This comprises a total of 46.7 hectares since 2011.

D2.9 In total, the council have a net gain of 209 hectares since 2011.

Employment Land Supply

Table 38. Employment Land Provision – Summary

	Completions	Commitments		Remaining Supply		
Source	Built (2011-2021)	Full planning consent - Not Started	Full planning consent - Under construction	Outline Permission	Allocated Sites without outline permission	Total for Source
Allocations						
For Stratford-on-Avon District	1.1	1.0	0.0	33.7	28.9	64.7
For Jaguar Land Rover at GLH	0.0	0.0	0.0	0	100	100.0
For Aston Martin Lagonda at GLH	0.0	0.0	0.0	0	4.5	4.5
For Redditch	7.0	0.0	0.0	12.0	0.0	19.0
<i>Allocations Total</i>	<i>8.1</i>	<i>1.0</i>	<i>0.0</i>	<i>45.7</i>	<i>133.4</i>	<i>188.2</i>
Unallocated Sites						
Unallocated Sites - Gains	62.0	3.5	1.7	0.0	0.0	67.2
Unallocated Sites - Losses	-41.6	-5.5	-0.2	0.0	0.0	-47.3
<i>Unallocated Sites (Overall Balance)</i>	<i>20.5</i>	<i>-2.0</i>	<i>1.5</i>	<i>0.0</i>	<i>0.0</i>	<i>20.0</i>
Total (Allocations total + Unallocated Sites Overall Balance)	28.6	-1.0	1.5	45.7	133.4	208.2

Table 39. Employment Land Provision – Core Strategy Allocations

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
CORE STRATEGY ALLOCATIONS														
<i>For Stratford on-Avon District</i>														
Stratford - Canal Quarter RZ	SUA.1	2.0	2.0	B1	150	2.0			2.0					Core Strategy Allocation suggested 9000sqm of B1. However, hybrid application 19/02585/OUT for first phase approved flexible floorspace with majority expected not to be B1. Application condition for a minimum of 150sqm B1 floorspace to be achieved across whole development.
Stratford - South of Alcester Road	SUA.2	23.0	9.6	B8/B1	4300			23.0		23.0				Hybrid application - full planning for access and engineering operations, outline for B uses, retail and car showrooms. Net figure and floorspace based on illustrative masterplan.
Atherstone Airfield	SUA.4	19.0	10.0	B1c/B2/B8				19.0	19.0					
Alcester - North of Arden Road	ALC.3	11.0	7.6	B1/B2/B8				11.0		8.9	1.0		1.1	Approx 15 units expected to be developed. Phased to be delivered as demand emerges.19/01193/REM for 2 units (11 + 11B) completed 20/21 (1.1 ha). Unit 10 has permission under 21/03337/REM (1ha).
Southam - West of Banbury Road	SOU.1	1.6	1.6	B1/B2/B8				1.6		1.6				Outline permission 17/03753/OUT.
Gaydon/Lighthorne Heath	GLH	0.1	0.1	B1	1000			0.1		0.1				Outline approval 15/00976/OUT includes village centre with estimated 1000sqm B1.
Long Marston Airfield	LMA	8.0	8.0	B1					7.9	0.1				LMA 400 (14/03579/OUT) proposed 4000sqm employment hub. As per 17/03258/REM (adjacent area) and pending 20/00606/REM, current model joint community hub/employment concept with 400sqm indicative B1. Nominal 0.1ha for the purposes of this table.
Total for Stratford-on-Avon District		64.7	38.9			2.0	8.0	54.7	28.9	33.7	1.0	0.0	1.1	
<i>For JLR and AML at Gaydon/Lighthorne Heath</i>														
For Jaguar Land Rover (JLR)	GLH	100.0	100.0	B1				100.0	100					South end GLH - JLR expansion.
For Aston Martin Lagonda (AML)	GLH	4.5	4.5	B1				4.5	4.5					West of L Heath - AML expansion.
Total for JLR and AML at Gaydon/Lighthorne Heath		104.5	104.5			0.0	0.0	104.5	104.5	0.0	0.0	0.0	0.0	
<i>Core Strategy Allocations to meet the needs of Redditch</i>														
Winyates Green Triangle	REDD.1	12.0	8.0	B1/B2/B8				12.0		12.0				17/01847/OUT - Outline Permission.
Gorcott Hill	REDD.2	7.0	4.0	B1/B2/B8	57719			7.0					7.0	
Total Allocations to meet the needs of Redditch		19.0	12.0			0.0	0.0	19.0	0.0	12.0	0.0	0.0	7.0	

