

Authority Monitoring Report 2022-23

December 2023

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1. Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period from 1 April 2022 to 31 March 2023. The AMR 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 to 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 2022/23 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 2011-2023 and Affordable Housing Schemes;
 - Gypsy and Traveller sites provision;
 - Employment, retail, leisure and hotel development 2011-2023; and
 - Neighbourhood Development Plan progress (as at September 2023).
- 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) under the Duty to Co-operate provisions.
- 1.5 Housing, employment, and gypsy & traveller planning data is reported for the year 1 April 2022 to 31 March 2023. Other data is reported to be as up to date as possible.

2. Overview of Stratford-on-Avon District

Area Profile

- 2.1 Stratford-on-Avon District lies at the heart of England in the county of Warwickshire, as illustrated in Figure 1. The town of Stratford-upon-Avon is the largest settlement. There are also several important rural centres. These include the attractive, small market towns of Alcester, Shipston-on-Stour and Southam. The District has a distinctly rural character. Over 78% of residents live outside the main town of Stratford-upon-Avon. Some 45% of residents live in parishes with a population of less than 3,000. In all, there are around 250 communities of varying sizes spread across a predominantly rural area covering 979 square kilometres. Stratford-on-Avon District is one of the largest districts in lowland England and the population density is low. Indeed, the District is in the 20% least densely populated local authorities. This creates challenges for delivery of and access to services.

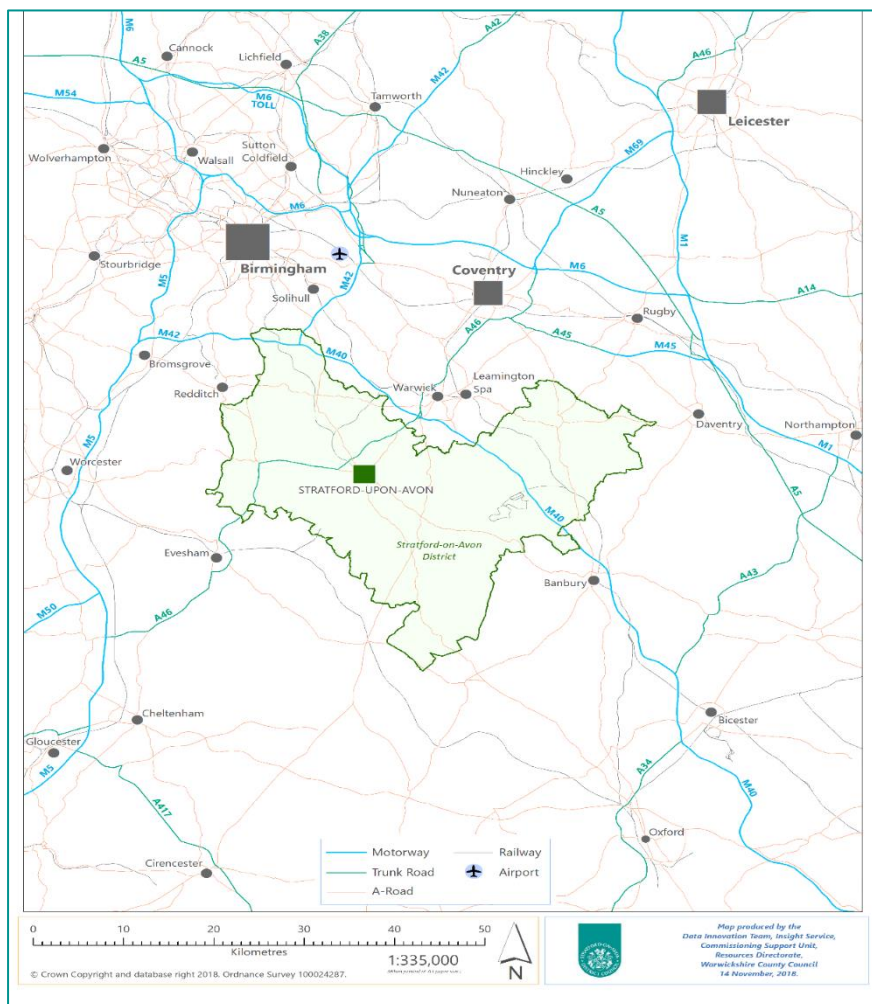


Figure 1. Map showing the location of Stratford-on-Avon District

- 2.2 Stratford-upon-Avon is renowned globally as the birthplace of William Shakespeare. Prior to the Covid-19 pandemic, 2.7 million trips per year were made to the town. Tourism brings significant economic benefits. However, there are also major associated challenges in retaining the character of the town and the quality of life for residents.

Demographic Profile

- 2.3 The total population of the District is 134,700, according to the 2021 Census. This represents an increase of 11.8% since 2011. This growth is higher than the overall increase for England (6.6%), and the third highest increase 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 or older than the averages for Warwickshire, the West Midlands area, and England as a whole. The District also has relatively few children and adults of working age. The median age was 48 in 2021, a rise from 46 in 2011. This means the District is the 35th oldest local authority out of 335 in England and Wales.
- 2.6 By mid-2028 there will be 147,908 people living in the District, according to projections from the Office for National Statistics (ONS). This would be a 10% increase on March 2021.

Housing Profile

- 2.7 The Government's Dwelling Stock Estimates recorded 65,035 dwellings in the District in April 2022. Of these, 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 in the District are owner-occupied.
- 2.8 Stratford-on-Avon District has the highest median house price in the West Midlands. The median house price in the District was £330,000 in March 2022. 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, £1,500 more than Warwick District. The mean average house price for the District in March 2022 was £408,565, compared to £326,772 for Warwickshire as a whole and £262,460 for the West Midlands. 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 a higher proportion of detached properties than the average for Warwickshire or the West Midlands Combined Authority area, as seen in Figure 2. All other property types are less common in Stratford-on-Avon District when compared to averages for Warwickshire and the West Midlands, apart from bungalows.



Figure 2. Housing by type of property (Source: Valuation Office Agency, 2021)

Economic Profile

- 2.10 Labour supply data shows that there were 80,100 adults aged between 16 and 64 years living in the District in March 2022. Of these, 62,900 (78.5%) were classed as 'economically active'. This is a significant decrease from the 87.8% classed as 'economically active' in March 2020. By comparison, in March 2022 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 £674.70, an increase of £75.00 on 2020. This was above the West Midlands average of £578.90 and Great Britain average of £612.20.
- 2.12 Of those economically-active and in employment in June 2022, 51,500 were employees and 10,500 were self-employed. In Stratford-on-Avon District, 12,300 people between the ages of 16 and 64 were recorded as economically inactive in June 2022. This equates to 17.3% of that age band. The comparable percentage for the West Midlands was 22.6%, and 21.4% for Great Britain as a whole. Of the economically inactive in Stratford-on-Avon District, 84% did not want a job.
- 2.13 There were 8,535 businesses in the District in 2022, with 9,460 local units. This represents a business density ratio of 63.3 per 1,000 population, or 107 per 1,000 working-age population. This 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. It is important to remember that this figure provides no information about the types of jobs which were available, hours, or 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%). However, it was higher than the average for the West Midlands (67.8%) and Great Britain (68.1%).
- 2.16 The largest occupational sector in 2021 was manufacturing with 12,000 employees, 17.4% of all employees. This is greater than the West Midlands figure of 10.4% and the Great Britain figure of 7.6%. Many of these jobs will not be traditional manufacturing jobs in a 'factory' setting. They are 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 service sector in the District. 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). This equates to 12% of all employment and is equivalent to 4,826 full-time jobs.

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

- 2.18 The District's economy was particularly affected by the outbreak of Covid-19 and subsequent lockdowns. It is still being impacted by ongoing issues, especially in relation to travel and transport. Brexit-related challenges, such as supply chain/red tape issues, a lack of HGV drivers and hospitality industry workers, and a 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. Inflation has reached forty-year highs. This has been driven by rising costs for energy and food and drink, as well as increased mortgage interest costs. This is pushing significant numbers of people to the financial limits and will have a severe effect on the District's economy over the next year or more.

Educational Profile

- 2.19 In December 2021, 49.1% of residents in Stratford-on-Avon District had an NVQ4 qualification or higher. This was a drop of 0.3% from 2020. This compares to a figure for the West Midlands of 38.9%, and 43.6% for Great Britain as a whole. Stratford-on-Avon District fell one place to be the fifth most highly qualified area in the West Midlands. In

Stratford-on-Avon District 4.2% were without qualifications, 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 District is generally better than the England average. Stratford-on-Avon is one of the 20% least deprived districts/unitary authorities in England. 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 was 85.0 years for women and 81.4 years for men. This compares to 83.1 years for women and 81.4 years for men in England as a whole. Life expectancy in Stratford-on-Avon is the highest in the West Midlands region.