Table 40. Employment Land Provision – Sites with Planning Permission

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
GAINS ON UNALLOCATED SITES														
Alcester - Tything Road West		0.3	0.3	B2	567	0.3					0.3			Eddystone Broadcast Ltd. Erection of side and rear extensions and revised car parking layout.
Bearley - Birmingham Road		1.0	0.5	B1c	689		1.0				1.0			College Farm. Still in use as agricultural buildings.
Bidford - 3b Waterloo Road		0.2	0.2	B8	351		0.2				0.2			Adj to retail.
Bidford - Waterloo Industrial Estate		0.1	0.1	B2	548	0.1					0.1			BBS.
Bishops Itchington - Ladbroke Road		0.1	0.1	B8/B1	350			0.1			0.1			
Claverdon - Claverdon Hall Farm		0.1	0.1	B1	293			0.1			0.1			
Coughton - Mill Industrial Park		0.1	0.1	B2	609	0.1					0.1			
Idlicote - Old Dyke Buildings		0.1	0.1	B1c	270			0.1			0.1			
Kineton - Pittern Hill		0.8	0.8	E(g)	2085		0.8				0.8			
Kineton - Pittern Hill		0.1	0.1	E(g)	500		0.1				0.1			
Redhill - Adj. Stag Barn		0.1	0.1	B8	311		0.1				0.1			
Shotteswell Airfield		0.1	0.1	B8	990	0.1					0.1			
Stratford - Masons Road		0.2	0.2	B2/B1a	505	0.2					0.2			
Umberslade - Pound House Lane		0.2	0.2	B1a	375	0.2					0.2			Umberslade Business Centre.
Walton - The Yard		0.1	0.1	B1a	300	0.1					0.1			Loss of 540sqm of B1c and gain of 300sqm of B1a. Not started 21/22.
Wythall - Alcester Road		0.1	0.1	B8/B1	250		0.1				0.1			Not started 21/22. From public house. 19/02629/FUL approx 250sqm gain. Site reconfiguration under 21/01672/FUL has negligible impact on overall balance.
Ashorne - Harwoods House		0.2	0.2	B1a	810		0.2					0.2		Under Construction since 2016. Some buildings complete and occupied. Others not started. Car park not started.
Clifford Chambers - Campden Road		0.5	0.5	B1/B2	840		0.5					0.5		Stalled. Extant because of demolition.
Long Marston - Station Road		0.2	0.2	B2	430	0.2						0.2		Under Construction 21/22. PDK Holdings
Moreton Morrell - Fosse Way		0.1	0.1	B8	255	0.1						0.1		Under Construction 21/22. Gates locked, no access. However, initial site works evident in area where building is to be located.
Napton - Clearwater Business Park		0.1	0.1	B2	1155	0.1						0.1		Construction started 20/21 - Almost complete externally (no windows or doors). No internal fit-out.
Priors Marston, Harwick Road		0.2	0.2	B8	450	0.2						0.2		Under Construction 21/22.
Shipston - Tilemans Lane		0.1	0.1	B1c	380	0.1						0.1		Under Construction 20/21. Foundations on site. Building materials on site. No building work above ground.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Southam - Coventry Road		0.1	0.1	B1/B8	275			0.1				0.1		Green Acres. Under Construction 21/22.
Stockton - Rugby Road		0.1	0.1	B1a	382	0.1						0.1		Under Construction 21/22.
Stratford - Site Rear Of, 25 Arden Street		0.1	0.1	B1a	338		0.1					0.1		Construction started 20/21. Material commencement through demolition.
Alcester - Arden Road		0.5	0.5	B1	1890			0.5					0.5	Springfield Business Park. Completed Nov 2015.
Alcester - Tything Road East		0.6	0.6	B2	980	0.6							0.6	Not started 21/22.
Alderminster, Barton Farm		0.8	0.1	B1/B8	565			0.8					0.8	Complete 20/21.
Alderminster - Goldicote		0.2	0.2	B1/B2/B8			0.2						0.2	
Alderminster- Ettington Park		0.1	0.1	B1c	452	0.1							0.1	Complete 18/19.
Atherstone Airfield		0.5	0.5	B2/B8	2600		0.5						0.5	Complete 17/18. Arable Crop Marketing. 16/03654/VARY reduction in sqm.
Atherstone Airfield		3.0	3.0	B2	3170		3.0						3.0	Complete 17/18. Arable Crop Marketing.
Bidford - Waterloo Road		0.1	0.1	B	537	0.1							0.1	R S Brookhouse Engineering. This relates to an application granted permission in 1981 for 3 nursery buildings, one was constructed and this application is for a lawful consent for other two to be constructed. Complete 21/22.
Billesley Manor Farm, Billesley		0.1	0.1	B1/B8	485		0.1						0.1	Complete 21/22.
Brailes - Winderton Road		0.1	0.1	B2	1269	0.1							0.1	Complete 21/22.
Brailes - Brailes Industrial Estate		0.4	0.4	B2	485	0.4							0.4	Not started 21/22.
Chesterton - Fosse Way		0.2	0.2	B1c			0.2						0.2	
Claverdon - Station Road		0.2	0.2	B8			0.2						0.2	
Clifford Chambers - Clifford Lane		0.1	0.1	B1c	600		0.1						0.1	Complete 17/18. Clifford Park Business Centre - CK Fires Ltd.
Clifford Chambers - Clifford Lane		0.1	0.1	B1c	300		0.1						0.1	Complete 17/18. Clifford Park Business Centre - vehicle workshop.
Clifford Chambers - Campden Road		0.1	0.1	B8	460		0.1						0.1	Complete 16/17. Willicote Farm.
Clifford Chambers - Campden Road		0.1	0.1	B8	270		0.1						0.1	Complete 16/17. Willicote Farm.
Clifford Chambers - Campden Road		0.2	0.2	B1/B2/B8	920		0.2						0.2	Complete 18/19. Stratford Agri Park + A1.
Clifford Chambers- Campden Road		0.2	0.2	B8	294		0.2						0.2	Complete 18/19.
Dodwell - Unit 7, Dodwell Trading Estate		0.1	0.1	B1a	513	0.1							0.1	Completed 21/22.
Fenny Compton - Northend Road		0.1	0.1	B2	548			0.1					0.1	Complete 19/20. Manor Farm.
Fenny Compton - Station Road		0.2	0.2	B1c	570	0.2							0.2	Complete 21/22.
Fenny Compton - Wharf Road		0.2	0.2	B1c	560	0.2							0.2	Wharf Road Business Park. Completed 20/21.
Forshaw Heath - Poplars Farm		0.7	0.7	B1c/B8	2200			0.7					0.7	
Gaydon - Banbury Road AML		0.2	0.2	B2	680	0.2							0.2	Complete 18/19.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Gaydon - Kineton Road		1.0	1.0	B2	420		1.0						1.0	Complete 17/18. Gaydon Farm - Ellis Machinery.
Gaydon Proving Ground		5.5	5.5	B1	56700	5.5							5.5	Complete 18/19. JLR Gaydon Triangle Site 1 redevelopment
Gaydon Proving Ground		1.7	1.7	B1	32950	1.7							1.7	JLR Site 3 redevelopment. Complete 20/21.
Gaydon Proving Ground		0.4	0.4	B1	3650	0.4							0.4	18/19 Complete. 2 story extension to DMO building.
Gaydon Proving Ground		0.2	0.2	B1b	2920	0.2							0.2	Complete 18/19. Southern Design Studio GDEC.
Gaydon Proving Ground		5.5	2.5	B1/B2/B8	21480	5.5							5.5	Various permissions. Complete 18/19.
Great Alne - Upper Sernal Farm		0.3	0.3	B2				0.3					0.3	
Halford - Fosse Way		0.2	0.2	B1c			0.2						0.2	
Harbury - Bull Ring Farm		0.2	0.2	B1c	830		0.2						0.2	
Harbury - Churchlands Farm		0.2	0.2	B1c/B2	750		0.2						0.2	Complete 19/20.
Haselor- Lower Barn		1.1	1.1	B8	280	1.1							1.1	Complete 19/20.
Ilmington - Caley Fields Farm		0.4	0.4	B8				0.4					0.4	
Kineton - Warwick Road		0.9	0.9	B1	1649	0.9							0.9	Complete 20/21.
Kings Coughton - Mill Ind. Park		0.2	0.2	B2	1210	0.2							0.2	Greenmech. Complete 19/20.
Kinwarton - Kinwarton Farm Road		0.2	0.2	B2/B8	340	0.2							0.2	Complete 18/19. Unit 30.
Lighthorne - Banbury Road		0.2	0.2	B1c			0.2						0.2	
Lighthorne Rough		0.3	0.3	B8			0.3						0.3	
Long Compton - The Woodlands		0.1	0.1	B8	1080			0.1					0.1	Complete 20/21.
Long Compton - Old Road		0.1	0.1	B1/B2	605	0.1							0.1	Crop Driers Limited. Complete 20/21.
Long Marston - Springfield Farm		0.4	0.4	B1/B8	1120		0.4						0.4	
Long Marston - Station Road		0.5	0.1	B2	520		0.5						0.5	Birds Recycling Solutions.
Lower Tysoe - Orchard Farm		0.5	0.5	B1c	1670	0.5							0.5	Complete 18/19. Orchard Farm Nursery.
Napton - Brickyard Road		0.1	0.1	B1/B8	290		0.1						0.1	The Grainstore, likely completed 17/18.
Napton - Danils Hill Farm		0.1	0.1	B2	505			0.1					0.1	Complete 21/22.
Newbold on Stour - Hands Farm		0.1	0.1	B8	446			0.1					0.1	Complete 21/22.
Newbold-on-Stour - Hands Farm		0.1	0.1	B8	360	0.1							0.1	Complete 21/22.
Oxhill - Windmill Farm		0.1	0.1	B8	558	0.1							0.1	Complete 21/22.
Oxhill - Windmill Farm		0.1	0.1	B8	400	0.1							0.1	Complete 21/22.
Salford Priors - Station Road		1.0	0.1	B1a	340		1.0						1.0	Completed 17/18. Alamo Group Europe Ltd.
Sambourne - Jill Lane		0.2	0.2	B8	250	0.2							0.2	Autonational Ltd - Troy Industrial Estate. Complete 20/21.
Shipston - Darlingscote Road		0.2	0.2	B2/B8	440	0.2							0.2	Shipston Industrial Estate - Holdsworth Windows. Complete 19/20.
Shipston - Tilemans Lane		3.2	3.2	B1/B2/B8				3.2					3.2	Various permissions. Shipston Business Village. 2006 LP - SHIP.B Completed 18/19.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Shipston - Tilemans Lane		0.1	0.1	B1c	220	0.1							0.1	Completed 2011/12. Tilemans Park completed 11/12.
Southam - Holywell Business Park		2.4	2.4	B1/B2/B8	3400			2.4					2.4	Adjacent to the Court. Complete 20/21.
Southam - Northfield Road		0.2	0.2	B1c	1000		0.2						0.2	Wandfluh. Complete 20/21.
Southam - Welsh Road East		2.1	2.1	B1/B2			2.1						2.1	Complete 18/19. Insight Park.
Southam - Welsh Road East		0.2	0.2	B1c	890	0.2							0.2	Complete 18/19. Clearwater Business Park. Extension to Unit 4.
Southam - Welsh Road East		0.6	0.6	B1a/B8	3440			0.6					0.6	Complete 17/18. Holt Farm.
Southam- Kineton Road		0.1	0.1	B8	324	0.1							0.1	Complete 18/19.
Stockton - Rugby Road		0.2	0.2	B1c	810	0.2							0.2	Blue Lias Industrial Estate. Complete 20/21.
Stratford - Masons Road		0.4	0.4	B2	970	0.4							0.4	Tappex Ltd. Complete 19/20.
Stratford - Maybrook Industrial Estate		0.1	0.1	B2	418	0.1							0.1	Unit 1. Complete 20/21.
Stratford - The Ridgeway		2.4	2.4	B1/B2/B8	4270			2.4					2.4	Retrospective. Cadle Pool Farm. Complete 19/20.
Stratford - Timothy's Bridge Road		0.2	0.2	B1b	1260		0.2						0.2	Thomas Jacks Ltd, Unit B2, The Bridge Business Centre. Complete 19/20.
Stratford - Waterside		0.2	0.2	B1a/B1c	710	0.2							0.2	Under construction 18/19. RSC Costume Workshops. Complete 20/21.
Stratford - Drayton Manor Farm		0.2	0.2	B1a	520	0.2							0.2	Unit 11. Gain of B1a, however loss of B1b. Complete 20/21 .
Stratford- Alcester road		6.9	5.7	B1/B2/B8	20371	6.9							6.9	Complete 18/19.
Stratford- Chapel Lane		0.2	0.2	B1	1542	0.2							0.2	Complete 20/21.
Stratford - The Ridgeway		0.8	0.1	B2	416	0.8							0.8	Complete 21/22.
Stratford- Banbury Road		0.1	0.1	B8	360			0.1					0.1	Complete 21/22.
Sutton-under-Brailes - Furrow Farm		0.1	0.1	B8	418			0.1					0.1	Complete 20/21.
Studley - Birmingham Road		0.2	0.2	B2	1600	0.2							0.2	Arrow Works, Ricor Ltd. Complete 19/20.
Studley - Icknield Street Drive		0.2	0.2	B8	470		0.2						0.2	Washford Farm. Complete 19/20.
Studley - The Slough		0.2	0.2	B8	1686	0.2							0.2	Complete 21/22. Allelys Ltd.
Tanworth-in-Arden - Broad Lane		0.3	0.3	B8	1030			0.3					0.3	
Tysoe - Orchard Farm Nursery		0.5	0.5	B1c	576	0.5							0.5	Complete 21/22.
Ufton - Southam Road		0.9	0.9	B2	1200		0.9						0.9	
Ullenhall - Oldberrow Manor		0.1	0.1	B8	494			0.1					0.1	Complete 21/22.
Welford - Rainbow Nurseries		0.3	0.3	B1c	645		0.3						0.3	CoU from horticultural to commercial vehicle repairs. Complete 19/20.
Wellesbourne - Fletchers Way		0.1	0.1	B8	375	0.1							0.1	Amethyst House. Complete 20/21.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Wellesbourne - Loxley Road		2.6	2.6	B1/B2/B8	39407	2.6							2.6	Seven units in total - Unit 1 under hybrid app 13/00510/OUT, Unit 2 under 16/00935/FUL, 15/04258/FUL, Unit 3 + 4 under 15/04258/REM, Unit 5 + 6 under 14/00598/REM, Unit 7 under 15/03464/FUL. All development completed by 17/18. Total GIA of units 77,179sqm but 37,772sqm also lost by demolition
Wellesbourne - Stratford Road		2.3	1.5	B8/B1a	1440			2.3					2.3	Complete 19/20 - Wixey Transport.
Wellesbourne- Loxley Road		2.1	2.1	B2	8731	2.1							2.1	Complete 18/19.
Wixford - Lodge Farm		0.3	0.3	B2			0.3						0.3	
GAINS ON UNALLOCATED SITES		67.4	59.2			36.0	16.4	15.0	0.0	0.0	3.7	1.7	62.0	

Table 41. Employment Land Provision – Net Losses

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
LOSSES ON UNALLOCATED SITES														
Shipston - Campden Road		-0.2	-0.2	B1	-930		-0.2				-0.2			Norgren. Loss of 0.2ha to housing. Not started 21/22.
Stratford - Arden Street		-0.2	-0.2	B1a	-2319		-0.2				-0.2			To housing. Apex House - 21 apartments. Not started 21/22.
Stratford - Birmingham Road		-0.3	-0.3	B8	-3022		-0.3				-0.3			Elizabeth Place, Conrad House and 45 Wellington Terrace. Not started 21/22.
Studley - Greenhill Farm		-0.1	-0.1	B1a	-345		-0.1				-0.1			Not started 21/22.
Stratford - Warwick Road		-1.0	-1.0	B1c/B8	-1693		-1.0				-1.0			The Potting Shed Compound. To housing. Not started 21/22.
Walton - The Yard		-0.1	-0.1	B1c	-540		-0.1				-0.1			Loss of 540sqm of B1c and gain of 300sqm of B1a. Not started 21/22.
Welford - Duck Lane		-3.0	-2.1	B8	-11416		-3.0				-3.0			To housing and ecological area. Orchard Nurseries. Not started 21/22.
Sambourne - Jill Lane		-0.1	-0.1	B1	-470		-0.1					-0.1		To educational use. May have been material start 21/22.
Stratford - Ingon Lane		-0.1	-0.1	B8	-250		-0.1					-0.1		To housing. Grange Meadow Block 2. Under construction 21/22.
Bearley - Snitterfield Road		-0.1	-0.1		-300	-0.1							-0.1	Complete 21/22
Beoley - Gorcott Hill		-0.1	-0.1	B1	-350		-0.1						-0.1	To housing. Upper Skilts Farm, Coach House. Flats completed 17-18.
Bidford - Waterloo Road		-0.1	-0.1	B2	-320		-0.1						-0.1	To D2 gym and fitness centre. Unit 6, Waterloo Industrial Estate. Complete 19/20.
Bidford - No 7 Waterloo Park		-0.1	-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. Complete 19/20.
Broom - High Street		-0.2	-0.2	B1a	-1300		-0.2						-0.2	To housing, office demolished. River House. Office demolished 17/18.
Clifford Chambers - Clifford Road		-0.1	-0.1	B1	-325		-0.1						-0.1	To housing (flats). Unit 3 Clifford Mill. Complete 18/19.
Earlwood - Poolhead Lane		-0.2	-0.2	B1/B8			-0.2						-0.2	
Fenny Compton - Station Works (Phase 1)		-4.2	-4.2	B2/B8	-11742		-4.2						-4.2	17/03277/REM - Phase 1. Units demolished under 17/03602/FUL.
Fenny Compton - Station Works (Phase 2)		-1.0	-1.0	B2/B8			-1.0						-1.0	20/02701/REM - Phase 2. Units demolished under 17/03602/FUL.
Gaydon Proving Ground		-0.1	-0.1	B8	-600	-0.1							-0.1	Loss as past of 17/02544/FUL (see gains table).
Great Alne - Maudslay Works		-7.0	-7.0	B2			-7.0						-7.0	To care village. Loss 18/19.
Henley-in-Arden - High Street		-0.1	-0.1	B1c	-465		-0.1						-0.1	F Goldsmith & Co Ltd. Demolition of existing factory and office. Complete 21/22.
Iron Cross - Burleigh House		-0.2	-0.2	B1a	-450		-0.2						-0.2	To housing. Completed 16/17
Kinwarton - Kinwarton Farm Rd		-0.3	-0.3	B1/B2/B8	-3420		-0.3						-0.3	To mixed use A1/3/5/B1/2/8/SG, Serco Tools. Complete 19/20.
Outhill - Henley Road		-0.3	-0.3	B1c	-720		-0.3						-0.3	To housing. Rose Cottage workshops. Houses Completed 17-18.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Oxhill - Windmill Farm		-0.2	-0.2	B8	-800		-0.2						-0.2	To retail- lost 18/19. Windmill Farm-buildings for plan never built however use was changed to retail.
Pathlow - Featherbed Lane		-0.2	-0.2	B1c	-410		-0.2						-0.2	To D2 leisure. Training Shed. Complete 19/20.
Quinton - Meon Vale		-0.1	-0.1	B1a	-250		-0.1						-0.1	Complete 18/19.
Quinton - Long Marston Depot		-0.3	-0.3	B8	-2000		-0.3						-0.3	Demolished 16/17. Long Marston Storage Depot.
Sambourne - Jill Lane		-0.2	-0.2	B1a	-660		-0.2						-0.2	To housing. Chestnut Farm. Office use lost 17/18.
Shipston - Campden Road		-5.4	-4.2	B2			-5.4						-5.4	To housing. Industrial buildings demolished. Norgren
Shipston - Church Street		-0.1	-0.1	B1a	-250		-0.1						-0.1	To housing. The Assembly Rooms. Houses Completed 17-18.
Shipston - Tilemans Lane		-1.0	-0.6	B1			-1.0						-1.0	To housing. 2006 LP - SHIP.C Former Workhouse converted to offices. Complete 19/20.
Shipston - Tilemans Lane		-0.7	-0.7	B2	-2400		-0.7						-0.7	To care home C2. Complete 18/19.
Snitterfield - Kings Lane		-1.2	-0.6	B1c/B8	-730		-1.2						-1.2	To retail/restaurant/craft. Complete 18/19.
Southam- Kinton Road		-0.4	-0.4	B1	-3530		-0.4						-0.4	To A1 - complete 18/19.
Stratford - Aintree Road		-0.2	-0.2	B1a			-0.2						-0.2	To dental surgery.
Stratford - Alcester Road		-0.2	-0.2	B1	-600		-0.2						-0.2	To day care for disabled adults D1. New Crown Buildings, Avon Support. Completed 17-18.
Stratford - Birmingham Road		-0.5	-0.5	B1a			-0.5						-0.5	To housing.
Stratford - Birmingham Road		-0.6	-0.6	B8			-0.6						-0.6	To housing, retail, care home. NC Joseph. Site complete 14/15 according to housing monitoring.
Stratford - Birmingham Road		-0.1	-0.1	B1a	-250		-0.1						-0.1	To housing. Porton House. Complete 18/19.
Stratford - Birmingham Road		-0.4	-0.4	B1a	-2525		-0.4						-0.4	To housing. Fordham House. Completed 17/18.
Stratford - Grove Road		-0.1	-0.1	B1a	-850		-0.1						-0.1	To hotel. Completed 17/18.
Stratford - Ingon Lane		-0.1	-0.1	B8	-500		-0.1						-0.1	To housing. Grange Meadow Block 1. Complete 18/19.
Stratford - Masons Road		-0.2	-0.2	B1	-480		-0.2						-0.2	To community facility D1. Foundation House, Stratford Town Trust. Completed 17-18.
Stratford - Scholars Lane		-0.2	-0.2	B1a	-1830		-0.2						-0.2	To care home C2. NFU - Avon Court. Complete 19/20.
Stratford - Shipston Road		-0.2	-0.2	B8	-415		-0.2						-0.2	To housing. The Thistles 15/03759/OUT. Completed 17/18.
Stratford - Wood Street		-0.1	-0.1	B1a	-760		-0.1						-0.1	To housing. Central Chambers 16/03005/LBC. Completed 17/18.
Stratford- Alcester Road		-6.9	-5.7	B2	-20371		-6.9						-6.9	To B1/B2/B8 Complete 18/19 (see gains table).
Studley - Alcester Road		-0.3	-0.3	B1a	-290		-0.3						-0.3	To housing. 59-61 Redditch Road.