3. Local Development Scheme Progress 2022-2023

- 3.1 Table 1 sets out the current progress of the documents listed in the District Council's Local Development Scheme (LDS) of 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 October 2023.

Table 1. Local Development Scheme (LDS) Progress up to December 2023

Document	April LDS Timescales	Progress
Core Strategy review (South Warwickshire Local Plan)	Issues & Options consultation – October 2022 Preferred Options consultation – July-October - 2023 Proposed Submission consultation – June-August 2024	Issues & Options consultation undertaken in January 2023 Preferred options consultation – scheduled for 2024.
Statement of Community Involvement	SCI consultation – January – March 2023 Adoption – October 2023	Consultation undertaken in September – November 2023 Scheduled for 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 2024
	Submission –July 2024 Examination – Nov 2024 Adoption – Feb 2025	Scheduled for later in 2024 Scheduled for later in 2024 Scheduled for later in 2025

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 This is a multi-faceted indicator. 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 There are seven 'domains' within the Index of Multiple Deprivation. The one most relevant to this specific indicator is 'barriers to housing and services'. This 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.

A.5 Figure 3 shows that 16.4% of the district falls within the 'most deprived' category for barriers to housing and services, while only 2.7% of the district is within the 'least deprived' category.

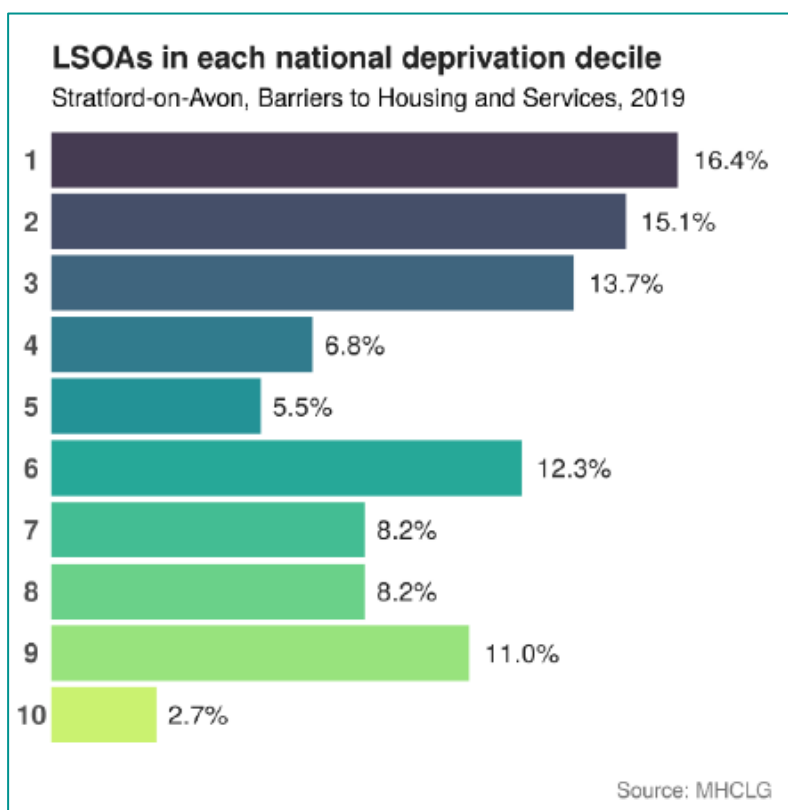


Figure 3. Levels of deprivation within the District for barriers to housing and services

- A.6 The most deprived areas within Stratford-on-Avon District, for barriers to housing and services, are Long Compton, Burton Dassett, Ladbroke & Priors, Brailes, Tanworth-in-Arden, Bardon, Moreton Morrell, Ashorne & Newbold Pacey, Aston Cantlow, Hampton Lucy & Fullbrook and the Vale of the Red Horse. These areas have poor accessibility to the necessary local amenities and access to owner-occupation or private rented market housing.
- A.7 The least deprived areas in terms of access to housing and services within Stratford-on-Avon 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 4 shows how these areas are distributed. Overall, there is inadequate accessibility to necessary services and amenities. However, some caution is appropriate when using this data for the specific purpose of assessing accessibility and capacity of services and amenities.

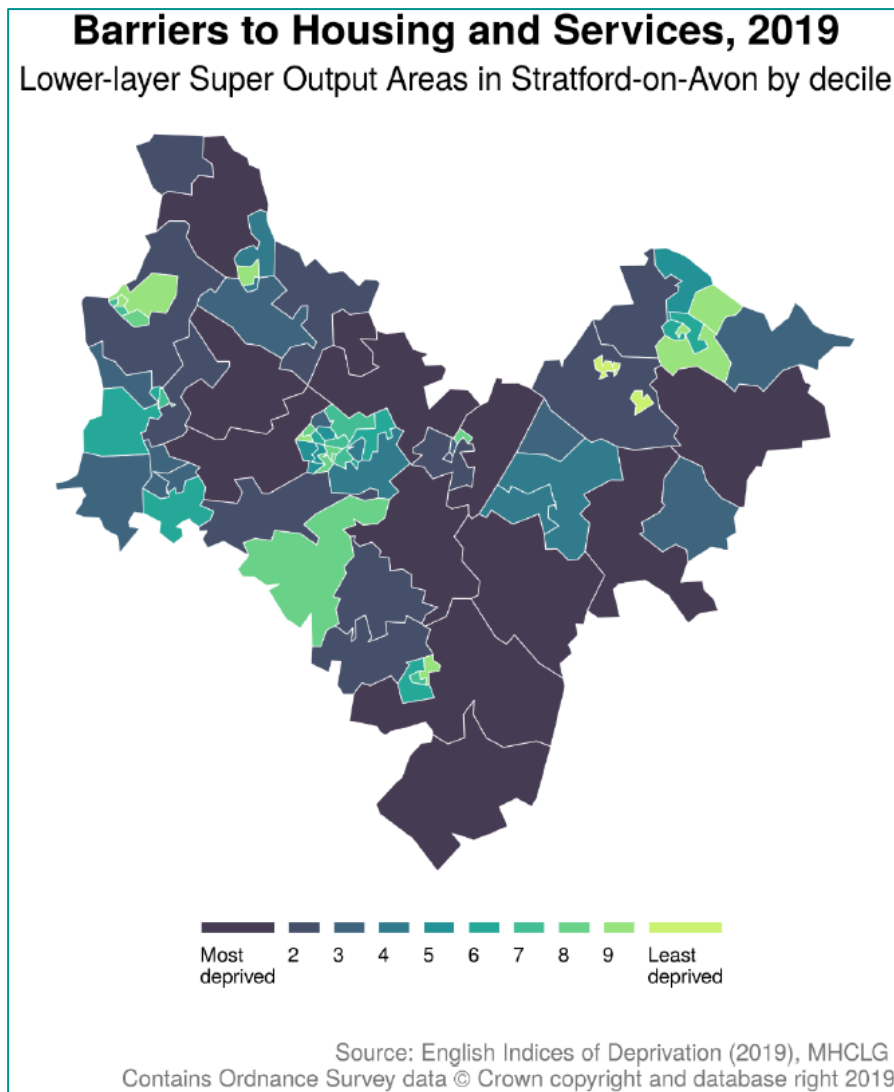


Figure 4. Levels of deprivation within the District relating to barriers to housing and services

- A.9 The 'barriers to housing and services' domain includes road distance to Post Offices, Primary Schools, general stores/supermarkets, and GP surgeries. However, the scores for this domain also take into consideration several housing factors. These include the proportion of houses with insufficient space to meet the household need, the rate of acceptance for housing assistance, as well as the affordability of owner-occupied housing and the private rental market. Stratford-on-Avon District is known to be an area where house prices are high, and where people struggle to get onto the property ladder.
- A.10 It is therefore possible that the aggregation of these two factors is 'tipping' results to suggest that areas are more deprived in terms of access to necessary services and amenities.

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

- A.11 With the associated health implications of poor air quality there is a strong emphasis on ensuring that air quality within the district remains high.
- A.12 In order to fulfil the requirements of Local Air Quality Management (LAQM), as set out in the Environment Act (1995), the Council publishes an Annual Status Report outlining the air quality in the area. In 2020 the Council reviewed information from 18 Non-Automatic Measuring Sites (Figures 5 & 6), most of which fell within Stratford-on-Avon District's two Air Quality Management Areas (Stratford and Studley), to determine whether the air quality objectives set out by Defra, had been met.