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m ²)	Category			Status		Detailed permission			Comments
						Brownfield (Similar Use)	Brownfield (Different Use)	Greenfield	No permission	Outline permission	Not Started	Under Construction	Completed	
Studley - Bell Lane		-0.2	-0.2	B2/B8	-330		-0.2						-0.2	To housing 2015/16. Industrial buildings demolished 2014/15. Bell Court Business Centre.
Studley - Station Road		-0.1	-0.1	B1a/B2	-420		-0.1						-0.1	To housing. No.98. Complete 21/22.
Studley - Doric Works		-0.1	-0.1	B1c	-483		-0.1						-0.1	Complete 21/22.
Tanworth-in-Arden - Well Lane		-1.8	-1.8	B2	-1470		-1.8						-1.8	To housing. Canks Farm. Demolished 19/20 as confirmed by variation app 21/00886/VARY.
Wellesbourne - Ettington Road		-0.5	-0.5	B1a	-1800		-0.5						-0.5	To housing 16/17 20 flats 7 houses. Equity House.
Wellesbourne - Loxley Road		-1.4	-1.4	B2/B8	-1500		-1.4						-1.4	To retail. Sainsburys.
Wellesbourne - Loxley Road		-2.1	-2.1	B8	-8731	-2.1							-2.1	18/00279/FUL. From B8 to B2 (see record in gains table).
Wellesbourne - Walton Road		-1.0	-1.0	B1	-2400		-1.0						-1.0	Completed 18/19. Wellesbourne House - 40 dwellings.
Willington - Green End Farm		-0.2	-0.2	B1a/B8	-640		-0.2						-0.2	To housing. Complete 19/20.
Wooton Wawen - Wawensmere Road		-0.2	-0.2	B1a	-750		-0.2						-0.2	To housing. Upper Wawensmoor. Completed 17-18.
LOSSES ON UNALLOCATED SITES		-46.7	-42.4			-2.3	-44.4	0.0	0.0	0.0	-4.9	-0.2	-41.6	
BALANCE FOR UNALLOCATED SITES (GAINS - LOSSES)		20.8	16.9			33.7	-28.0	15.0	0.0	0.0	-1.2	1.5	20.5	

Policy CS.23 – Retail Development and Main Centres

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

D2.13 Table 42 shows that in 2021/22 1,708sqm of retail floorspace in the District was granted permission. Three planning permissions involving the loss of a total of 1,621sq.m of retail floorspace were also granted in the 2021/22 monitoring period.

D2.14 In 2021/22 4,238sq.m of new retail floorspace was completed.

D2.15 An additional 419sqm of retail floorspace was under construction during the 2021/22 monitoring period. Two planning permissions involving the loss of a total of 1,495sq.m of retail floorspace also commenced during this period. Both permissions were for a change of use from retail to residential.

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

As at 31 March 2022

NB. Only includes schemes over 250 square metres net gain/loss or thereabouts

Key			
	Planning permissions granted before 2021/22 not started		Planning permissions under construction during 2021/22; not yet completed
	Planning permissions granted during 2021/22 not started		Planning permissions completed before 2021/22
	Planning permissions under construction before 2021/22; not yet completed		Planning permissions completed during 2021/22

Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
18/01511/FUL	Freestyle Interactive Ltd, Ashorne	Conversion of agricultural building to a retail use	Rural	475	16/07/2018	Not started	No changes to portal buildings on site
19/02427/FUL	Unit 4, Bell Court, Stratford-upon-Avon	Change of use from Use Classes A1/A3 to A1/A2/A3/A4, B1a, D1 and D2.	Town/commercial centre	0	03/12/2019	Not started	More flexible use - potential loss of 503sqm of floorspace
19/02038/FUL	BHS, Stratford-upon-Avon	Change of use from retail to hotel and separate restaurant	Town/commercial centre	-6428	14/01/2020	Not started	
19/03319/FUL & 19/03320/LBC	33-35 High Street, Stratford-upon-Avon	Redevelopment of former Debenhams building to retail units and hotel	Town/commercial centre	-1439	05/06/2020	Not started	
20/01067/FUL	Butchers Arms, Bishops Itchington	New conservatory with accessible entrance and toilet	Rural	361	26/06/2020	Not started	
19/02829/REM	Land West of Shottery, Stratford-upon-Avon	Mixed use comprising of health centre, primary school and retail units	Elsewhere in urban area	1000	14/05/2021	Not started	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
17/02921/FUL	Bards Walk, Stratford-upon-Avon	Convert upper floor from retail to residential	Town/ commercial centre	-1,196	30/08/2018	Material commencement 19/20	Material start but stalled for several years
19/02684/FUL	The Royal Oak, Studley	Partial demolition of pub building and change of use of ground floor to residential	Elsewhere in urban area	-299	04/12/2020	Commenced 20/21	
17/03795/REM (21/02210/LDE)	Long Marston Storage Depot, Lower Quinton	Public house/ restaurant	Rural	419	01/05/2018	Material commencement 21/22	LDE applications confirms material start through tarmac access
07/00509/FUL	Avenue Farm Industrial Estate, Stratford-upon-Avon	Change of use and sub-division of building from light industrial to two retail units and one storage unit	Elsewhere in urban area	1600	18/04/2007	Completed 2011	
08/03082/FUL	Aldi, Birmingham Road, Stratford-upon-Avon	Construction of new food store	Elsewhere in urban area	1410	08/03/2011	Completed 2012	
10/01692/FUL	Waitrose, Stratford-upon-Avon	Construction of new food store	Edge of urban area	3430	06/04/2011	Completed 2012	
12/02085/FUL	Budgens, Bidford-on-Avon	Extension to food store	Elsewhere in urban area	450	31/10/2012	Completed 17/18	
12/02256/FUL	Maybrook Road, Stratford-upon-Avon	Change of use from warehouse to non-food retail/showroom	Elsewhere in urban area	530	23/11/2012	Completed 11/12	
13/00476/REM	Long Marston Storage Depot, Lower Quinton	Community shop as part of housing development	Rural	390	02/05/2013	Completed early 2015 (occupied by Londis)	
13/00572/FUL	2 Swan House, Guild Street, Stratford-upon-Avon	Change of use from office to retail	Edge of town/ commercial centre	650	13/05/2013	Completed 13/14	
13/02405/FUL	Unit 2-3 Avenue Farm, Stratford-upon-Avon	Change of use from Class retail to storage	Elsewhere in urban area	-800	15/11/2013	Completed 13/14	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
10/01067/FUL	Windmill Farm, Oxhill	Change of use from coal and distribution and bus storage depot to retail and warehouse. Three storage buildings.	Rural	188	22/11/2013	Change of use complete 18/19, other buildings not constructed and unlikely to complete.	
13/00843/FUL	Loxley Road, Wellesbourne	Foodstore	Elsewhere in urban area	3510	16/12/2013	Completed Spring 2015 (occupied by Sainsbury's)	
14/00351/FUL	Kinwarton Farm Road, Alcester	Change of use to retail	Elsewhere in urban area	500	20/06/2014	Completed 17/18	
14/02180/FUL	Dodwell Trading Estate, Luddington	Extension to retail unit	Rural	390	15/10/2014	Completed 17/18	
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use of fitness centre to two retail units	Town/commercial centre	380	14/04/2015	Completed 16/17	
11/02803/FUL (16/02008/VARY)	Dudfield Nursery, Shottery, Stratford-upon-Avon	Redevelopment of garden centre to residential	Elsewhere in urban area	-500	06/05/2015	Garden centre use ceased 17/18	
15/02621/FUL (11/00609/FUL & 11/02043/DEM)	Town Square, Stratford-upon-Avon	Redevelopment. New cinema and retail	Town/commercial centre	1051	22/12/2015	Completed 17/18	Loss of 2471sqm A1, gain of 3522 A3
15/04335/FUL	19 Wood Street, Stratford-upon-Avon	Change of use from retail to restaurant/bar	Town/commercial centre	-350	25/01/2016	Completed 16/17	
15/03835/FUL (18/01145/VARY & 16/01997/VARY)	Bards Walk, Stratford-upon-Avon	Removal of covered mall to create up to 7 A1/A2/A3/A4 units	Town/commercial centre	300	29/02/2016	Completed 19/20	
15/03362/FUL	Stratford Garden Centre	Retail concession structure	Rural	980	11/07/2016	Completed 16/17	
16/01600/FUL	Unit 4 Maybrook Industrial Estate, Stratford-upon-Avon	Change of use from retail to leisure use (gym)	Elsewhere in urban area	-530	11/07/2016	Completed 16/17	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
15/04283/FUL	Cattle Market, Stratford-upon-Avon (The Arden Quarter)	Extra care apartments, dwellings, retail, hair salon and café	Edge of town/ commercial centre	156	11/07/2016	Completed 19/20	
16/01384/FUL	Kwit Fit/Toy shop Guild Street, Stratford-upon-Avon	Change of use of toy shop to garage	Edge of town/ commercial centre	-560	18/07/2016	Completed 16/17	
16/02203/FUL & 16/02231/FUL	Morrisons, Stratford-upon-Avon	Extensions to food store and convenience store	Elsewhere in urban area	320	16/09/2016	Completed 16/17	
17/01058/FUL	Units 1-3 Maybrook Industrial Estate, Stratford-upon-Avon	Reconfiguration of retail units and extension to Unit 1	Elsewhere in urban area	805	22/09/2017	Completed 18/19	
17/00192/FUL (18/03222/VARY & 17/02840/VARY)	Snitterfield Fruit Farm, Snitterfield	Mixed use development including A3, A1, B1, D1, ancillary offices and storage.	Rural	333	30/05/2017	Completed 18/19	119sqm A1, 214sqm A3
19/00450/FUL	Tarsus Hotel And Restaurant, Southam	Demolition of existing buildings. Three new houses.	Edge of urban area	-435	18/07/2019	Completed 20/21	Loss completed 20/21 through demolition of buildings.
19/02397/FUL	Unit 26, Bell Court, Stratford-upon-Avon	Change of use from A3 to A1/A2/A3/A4, B1a, D1 and D2.	Town/ commercial centre	0	22/11/2019	Completed 19/20	More flexible use - potential loss of 503sqm of floorspace
19/03197/FUL	Maybird Retail Park, Stratford-Upon-Avon	Subdivision of Unit J to create 2 separate units	Elsewhere in urban area	654	08/01/2020	Completed 20/21	
19/02629/FUL	Horse And Jockey, Wythall	Change of use to motorhome showroom/sales depot.	Rural	0	10/01/2020	Completed 19/20	440sqm of A1 gain, 440sqm A4 loss
20/02731/FUL	38 Wood Street, Stratford-Upon-Avon	Conversion to Job Centre Plus	Town/ commercial centre	375	26/11/2020	Completed 20/21	
20/03208/FUL	Rough Hill Farm Shop, Sambourne,	Convert agricultural barns to farm shop	Rural	328	08/01/2021	Completed 20/21	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
20/01335/FUL	Caffeine And Machine, Ettington	Mixed use as coffee house, licensed bar & restaurant, B&B and living accommodation, and assembly/leisure.	Rural	295	09/03/2021	Completed 20/21	
13/01871/FUL (16/01779/VARY)	Windmill Farm, Oxhill	New retail unit	Rural	1275	26/11/2013	Completed 21/22	
17/02644/FUL	Windmill Farm, Oxhill	New commercial unit with shop, storage and, office space	Rural	370	13/11/2017	Completed 21/22	
17/01920/FUL	Pettiphers Garages, Shipston-On-Stour	New retail unit	Town/commercial centre	350	23/08/2019	Completed 21/22	
19/00755/FUL	Stratford Garden Centre, Clifford Chambers	Extension to create Café/Restaurant	Rural	1535	04/12/2019	Completed 21/22	
19/03504/FUL (21/02718/AMD)	41 Guild Street, Stratford-upon-Avon	Change of use of Retail Unit to mixed use 'Housing Plus' scheme	Town/commercial centre	-1116	08/06/2020	Completed 21/22	Loss of 1621sqm A1, gain of 505sqm A3
20/03054/FUL	Mappleborough Green Garden Centre	Extension to plant protection canopy attached to existing garden centre building	Rural	320	28/05/2021	Completed 21/22	
21/01674/FUL	40 High Street, Studley	Change of use to bakery	Town/commercial centre	388	24/09/2021	Completed 21/22	

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

D2.17 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.

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

Occupancy by type of use	Number of units in 2022
C1 Hotels	12
C2 Residential Institutions	4
C3 Dwellings	305
E Commercial, Business and Service	410
E(a) Display or retail sale of goods, other than hot food	224
E(b) Sale of food and drink for consumption (mostly) on the premises	73
E(c) Financial and professional services	46
E(e) Provision of medical or health services / E(f) Creche, day nursery or day centre (not including a residential use)	19
E(g) Business uses, including offices and research and development	16
E(d) Indoor sport, recreation or fitness	2
F1	24
F2	3
Sui Generis	49
Vacant	47
Total	846

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

D2.23 On average, the proportion of retail (Class E(a) – formerly Class A1) within the primary shopping frontage has dropped slightly from 60.1% in 2021 to 59% in 2022. 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 2022	% of floorspace in Class E use 2021
Bridge Street – south and north	78%	80.5%
High Street – east and west	81%	81.8%
Lower Henley Street – south and north	82.5%	82.5%
Sheep Street – north side	75%	77%
Wood Street – south and north	83%	81%
Average	79.8%	80.6%

Provision of new retail development within the Main Rural 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
Class E - Commercial, business and service								
Shops	64	13	28	8	52	31	36	18
Food & Drink (restaurants and cafes)	8	4	10	1	10	7	8	4
Financial & Professional Services (not health or medical)	9	3	21	3	7	10	9	3
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	9	2	7	3	5	12	3	6
Business (office, research and development and light industrial process)	1	1	7	1	3	1	7	2
Assembly and Leisure (indoor sport, recreation or fitness and gyms)	0	0	0	0	1	1	0	0
Total Class E (Commercial, business and service)	94	23	73	16	78	62	63	33
B2 General Industrial								
	0	0	0	0	0	0	2	0
C1 Hotels								
	1	0	0	0	2	0	0	0
C3 Dwellings								
	42	31	97	13	22	34	43	17
F1 Learning and non-residential institutions								
	8	2	6	1	4	8	3	4
F2 Local community								
	1	1	1	0	0	1	1	3
Sui Generis								
	12	4	8	2	7	8	17	6
Vacant								
	0	3	7	0	5	5	0	2
Overall Total	158	64	192	31	118	125	129	65

Policy CS.24 – Tourism and Leisure Development

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

Visitor Accommodation

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

D2.28 In 2021/22 there were two permissions granted for new units of accommodation giving an increase of 13 holiday units.

D2.29 Between 2011 and 2022 1,707 additional bedrooms have been completed. 143 units have been lost. The remainder have been lost to housing and student accommodation.

Leisure Developments

- D2.30 In 2021/22 there were one permissions granted for new leisure development floorspace. Completions included storage for a golf course. In total an additional 1,579 sqm. of leisure floorspace was completed in 2021/22.
- D2.31 Since 2011 22,364sqm 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.

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 at a later date. 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 2020/21 over 5 million trips were undertaken in the area, with more than 300,000 overnight stays in the area, and over £200 million spent by tourists during their visit. In terms of jobs, there were 6,628 jobs related to the tourism sector (combination of direct and indirect jobs).