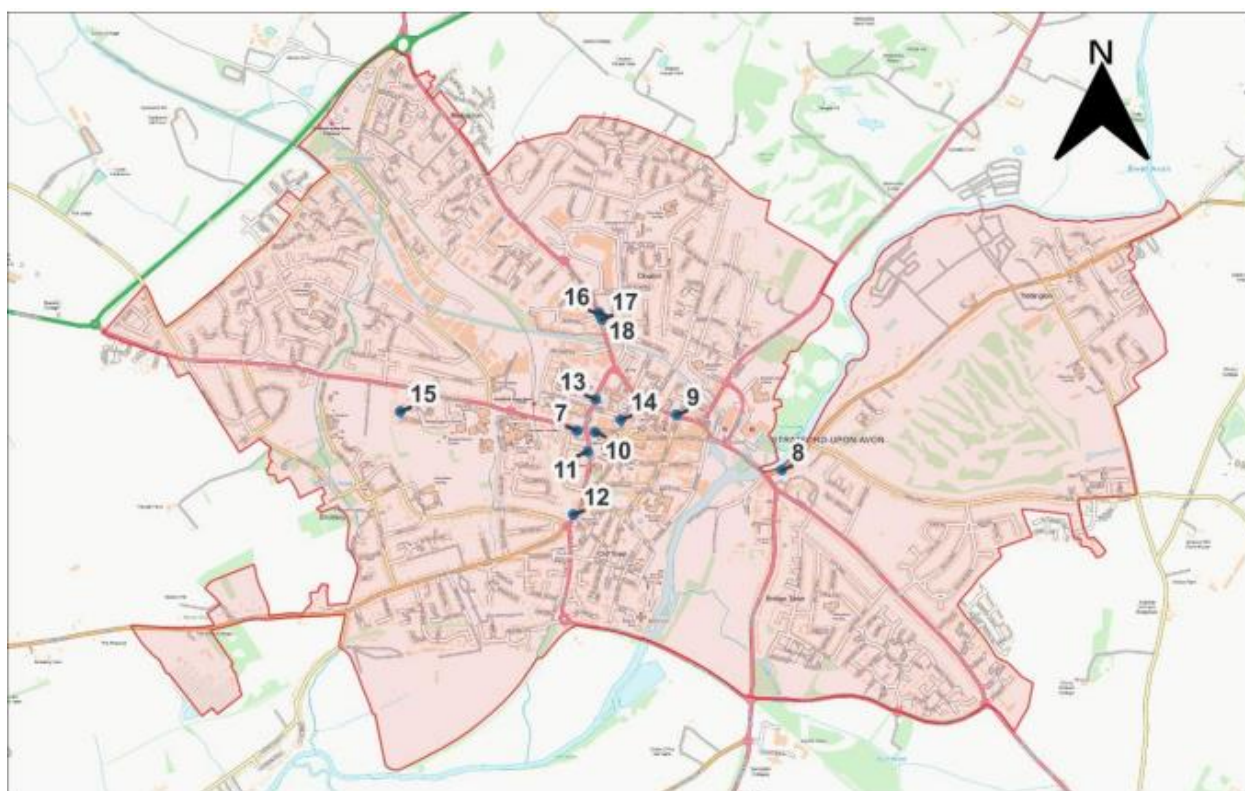


Figure 5. Air Quality Monitoring Points: Stratford-upon-Avon

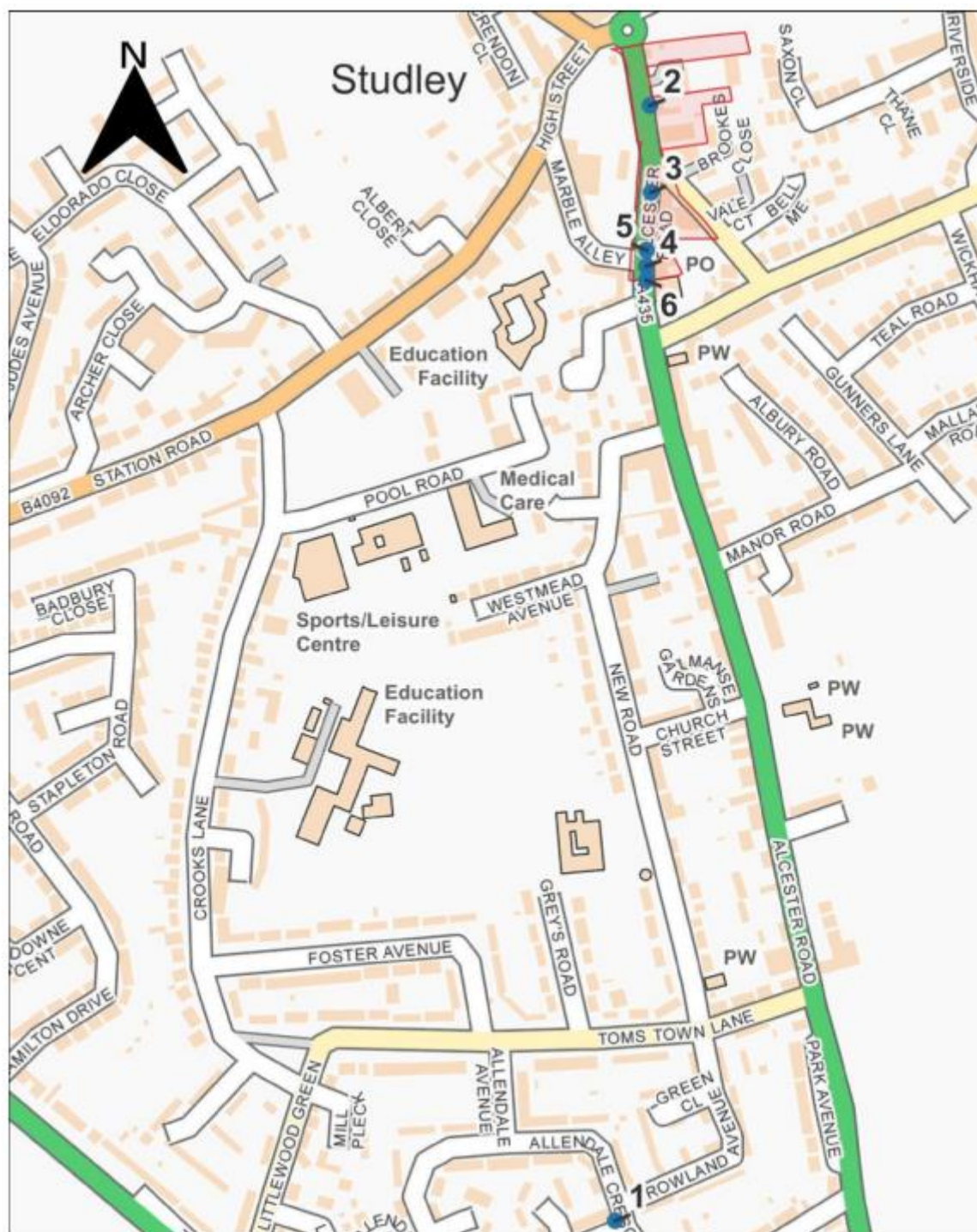


Figure 6. Air Quality Monitoring Points: Studley

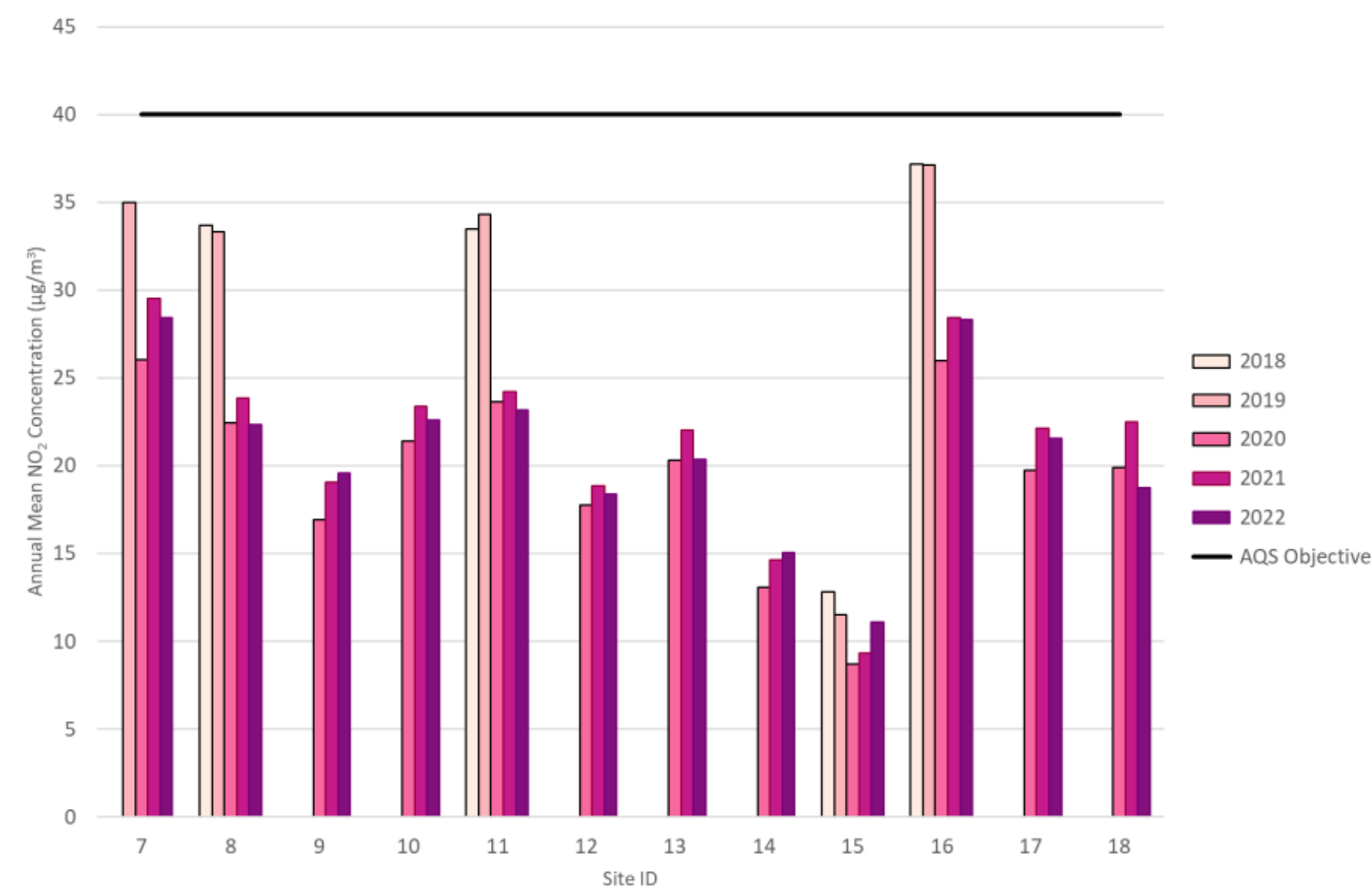


Figure 7. Trends in Annual Mean NO2 Concentrations: Stratford upon Avon

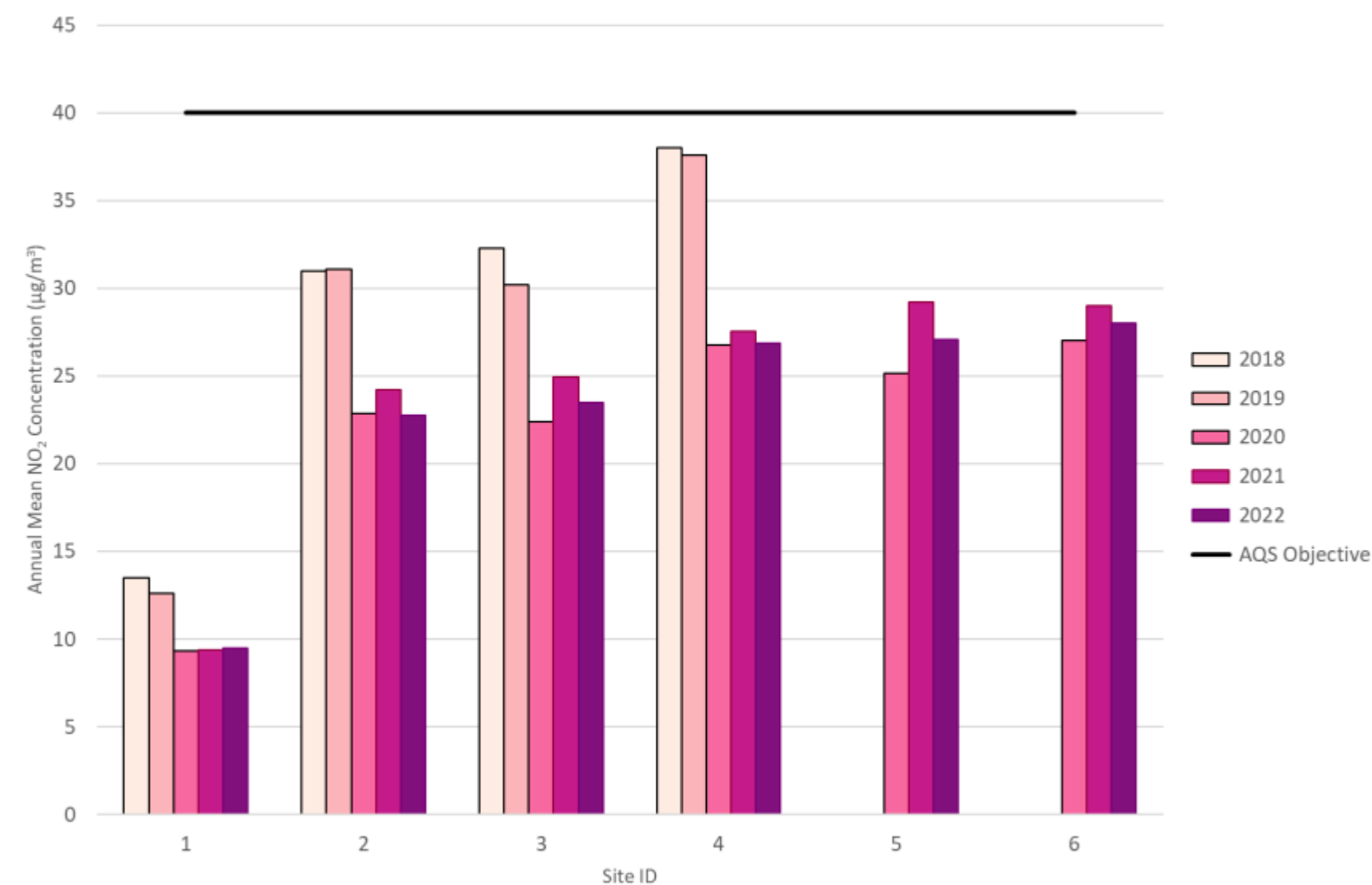


Figure 8. Trends in Annual Mean NO₂ Concentrations: Studley

- A.13 A number of direct measures have been taken by the Council to improve air quality within the District. Such measures include the adoption of the [Development Requirements Supplementary Planning Document](#), and joining the Coventry and Warwickshire Air Quality Alliance. The Council is also updating the Air Quality Action Plan (AQAP) for the Studley Air Quality Management Area (AQMA).
- A.14 Whilst most 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 a number of ways in which the public can get involved in improving the District's 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 the journey allows – By choosing to walk or cycle for the number of vehicles is reduced and 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 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. All have different levels of benefit in 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.15 Warwickshire, Coventry and Solihull worked together to produce a Local Biodiversity Action Plan (LBAP)¹ 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 Sites of Specific Scientific Interest (SSSIs), have legal protection. Others, such as Local Wildlife Sites, hold no legal standing but have been identified to highlight areas of importance and are taken into consideration by planners when considering future developments. Developing on land designated as a priority habitat is generally discouraged, and biodiversity offsetting is required where it is decided that development

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

is necessary. With such protections in place, the degradation and reduction of areas of priority habitat In Stratford District is generally very small. The action plans in place strive to improve the existing priority habitats and increase their area.

	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.16 Stratford District currently has 132 Local Wildlife Sites. Lench Meadows was designated a Local Nature Reserve in September 2023.
- A.17 Along with the designated sites, potential Local Wildlife Sites have also been identified. It is expected that by the next monitoring period some of these potential sites will become official designations.
- A.18 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.19 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.20 Measures have been taken in recent years to reduce the Carbon Dioxide produced by the Council. A list of some of the measures taken since 2011 can be seen below;
- Install PV panels at Elizabeth House to reduce reliance on grid electricity through on-site electricity generation
 - New Euro 6 Standard vehicles in place for waste, recycling, and street cleaning services
 - Route optimisation exercise to be carried out to reduce fuel use for waste, recycling and street cleaning services
 - Tree planting programme included in Grounds Management contract

- Installation of pool covers at leisure centre swimming pools
- Stratford Leisure Centre refurbishment programme to include improved building efficiency and sustainability measures.