Table 48. Economic Impact of Tourism within Stratford-on-Avon District – Year on year comparisons

Trips	2021	2020	% Change 2020-21
Day Trips			
Day trips volume	4,867,000	3,482,000	40%
Day trips value	£180,737,000	£129,400,000	40%
Overnight Trips			
Number of trips	348,000	207,000	68%
Number of nights	789,000	511,000	54%
Trip value	£72,572,000	£45,763,000	59%
Summary			
Total Value	£320,231,470	£218,475,875	47%
Actual Jobs	6,628	6,434	3%

Source: [Economic Impact of Tourism: Stratford District –2020 and 2021 Reports](#)

Section E: Area Strategies

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

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

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

E.3 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	<p>Yes - the Core Strategy identified the following relevant uses as appropriate in principle</p> <p>Employment uses Leisure-related activities Residential development</p>
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:
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	Residential development Leisure, tourism and recreation

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

Community Facilities

F1.1 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
CS.26 – Travel and Communication	Number of Travel Plans completed and the extent to which they have been implemented
	Percentage of residents finding it easy to access key local services
	Value of developer contributions towards sustainable transport
	Sustainability indicators relating to transport, climate change and to reducing barriers to those living in rural areas are applicable to this policy
	Extent of coverage of area enabled for superfast broadband services

Travel Plans

F2.1 The use of Travel Plans in new developments encourages sustainable travel, notably related to travel patterns for work and education related trips. During 2021/22 there were a total of 34 major planning permissions. Of these 34 sites where permissions for major planning applications were granted, 2 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.
- 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) 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.
- F4.3 [Think Broadband](#) estimates that approximately 97% of properties in Stratford-on-Avon currently have superfast broadband coverage. This is an increase from previous monitoring years.

Developer Contributions

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

- 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 2021/22 Infrastructure Funding Statement is available to view at 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 December 2022, 23 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

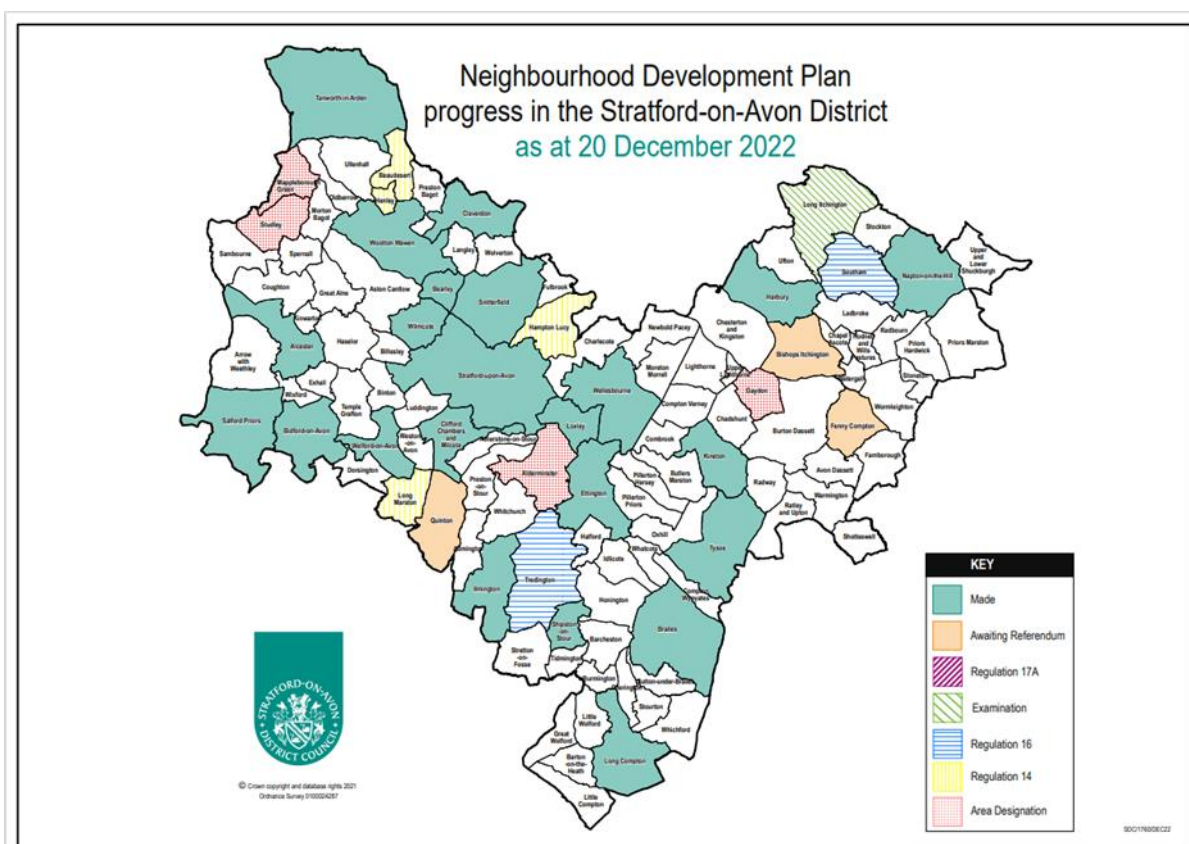
Neighbourhood Development Plan	Date of Adoption
Alcester	12 July 2021
Bearley	18 October 2021
Bidford-on-Avon	17 July 2017
Brailes	16 December 2019
Claverdon	16 December 2019
Clifford Chambers & Milcote	12 July 2021
Ettington and Fulready	17 December 2018
Harbury and Deppers Bridge	17 December 2018
Ilmington	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
Tamworth-in-Arden	12 th December 2022
Tysoe	21 st February 2022
Welford-on-Avon	11 December 2017
Wellesbourne and Walton	17 December 2018
Wilmcote & Pathlow	26 February 2018
Wootton Wawen	26 February 2018

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

Parish Plans

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.

Figure 52. Neighbourhood Plan Progress



Appendix 1. Building for Life 12 Criteria Assessment Table

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

BFL NO:	Building for Life Criteria
7. Creating well defined streets and spaces	7a: Are buildings and landscaping schemes used to create enclosed streets and spaces?
	7b: Do buildings turn corners well?
	7c: Do all fronts of buildings, including front doors and habitable rooms face the street?
8. Easy to find your way around	8a: Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?
	8b: are there any obvious landmarks?
	8c: Are the routes between places clear and direct?
9. Streets for all	9a: Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?
	9b: Are streets designed in a way that they can be used as social spaces, such as places for children to play safely or for neighbours to converse?
10. Car parking	10a: Is there enough parking for residents and visitors?
	10b: Is parking positioned close to people's homes?
	10c: Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?
	10d: Are garages well positioned so that they do not dominate the street scene.
11. Public and private spaces	11a: What types of open space should be provided within this development?
	11b: Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?
	11c: How will they be looked after?
12. External storage and amenity space	12a: Is storage for bins and recycling items fully integrated, so that these items are less likely to be left on the street?
	12b: Is access to cycle and other vehicle storage convenient and secure?

Appendix 2. Net Housing Completions by Location

Location		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Main Town													
Stratford-upon-Avon		52	149	164	93	200	247	282	90	113	104	232	1,726
Main Rural Centres													
Alcester	MRC	0	0	57	39	35	5	47	6	2	6	71	268
Bidford-on-Avon	MRC	2	0	-1	97	133	58	99	187	101	56	83	815
Henley-in-Arden	MRC	-1	39	10	9	6	9	5	0	10	3	2	92
Kineton	MRC	-3	11	0	0	59	35	16	31	38	3	31	221
Shipston-on-Stour	MRC	43	3	20	11	15	14	55	107	162	87	106	623
Southam	MRC	6	2	4	1	4	113	167	234	216	123	181	1,051
Studley	MRC	1	4	15	15	29	4	15	-1	15	18	20	135
Wellesbourne	MRC	0	20	2	73	115	183	54	121	55	50	94	767
MRC Total		48	79	107	245	396	421	458	685	599	346	588	3,972
Local Service Villages													
Category 1 LSV													
Bishop's Itchington	LSV1	0	0	0	3	96	18	2	16	15	13	40	203
Harbury	LSV1	9	0	3	26	2	23	22	49	0	-1	1	134
Long Itchington	LSV1	3	0	10	0	1	85	53	89	41	22	0	304
Quinton (Lower & Upper)	LSV1	0	0	4	6	5	0	29	2	50	8	0	104
Tiddington	LSV1	1	0	0	5	1	2	32	3	61	8	0	113
Category 2 LSV													
Brailes (Lower & Upper)	LSV2	0	8	1	1	5	-1	1	2	17	10	0	44
Fenny Compton	LSV2	2	1	0	2	1	0	15	2	0	1	4	28
Lighthorne Heath	LSV2	0	0	1	0	2	3	5	0	2	0	0	13