A.21 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.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.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.23 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.24 Loss of historical assets has been measured this year by the number of applications involving a listed building-related demolition. This allows for a quantifiable figure for sites where the historical importance of the asset has previously been determined. In total there have been 15 applications with a listed building-related demolition.

A.25 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.26 It was decided to focus on planning permissions within existing designated Special Landscape Areas and the Cotswold Area of Outstanding Natural Beauty. For further Please refer to section C: District Designations.

A.27 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.28 This monitoring year, 207 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.29 This monitoring year, 87 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.30 The availability of mineral resources within the District is not something that can be adequately monitored at this point in time. The amount of development within the Mineral Safeguarding Area is more easily quantifiable. Due to the size of the Mineral Safeguarding area within the district and the number of applications that are submitted and granted each year, this AMR focuses solely on major developments.

A.31 13 major applications were granted within the Mineral Safeguarding area between 01/04/2022 and 31/03/2023.

A.32 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.33 The integrity of the countryside is key for 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 the location of valuable wildlife habitat and the best locations to create new habitats in order to protect and enhance connectivity for wildlife. Further research, analysis and data collection has been undertaken for Stratford-on-Avon District and the county of Warwickshire. This will inform the production of a Nature Recovery Network Map, produced in collaboration with environmental NGOs, government agencies, other local authorities, farmers and landowners, businesses, and other stakeholders. This will form part of a national Nature Recovery Network map which is being introduced through environmental legislative reform. This resource is not available currently but should prove useful 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 7 applications were granted for major renewable energy and low carbon energy projects during the monitoring year 2022/23. All of these were solar farms, with the site area being a total of 294.47 ha.
- B.2 A total of 107 applications were granted within or adjacent to Flood Zone 3 during the monitoring year 2022/23. 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. 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.3 Part V of the Development Requirements SPD was adopted in July 2020 and sets out checklists where 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 can significantly help to reduce the risks of flooding and impact on surface water at times of high rainfall. They are important ecological features, and the greatest benefits are gained when they are designed as a multifunctional resource, capable of delivering a wide range of environmental and quality of life benefits for future occupants.
- B.7 During 2022/23 a total of 79 major planning permissions met the criteria for potentially requiring SUDs. Reasons for not including SUDs included 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 2022/23 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 2022/23 monitoring year there were 2 planning permissions granted in areas near to ancient woodland and no planning permissions were 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 2022/23 there were a total of 69 major applications approved incorporating landscaping schemes to mitigate the impact of development or provide enhancements.

SSSIs and Local Wildlife Sites

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

- 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 2022/23 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 2022/23, 37 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 was not any data available for 22/23 from DEFRA (Department for Environment, Food and Rural Affairs). 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

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 79 major applications granted permission in the District in 2022/23, one involved the loss of a non-designated heritage asset (Bearley Mill). The case officer on this application (21/00973/OUT), assessed that the harm was outweighed by the public benefits of reusing a brownfield site for appropriate commercial and residential uses. One major application listed potential damage to below-ground archaeology among the reasons for refusal.

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 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 79 major planning applications granted permission within the 2022/23 monitoring period, 20 application sites were situated wholly or partially within Conservation Areas. Most applications affecting a designated heritage asset 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 2022/23 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
CS.9 – Design and Distinctiveness	Planning applications for development should be assessed by SDC as to whether they meet the criteria set out in this Policy
	In terms of design and distinctiveness which enhance the built and natural environment: % of applications approved for residential development with Design and Access Statements taking account of Building for Life or replacement criteria
	Parish Plans and Town/Village Design Statements plus future Neighbourhood Plans identify good design as a priority in their local areas and areas for improvement which should be taken into account when determining relevant planning applications
	Every two years Building Control run Built in Quality awards for new development in Stratford on Avon District. Winners should be reported as exemplars of good quality, well designed and sustainable buildings
	Public realm improvements identified in Area Profiles and Town/Parish Plans should be assessed by SDC

Design Quality

B.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. 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 against which sites are assessed, and the assessment is based on a traffic light system (red, amber, green). A well-designed scheme will perform well against all 12 criteria. A 'red' will mean that either the characteristics of the scheme make full compliance impossible or that further consideration and improvements to the design would be required to comply. 'Amber' criteria 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 3. The more detailed assessment table is included as Appendix 1.

Table 3. The Building for Life 12 Criteria

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

- B.29 During 2022/23 there were 29 major applications with full planning permission granted. These applications would have contained a Design and Access Statement and the building for life criteria would have been assessed throughout the application process. There were also 8 Reserve Matters Applications for Major developments, which again, would have been assessed against the building for life criteria as part of the general planning process.

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 considered 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. 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 of which 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 one of the most highly regarded awards for the construction industry. The awards aim to 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 Stags Head at Wellesbourne was the winner of the Best Non-residential new Build award at the West Midlands Awards in 2023. [Further information](#) can be found on the Council's website.

Section C: District Designations

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

- C.1 The National Planning Policy Framework (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.2 This monitoring year a total of 207 applications were approved despite being assessed as inappropriate development in the Green Belt. All were approved based on very special circumstances.
- C.3 Some examples of very special circumstances applied to planning applications approved in the District during 2022/23 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 Special Landscape Areas (SLAs) were defined within the Council’s Core Strategy to protect, enhance, and facilitate better management of the best of the area’s landscapes (except for the Cotswolds AONB, which has been nationally designated separately). 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 During the 2022/23 monitoring year two applications relating to large scale development were granted within a Special Landscape Area.

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 2022/23 monitoring year three applications relating to large scale development were approved within the Area of Restraint.

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 several 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 such uses there has been 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 2022/23 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 of 14,600 homes for the 20-year period 2011 to 2031. Of these only some 2,258 are needed to house the increase expected from the existing population: the vast majority of new homes are required in order 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 consider 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 4 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 2022/23 completions for the second time were double the target completions at 1,435.
- 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 4. 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	630	113.1%
2015/16	566	1,050	185.5%
2016/17	894	1,114	124.6%
2017/18	894	1,293	144.6%
2018/19	894	1,385	154.9%
2019/20	894	1,456	162.9%
2020/21	894	749	83.8%
2021/22	730	1,574	215.6%
2022/23	730	1,435	196.6%
Total	8,760	11,459	130.8%

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 important to understand the locations in which 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 within and adjacent to the current boundary for the settlement. Sites in and adjacent to smaller villages and hamlets below LSV level are recorded as 'Rural Village' while isolated sites in the countryside are recorded as 'Rural Elsewhere'. A full list of net completions by settlement is included at Appendix 2 and by parish at Appendix 3.
- D1.8 Table 5 summarises the distribution of housing development across the District by settlement location.
- D1.9 As can be seen, since 2011 the bulk of new homes (57.1%) have been built in and around the main town of Stratford-upon-Avon and the 8 Main Rural Centres. This suggests that, overall, new homes have been built in locations that can be considered the most sustainable in terms of access to services and facilities.

Table 5. 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	92	155	7	38	0	630
	%	14.8%	38.9%	14.6%	24.6%	1.1%	6.0%	0.0%	100%
2015/16	No.	200	397	233	115	24	81	0	1,050
	%	19.0%	37.8%	22.2%	11.0%	2.3%	7.7%	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	430	117	24	39	0	1,385
	%	6.5%	49.5%	31.0%	8.4%	1.7%	2.8%	0.0%	100%
2019/20	No.	112	599	359	230	29	114	13	1,456
	%	7.7%	41.1%	24.7%	15.8%	2.0%	7.8%	0.9%	100%
2020/21	No.	104	346	132	84	9	40	34	749
	%	13.9%	46.2%	17.6%	11.2%	1.2%	5.3%	4.5%	100%
2021/22	No.	231	592	181	192	12	70	296	1,574
	%	14.7%	37.6%	11.5%	12.2%	0.8%	4.4%	18.8%	100%
2022/23	No.	410	437	89	122	11	40	326	1,435
	%	28.6%	30.5%	6.2%	8.5%	0.8%	2.8%	22.7%	100%
Total	No.	2,134	4,414	2,311	1,138	192	601	669	11,459
	%	18.6%	38.5%	20.2%	9.9%	1.7%	5.2%	5.8%	100%

- D1.10 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.
- D1.11 The distribution of housing completions since 2011 by sub-area is shown in Table 6.
- D1.12 The bulk of completions in 2022/23 have been in the 'Main Rural Centres (38.5%). This is as to be expected in line with previous years.

Table 6. 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	176	630
	%	2.7%	41.0%	16.8%	7.0%	4.6%	27.9%	100%
2015/16	No.	29	330	201	222	42	226	1,050
	%	2.8%	31.4%	19.1%	21.1%	4.0%	21.5%	100%
2016/17	No.	26	319	254	343	33	139	1,114
	%	2.3%	28.6%	22.8%	30.8%	3.0%	12.5%	100%
2017/18	No.	30	249	316	343	114	241	1,293
	%	2.0%	19.0%	25.0%	26.0%	9.0%	19.0%	100%
2018/19	No.	10	379	101	530	143	222	1,385
	%	0.8%	27.6%	7.2%	37.8%	10.4%	16.2%	100%
2019/20	No.	28	331	180	495	216	206	1,456
	%	1.9%	22.7%	12.4%	34.0%	14.8%	14.1%	100%
2020/21	No.	29	127	113	253	114	113	749
	%	3.9%	17.0%	15.1%	33.8%	15.2%	15.1%	100%
2021/22	No.	37	310	230	580	166	251	1,574
	%	2.4%	19.7%	14.6%	36.8%	10.5%	15.9%	100%
2022/23	No.	7	305	418	348	131	226	1,435
	%	0.5%	21.3%	29.1%	24.3%	9.1%	15.7%	100%
Total	No.	232	2,671	2,288	3,224	1,083	1,961	11,459
	%	2.0%	23.3%	20.0%	28.1%	9.5%	17.1%	100%

Location Type

- D1.13 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 Green Belt or in the Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty).
- D1.14 Net completions in previous years by location type are shown in Table 7.
- D1.15 Since 2011 the largest proportion of completions has occurred in 'Rural Areas' (66.8%). 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.
- D1.16 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 7. Net Completions by Location Type

Location		Within Built-up Area	Rural Area	Green Belt	AONB	Mixed	Total
2011/12	No.	44	79	10	1	0	134
	%	32.8%	59.0%	7.5%	0.7%	0.0%	100%
2012/13	No.	175	93	18	8	0	294
	%	59.5%	31.6%	6.1%	2.7%	0.0%	100%
2013/14	No.	196	131	15	3	0	345
	%	56.8%	38.0%	4.3%	0.9%	0.0%	100%
2014/15	No.	143	350	31	15	91	630
	%	22.7%	55.6%	4.9%	2.4%	14.4%	100%
2015/16	No.	244	677	24	22	83	1,050
	%	23.2%	64.5%	2.3%	2.1%	7.9%	100%
2016/17	No.	192	836	41	7	38	1,114
	%	17.2%	75.0%	3.7%	0.6%	3.4%	100%
2017/18	No.	363	856	45	24	5	1,293
	%	28.1%	66.2%	3.5%	1.9%	0.4%	100%
2018/19	No.	369	975	27	14	0	1,385
	%	26.6%	70.4%	1.9%	1.0%	0.0%	100%
2019/20	No.	318	1,046	68	24	0	1,456
	%	21.8%	71.8%	4.7%	1.6%	0.0%	100%
2020/21	No.	178	520	42	9	0	749
	%	23.8%	69.4%	5.6%	1.2%	0.0%	100%
2021/22	No.	409	1,122	41	2	0	1,574
	%	26.0%	71.3%	2.6%	0.1%	0.0%	100%
2022/23	No.	435	967	26	7	0	1,435
	%	30.3%	67.4%	1.8%	0.5%	0.0%	100%
Total	No.	3,066	7,652	388	136	217	11,459
	%	26.8%	66.8%	3.4%	1.2%	1.9%	100%

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

- D1.17 Table 8 and Figure 9 set out the housing trajectory as at 31 March 2023. The columns in Table 8 show annual completions (actual, expected in current 5-year period and estimated in future years). The annualised OAN target of 730 is shown as the 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).
- D1.18 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 2022/23. The 'negative' end to the target corresponds to the over-provision in overall delivery that is anticipated by 2031 of some 11% (16,199).
- D1.19 Figure 10 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.

Table 8. 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	630	1,050	1,114	1,293	1,385	1,456	749	1,574	1,435	0	0	0	0	0	0	0	0
Completions in 5 Years	0	0	0	0	0	0	0	0	0	0	0	0	513	646	481	793	882	0	0	0
Completions in Remaining Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	589	589	571
Cumulative Completions	134	428	773	1,403	2,453	3,567	4,860	6,245	7,701	8,450	10,024	11,459	11,972	12,618	13,099	13,892	14,774	15,363	15,952	16,523
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	508	393	375	330	300	177	-58	-382	-1,352
Monitor Line	-432	-704	-925	-861	-377	-157	242	733	1,295	1,150	1,993	2,699	2,482	2,398	2,149	2,212	2,364	2,223	2,082	1,923
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