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Location		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Napton-on-the-Hill	LSV2	1	0	1	2	7	11	4	34	3	1	1	65
Salford Priors	LSV2	0	0	0	0	0	21	39	6	33	13	32	144
Tysoe (Upper & Middle)	LSV2	0	0	2	1	5	5	8	3	10	0	2	36
Welford-on-Avon	LSV2	1	-1	1	4	29	36	12	14	18	3	4	121
Wilmcote	LSV2	0	0	1	7	1	1	-1	2	0	0	0	11
Wootton Wawen	LSV2	0	0	-1	3	0	0	15	0	3	5	1	26
Stockton	LSV2*	1	0	0	2	22	9	52	18	1	3	2	110
<i>Category 3 LSV</i>													
Claverdon	LSV3	1	0	-1	0	1	2	-1	-1	5	2	0	8
Earlswood	LSV3	0	0	0	0	0	1	1	0	1	3	1	7
Ettington	LSV3	2	5	0	1	2	0	0	32	7	0	2	51
Great Alne	LSV3	0	0	1	0	0	0	0	8	10	0	-1	18
Ilmington	LSV3	0	0	0	14	2	0	2	2	-1	0	0	19
Long Compton	LSV3	1	0	0	6	10	6	14	6	2	0	0	45
Newbold-on-Stour	LSV3	0	0	0	-1	5	2	42	10	24	12	5	99
Snitterfield	LSV3	0	0	10	4	1	3	3	0	4	8	4	37
Temple Herdewycke	LSV3	0	0	0	0	0	0	0	0	0	9	47	56
Tredington	LSV3	0	0	0	-1	1	0	1	36	1	0	0	38
<i>Category 4 LSV</i>													
Alderminster	LSV4	0	0	0	1	0	4	16	7	1	0	0	29
Alveston	LSV4	0	1	0	1	0	1	2	5	2	0	0	12
Aston Cantlow	LSV4	0	0	0	0	0	0	0	0	0	1	0	1
Bearley	LSV4	0	0	0	0	0	0	0	0	0	0	7	7
Clifford Chambers	LSV4	0	0	0	0	1	3	5	5	0	3	0	17

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Location		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Gaydon	LSV4	0	0	8	0	0	12	5	15	2	0	0	42
Halford	LSV4*	0	0	0	0	0	4	1	1	2	0	2	10
Hampton Lucy	LSV4	0	0	0	0	14	11	0	0	0	0	0	25
Lighthorne	LSV4	0	0	0	0	0	6	10	5	1	1	1	24
Long Marston	LSV4	0	0	0	1	11	14	22	27	5	0	0	80
Loxley	LSV4	0	0	0	0	-1	0	0	4	0	5	5	13
Mappleborough Green	LSV4	1	7	-1	3	3	-1	2	0	0	0	4	18
Moreton Morrell	LSV4	0	0	0	0	0	0	2	1	2	0	0	5
Northend	LSV4	0	1	1	0	0	0	6	3	1	3	0	15
Oxhill	LSV4	0	0	0	-1	3	1	1	16	15	0	3	38
Pillerton Priors	LSV4	0	0	-1	2	0	1	0	0	11	0	3	16
Priors Marston	LSV4	0	0	0	0	2	0	2	5	2	2	4	17
Tanworth-in-Arden	LSV4	0	0	0	-1	1	4	0	-1	7	1	7	18
Wood End	LSV4	1	0	-1	2	0	0	-1	3	2	0	1	7
LSV Total		24	22	39	93	233	287	423	429	360	136	182	2,228
Rural Area													
Large Rural Brownfield Sites		0	0	5	155	115	69	49	117	230	84	192	1,016
Rural Villages		2	15	4	7	24	27	28	25	29	8	12	181
Rural Elsewhere		8	29	26	38	80	63	53	40	114	40	66	557
Rural Area Total		10	44	35	200	219	159	130	182	373	132	270	1,754
New Settlements													
New Settlement		0	0	0	0	0	0	0	0	13	34	296	343
District													
District Total		134	294	345	631	1,048	1,114	1,293	1,386	1,458	752	1,568	10,023

Appendix 3. Net Housing Completions by Parish

Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Admington	2. Central - South	1	0	0	0	1	2	0	0	0	0	1	5
Alcester Town	6. West	0	0	9	0	3	15	51	6	4	6	71	165
Alderminster	2. Central - South	0	1	0	1	1	5	16	7	1	0	0	32
Arrow with Weethley	6. West	0	0	0	0	0	0	1	0	0	0	0	1
Aston Cantlow	1. Central - North	0	0	0	0	3	1	0	2	1	2	1	10
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	0	0	0	0	0	0	1
Avon Dassett	5. Southeast	1	0	0	0	0	0	0	0	0	0	1	2
Barcheston and Willington	5. Southeast	0	1	0	1	0	6	0	1	1	0	0	10
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	-1	1	0	0	0	0	3
Bearley	1. Central - North	0	0	0	0	-1	0	1	0	0	0	8	8
Beaudesert	6. West	1	2	2	1	1	8	2	4	3	1	0	25
Bidford-on-Avon	6. West	2	5	0	99	137	59	111	193	101	56	84	847
Billesley	1. Central - North	0	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	0	2
Bishops Itchington	4. Northeast	0	0	0	3	96	18	2	24	70	42	92	347
Brailes	5. Southeast	0	8	1	5	5	0	1	2	17	10	0	49
Burmington	5. Southeast	0	0	-1	0	1	0	0	1	2	0	0	3
Burton Dassett	5. Southeast	0	1	1	1	0	0	6	3	1	13	47	73
Butlers Marston	4. Northeast	0	0	0	0	0	0	0	0	0	0	0	0
Chadshunt	4. Northeast	0	0	0	0	5	3	0	0	0	0	0	8
Chapel Ascote	4. Northeast	0	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	2	6
Cherington	5. Southeast	0	0	1	0	0	0	0	0	0	0	0	1
Chesterton and Kingston	4. Northeast	1	0	0	0	0	1	0	1	0	0	157	160
Claverdon	1. Central - North	2	0	0	1	2	1	1	-1	12	3	0	21
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3	5	4	0	3	0	18
Combroke	4. Northeast	0	1	1	0	4	0	3	1	0	0	0	10
Compton Verney	4. Northeast	0	0	0	0	1	0	0	0	0	0	0	1
Compton Wynyates	5. Southeast	0	0	0	0	0	0	0	0	0	0	0	0

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Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Coughton	6. West	0	0	0	0	-1	0	0	0	0	2	1	2
Dorsington	2. Central - South	0	1	0	0	3	0	0	0	0	0	0	4
Ettington	2. Central - South	2	9	0	2	3	1	0	32	9	0	2	60
Exhall	6. West	-2	1	0	0	0	0	1	0	0	1	4	5
Farnborough	5. Southeast	0	0	1	1	0	0	0	1	4	1	1	9
Fenny Compton	5. Southeast	2	1	0	2	1	0	16	3	3	2	6	36
Fulbrook	1. Central - North	0	0	0	0	0	1	1	0	0	-1	0	1
Gaydon	4. Northeast	0	0	8	0	0	12	5	15	2	0	0	42
Great Alne	6. West	0	0	1	1	1	0	1	8	10	0	-1	21
Great Wolford	5. Southeast	0	1	1	0	1	0	0	1	1	0	0	5
Halford	2. Central - South	0	0	0	1	0	4	2	1	4	0	2	14
Hampton Lucy	1. Central - North	1	6	0	0	14	12	0	0	0	1	0	34
Harbury	4. Northeast	7	0	5	25	3	25	22	49	37	13	33	219
Haselor	6. West	0	0	0	2	0	0	0	0	0	1	0	3
Henley-in-Arden	6. West	-2	39	9	9	6	11	3	0	9	2	1	87
Hodnell & Wills Pastures	4. Northeast	0	0	0	0	0	0	0	0	0	0	0	0
Honington	5. Southeast	0	0	0	0	0	5	4	1	0	3	0	13
Idlicote	5. Southeast	0	0	0	-1	1	0	0	0	0	0	1	1
Ilmington	2. Central - South	0	0	0	14	2	0	2	2	-1	0	0	19
Kineton	4. Northeast	-3	11	0	0	60	35	16	31	39	3	32	224
Kinwarton	6. West	0	0	48	39	32	0	0	0	0	0	0	119
Ladbroke	4. Northeast	0	0	3	4	1	0	2	0	0	2	1	13
Langley	1. Central - North	0	0	0	0	0	0	0	0	0	0	-1	-1
Lighthorne	4. Northeast	0	0	1	0	0	7	10	5	3	2	1	29
Lighthorne Heath	4. Northeast	0	0	0	0	2	3	5	0	15	34	62	121
Little Compton	5. Southeast	0	0	2	0	0	1	1	0	0	0	0	4
Little Wolford	5. Southeast	0	0	0	0	0	-1	3	1	0	0	0	3
Long Compton	5. Southeast	1	4	0	6	9	7	16	6	2	0	1	52
Long Itchington	4. Northeast	3	0	10	0	1	88	53	91	43	24	1	314
Long Marston	2. Central - South	0	0	2	19	11	19	32	136	94	21	65	399
Loxley	2. Central - South	0	0	0	0	-1	0	0	6	0	6	6	17
Luddington	1. Central - North	0	-1	0	2	-1	0	2	-1	3	2	21	27
Mappleborough Green	6. West	2	8	-1	2	9	3	13	0	0	0	4	40