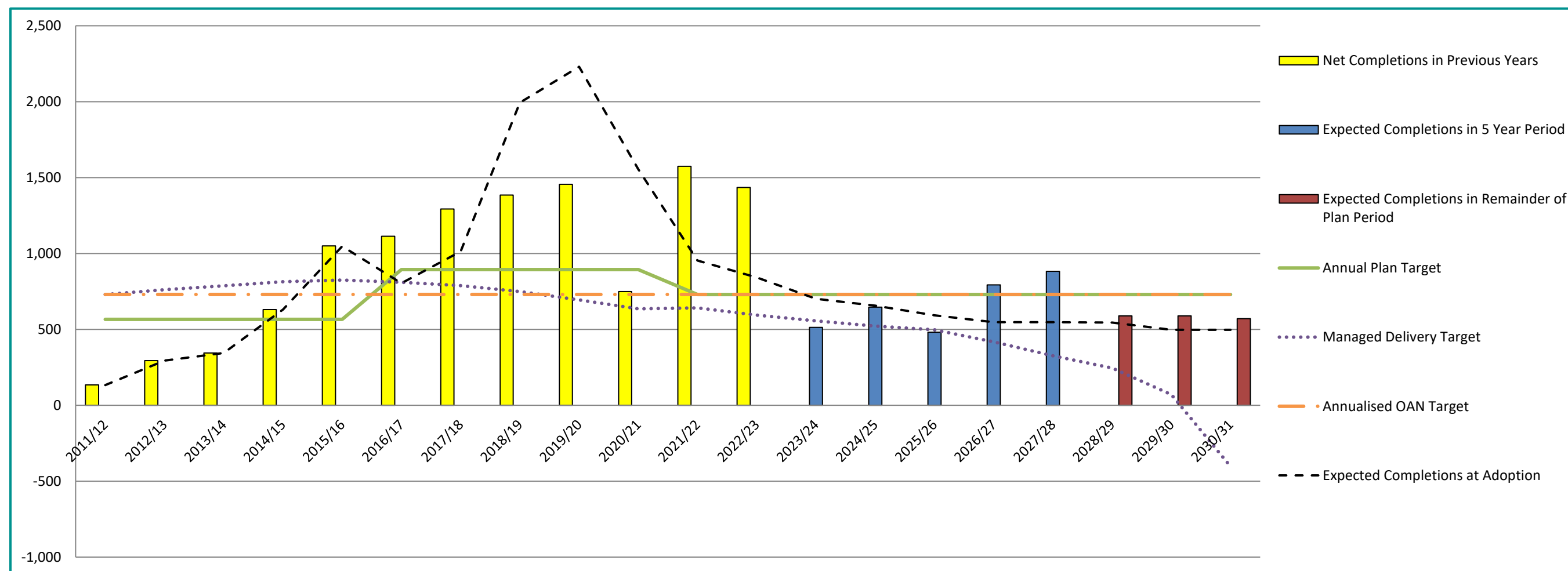


Figure 9. Housing Trajectory

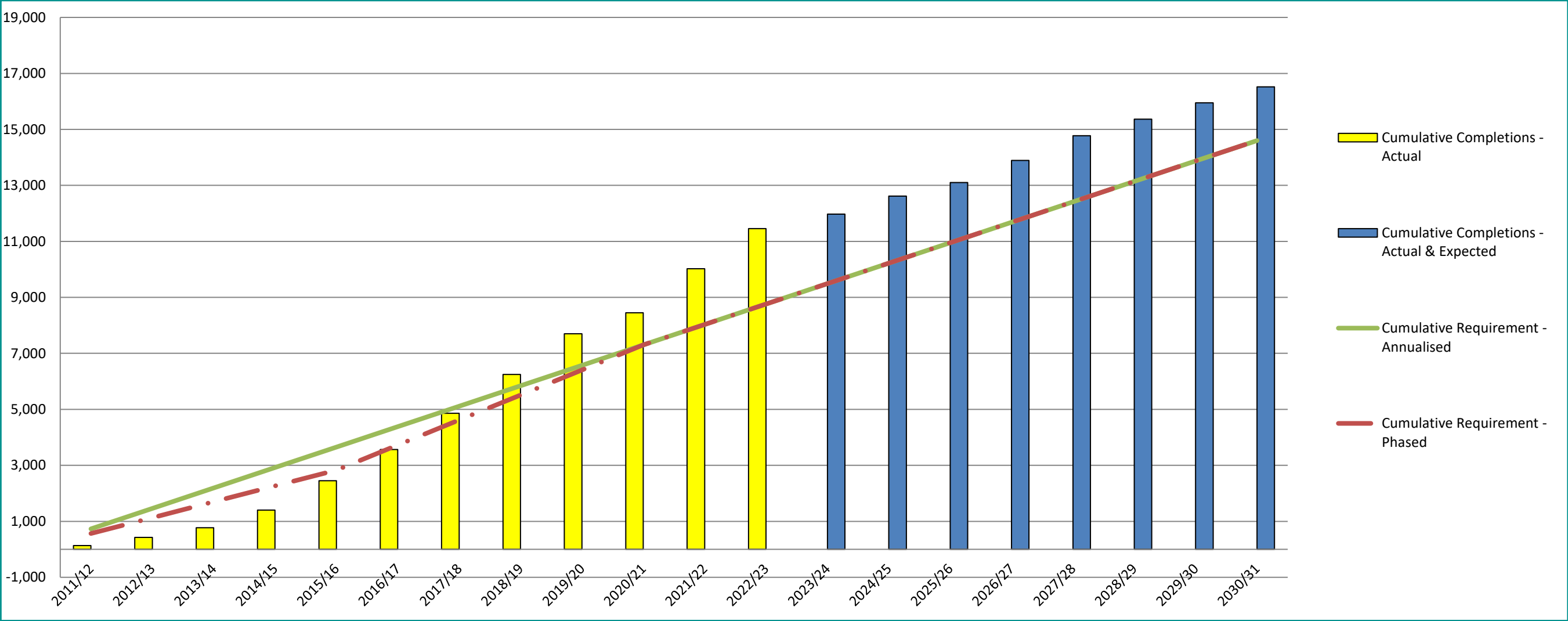


Figure 10. Completions and Housing Requirement

Five Year Housing Land Supply

D1.20 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.

D1.21 Figure 11 and Table 9 set out the components of supply for the next 5 years. There are 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.

D1.22 Table 10 sets out the 5YHLS calculation. As of 31 March 2023, the 5YHLS is 14.55 years, based on the housing trajectory set out in Table 10, the Council could demonstrate a 5-year supply with both a 5% and a 20% buffer applied.

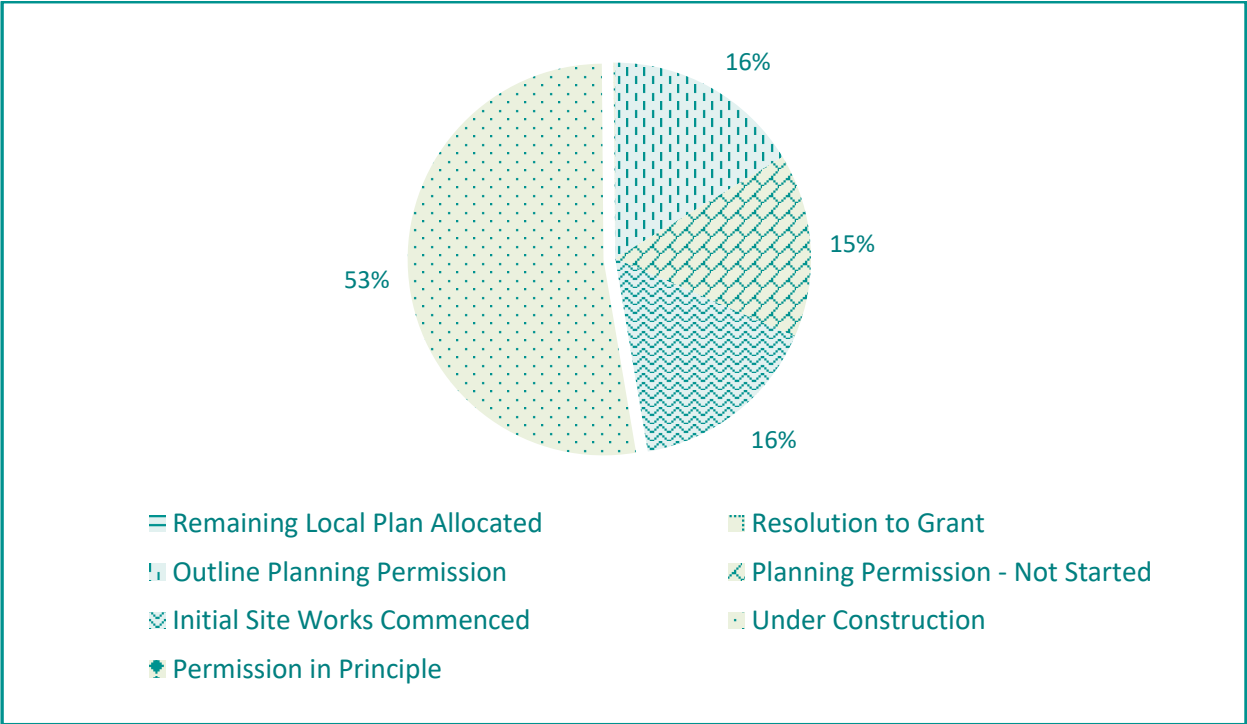


Figure 11. Components of 5 Year Supply

Table 9. 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	Permission in Principle
2016	1,025	875	2,566	829	464	1,313	0
2017	30	487	3,084	1,319	243	1,354	0
2018	68	0	1,949	1,070	399	1,817	0
2019	120	0	901	1,074	226	2,203	0
2020	150	0	255	1,610	570	1,425	0
2021	0	0	547	867	1,725	1,438	0
2022	0	0	433	223	672	2,238	0
2023	0	0	487	454	472	1,568	-4

Table 10. 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
2023	8,760	11,459	-2,699	999	2,907	14.55	N/A

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

Source of Supply

D1.23 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.

D1.24 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

D1.25 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.

D1.26 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.

D1.27 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 11 shows completions by source of supply.

Table 11. Net Completions by Source of Supply

		Allocated				Unallocated Sites									Total
Year		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	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%	0.0%	100%
2013/14	No.	27	65	0	0	243	0	0	0	0	0	10	0	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%	0.0%	100%
2014/15	No.	210	8	0	0	391	4	0	0	0	0	17	0	0	630
	%	33.3%	1.3%	0.0%	0.0%	62.1%	0.6%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	100%
2015/16	No.	200	0	0	0	818	9	0	0	0	0	23	0	0	1,050
	%	19.0%	0.0%	0.0%	0.0%	77.9%	0.9%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	100%
2016/17	No.	230	0	0	0	833	30	0	0	0	0	21	0	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%	0.0%	100%
2017/18	No.	344	0	8	0	880	24	14	0	0	0	23	0	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%	0.0%	100%
2018/19	No.	379	0	20	0	903	57	0	0	0	0	23	3	0	1,385
	%	27.4%	0.0%	1.4%	0.0%	65.2%	4.1%	0.0%	0.0%	0.0%	0.0%	1.7%	0.2%	0.0%	100%
2019/20	No.	423	0	45	0	933	16	0	0	0	0	30	9	0	1,456
	%	29.1%	0.0%	3.1%	0.0%	64.1%	1.1%	0.0%	0.0%	0.0%	0.0%	2.1%	0.6%	0.0%	100%
2020/21	No.	244	0	20	0	448	23	0	0	0	0	13	0	1	749
	%	32.6%	0.0%	2.7%	0.0%	59.8%	3.1%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.1%	100%
2021/22	No.	863	23	75	0	566	19	0	0	0	0	28	0	0	1,574
	%	54.8%	1.5%	4.8%	0.0%	36.0%	1.2%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	100%
2022/23	No.	782	76	57	0	505	10	0	0	0	0	5	0	0	1,435
	%	54.5%	5.3%	4.0%	0.0%	35.2%	0.7%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	100%
Total	No.	3,805	282	225	0	6,735	192	14	0	0	0	193	12	1	11,459
	%	33.2%	2.5%	2.0%	0.0%	58.8%	1.7%	0.1%	0.0%	0.0%	0.0%	1.7%	0.1%	0.0%	100%

D1.28 In 2022/23 most supply (54.5%) came from Core Strategy sites. The second largest source was windfall sites (35.2%). These two sources have maintained a high level of supply throughout the plan period so far and have made up 92% of all completions since 2011.