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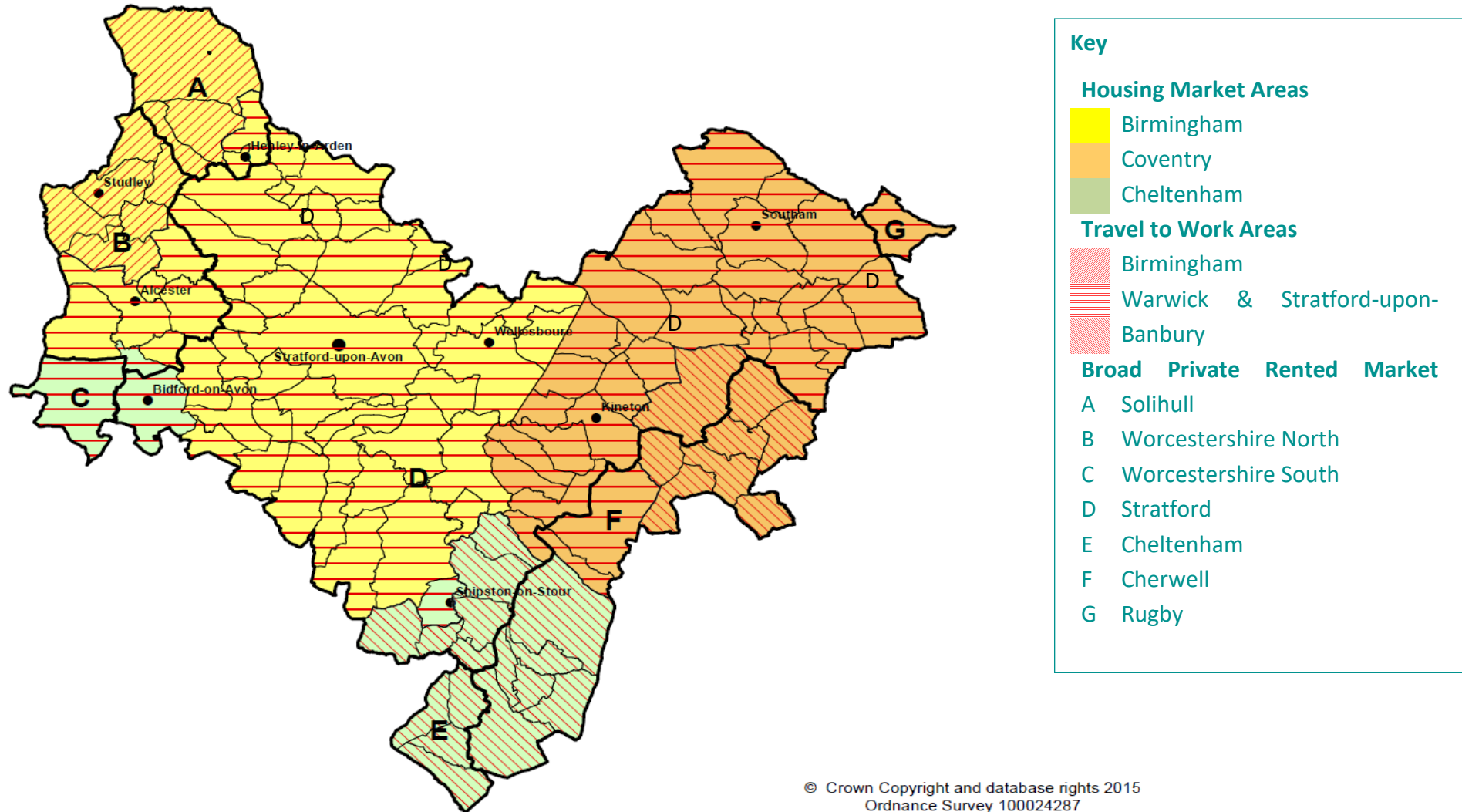
Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Moreton Morrell	2. Central - South	0	0	0	0	0	0	4	1	3	0	5	13
Morton Bagot	6. West	0	1	0	2	0	0	0	0	0	1	0	4
Napton-on-the-Hill	4. Northeast	2	0	1	5	7	15	5	36	5	3	2	81
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	0	0	0	1	0	2	10
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	1	0	0	0	0	0	9
Oldberrow	6. West	1	0	2	0	0	0	1	1	2	0	0	7
Oxhill	4. Northeast	0	0	0	-1	3	1	1	16	16	0	3	39
Pillerton Hersey	4. Northeast	0	0	0	0	0	2	0	0	0	0	0	2
Pillerton Priors	4. Northeast	0	0	-1	2	0	1	0	2	13	0	3	20
Preston Bagot	1. Central - North	1	0	0	0	0	0	0	0	-1	3	0	3
Preston-on-Stour	2. Central - South	0	0	1	0	0	0	0	1	0	0	0	2
Priors Hardwick	4. Northeast	0	0	0	0	-1	1	-1	1	1	1	2	4
Priors Marston	4. Northeast	0	0	1	1	2	1	2	5	2	2	5	21
Quinton	2. Central - South	0	0	9	143	118	64	72	3	105	30	120	664
Radbourne	4. Northeast	0	0	0	0	1	0	0	0	0	0	0	1
Radway	5. Southeast	0	0	0	0	0	0	0	0	1	1	0	2
Ratley & Upton	5. Southeast	0	0	0	0	0	0	0	1	0	0	0	1
Salford Priors	6. West	0	0	0	0	1	25	39	7	36	14	41	163
Sambourne	6. West	0	0	0	1	0	-1	1	4	4	3	6	18
Shipston-on-Stour Town	5. Southeast	43	3	20	11	15	9	51	107	162	87	106	614
Shotteswell	5. Southeast	0	0	0	0	0	0	0	3	0	0	0	3
Snitterfield	1. Central - North	0	0	10	4	3	3	0	3	5	12	6	46
Southam	4. Northeast	6	2	4	2	13	118	166	234	240	124	181	1090
Sperrall	6. West	0	1	0	0	0	0	0	0	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	9	53	19	1	3	2	113
Stoneton	4. Northeast	0	0	0	0	0	0	0	0	0	0	0	0
Stourton	5. Southeast	0	0	0	0	0	0	2	0	0	-1	2	3
Stratford-upon-Avon Town	3. Central - Stratford	54	150	165	106	193	253	316	101	181	112	231	1862
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0	3	5	0	0	0	8
Studley	6. West	1	5	15	15	33	11	16	-1	16	19	20	150
Sutton-under-Brailles	5. Southeast	0	0	0	0	1	0	0	0	1	0	0	2

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Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Tanworth-in-Arden	6. West	5	2	-1	6	-1	5	1	1	19	4	13	54
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2	5	0	-1	0	0	8
Tidmington	5. Southeast	0	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	6	143
Tysoe	5. Southeast	0	0	2	1	5	7	9	5	20	1	1	51
Ufton	4. Northeast	1	1	0	0	0	1	0	0	0	0	1	4
Ullenhall	6. West	-1	3	2	0	2	1	0	0	1	3	0	11
Upper & Lower Shuckburgh	4. Northeast	0	0	0	0	0	0	0	0	0	0	0	0
Warmington	5. Southeast	0	0	0	0	0	0	0	3	5	0	0	8
Watergall	4. Northeast	0	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	4	177
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	183	54	120	59	52	97	780
Weston-on-Avon	2. Central - South	0	0	1	0	1	0	1	0	0	0	0	3
Whatcote	4. Northeast	0	0	0	0	0	1	-1	0	3	0	0	3
Whichford	5. Southeast	0	0	1	1	1	0	0	-1	1	0	0	3
Whitchurch	2. Central - South	0	0	1	0	3	0	1	0	0	0	0	5
Wilmcote	1. Central - North	0	0	1	9	3	2	-1	3	0	0	0	17
Wixford	6. West	0	0	1	0	2	3	0	0	0	0	0	6
Wolverton	1. Central - North	0	0	0	-1	0	3	-1	2	2	1	0	6
Wootton Wawen	1. Central - North	0	0	0	3	0	1	22	1	8	6	2	43
Wormleighton	4. Northeast	0	0	0	1	0	0	0	0	0	0	0	1
District Total		134	294	345	631	1,048	1,114	1,293	1,386	1,458	752	1,568	10,023

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.