Housing Allocations

D1.29 Core Strategy housing allocations are listed in Table 12. Three of the allocations have delivered all allocated housing (SUA.2, SOU.1, SOU.2). The other allocations are progressing in accordance with expectations.

D1.30 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 12. Supply from Core Strategy Allocations as of 31st March 2023

Reference	Site	Expected Supply	Expected Delivery	Status (as of 31 March 2023)	Planning Reference	Actual Delivery	Actual Supply (To Date)	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter	1,012	2017/18 & 2022/23+	Warwick House - Complete	14/03338/FUL	2017/18	82	0	Whole site expected to deliver 687 in total by 2031 (further 325 after 2031)
				Phase 1	22/00682/VARY & 19/02585/OUT (full element)	2024/25+	0	64	
				Phase 2	21/03502/REM	2025/26+	0	113	
				Phase 3 - 5	22/00682/VARY & 19/02585/OUT (outline element)	2027/28+	0	323	
				Future Phases	No permission	2029/30+	0	430	
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. Completed 2017/18
SUA.3	North of Bishopton Lane, Stratford	500	2023/24-2027/28	Under Construction	18/01061/REM & 15/04499/OUT	2020/21+	322	178	Previously allocation reference SUA.4.
ALC.1	North of Allimore Lane (South), Alcester	190	2020/21-2023/24	Under Construction	17/01087/REM & 11/02895/OUT	2022/23+	34	156	
ALC.2	North of Allimore Lane (North), Alcester	160	2019/20 - 2022/23	Under Construction	17/01084/REM & 20/01543/VARY	2021/22+	117	43	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	2015/16-2021/22	236	0	Completed 2021/2022.
SOU.2	West of Coventry Road, Southam	165	2016/17-2018/19	Completed	14/03407/REM	2016/17-2018/19	165	0	Completed 2018/19.
SOU.3	South of Daventry Road, Southam	535	2018/19-2026/27	Under Construction	17/01930/REM	2018/19-2022/23	535	0	Completed 2022/23.
GLH	Gaydon Lighthorne Heath	3,000	2020/21+	Phase 1 - Complete	18/03307/REM & 15/04200/OUT	2019/20-2022/23	140	0	Whole site expected to deliver 1,651 in total by 2031 (further 1,275 after 2031)
				Phase 2a - Under Construction	19/01649/REM & 15/00976/OUT	2021/22+	314	322	
				Phases 2b - 2f Outline Permission	15/00976/OUT	2025/26+	0	850	
				Phase 3 - Outline Permission	15/00976/OUT	2027/28+	0	300	
				Phase 4 - Outline Permission	15/04200/OUT	2026/27+	0	1,000	
LMA	Long Marston Airfield	3,500	2020/21+	Phase 1 - Under Construction	17/03258/REM & 20/00608/REM	2021/22+	215	185	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.
				Phase 1a + 1b - No Permission	No permission	2027/28+	0	441	
				Airfield House - Outline Permission	20/02745/OUT	2027/28+	0	59	
				Phase 2 - No Permission	No permission	2027/28+	0	2600	

Policy CS.18 - Affordable Housing

D1.31 Affordable housing, as defined by the NPPF³, is housing for sale or rent 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 such as rural exceptions or local needs schemes, as well as 100% affordable housing schemes.

D1.32 Table 13 below shows affordable housing completions since 2001/02. Since 2001/02, 3,744 affordable homes have been provided with the vast majority on 'new build' sites. In 2022/23 the overall quantum of affordable homes provided was 540. This is the highest amount of affordable housing completions since monitoring began. This is in part due to a 100% affordable housing scheme as well as additionality (where market sale units are converted to affordable housing over and above the policy requirement). Some of the larger sites, such as Gaydon Lighthorne Heath, are also now delivering.

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 13. Affordable Housing Completions

Year	Total Annual Housing Requirement	Total dwellings		Affordable, of which:		SDC Funded (Post 1 April 2004)	New Build Affordable as % of All Dwellings	New Build Affordable as % of Total Requirement
		All	Affordable	New Build	Other			
2001/02	475	472	96	75	21	0	15.9%	15.8%
2002/03	475	436	73	58	15	0	13.3%	12.2%
2003/04	475	602	57	51	6	0	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	76	0	61	74.5%	15.6%
2011/12	566	134	105	93	12	0	69.4%	16.4%
2012/13	566	294	96	86	10	8	29.3%	15.2%
2013/14	566	345	122	120	2	20	34.8%	21.2%
2014/15	566	630	215	215	0	10	34.1%	38.0%
2015/16	566	1,050	291	291	0	0	27.8%	51.4%
2016/17	894	1,114	263	263	0	0	23.6%	29.4%
2017/18	894	1,293	384	383	1	6	29.6%	42.8%
2018/19	894	1,385	356	356	0	19	25.7%	39.8%
2019/20	894	1,456	491	490	1	7	33.6%	54.8%
2020/21	894	749	386	385	1	0	51.5%	43.1%
2021/22	730	1,574	495	476	19	15	30.4%	65.2%
2022/23	730	1,435	540	539	1	7	37.6%	73.8%
Since 2011	8,760	11,459	3,744	3,697	47	92	32.3%	42.2%

Policy CS.19 – Housing Mix and Type

Land Type

D1.33 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). Residential garden land within built-up areas is usually classed as greenfield. In Table 14 below residential garden land is monitored separately from greenfield to differentiate from other types of land (such as agricultural land or scrubland). It should also be noted that farm buildings are classified as greenfield.

Table 14. 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.	276	220	24	110	630
	%	44%	35%	4%	17%	100%
2015/16	No.	256	656	24	114	1,050
	%	24%	62%	2%	11%	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.	337	942	19	87	1,385
	%	24%	68%	1%	6%	100%
2019/20	No.	376	1011	39	30	1,456
	%	26%	69%	3%	2%	100%
2020/21	No.	202	495	8	44	749
	%	27%	66%	1%	6%	100%
2021/22	No.	399	1,135	19	21	1,574
	%	25%	72%	1%	1%	100%
2022/23	No.	451	954	15	15	1,435
	%	31%	66%	1%	1%	100%
Total	No.	3,270	7,147	233	809	11,459
	%	28.5%	62.4%	2.0%	7.1%	100%

D1.34 The above table shows that most homes (62.4%) have been built on greenfield land. This increases to 64.4% if residential garden land is included.

Land Use

- D1.35 Understanding the previous use class for the sites where homes are built is useful in terms of understanding housing delivery and understanding what types of land uses are being lost to residential development. Table 15 shows net completions by previous land use. The table refers to the pre-2020 use classes as these were in effect at the time of adoption of the Core Strategy and are the basis for the monitoring indicators.
- D1.36 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.
- D1.37 In the latest monitoring year 2022/23, most new homes (52.6%) 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 18.9%. These comprise not only of mixed sites but can also include amenity land, scrubland, or vacant land.

Table 15. 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	205	42	630
	%	3%	27%	27%	4%	32.5%	7%	100%
2015/16	No.	8	179	227	35	515	86	1,050
	%	1%	17%	22%	3%	49.0%	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	162	6	661	320	1,385
	%	1%	17%	12%	0%	48%	23%	100%
2019/20	No.	12	163	86	10	870	315	1,456
	%	1%	11%	6%	1%	60%	22%	100%
2020/21	No.	1	84	65	-20	476	143	749
	%	0%	11%	9%	-3%	64%	19%	100%
2021/22	No.	10	134	76	1	1,070	283	1,574
	%	1%	9%	5%	0%	68%	18%	100%
2022/23	No.	58	141	45	11	899	281	1,435
	%	4%	10%	3%	1%	63%	20%	100%
Total	No.	177	1,553	1,337	197	6,030	2,165	11,459
	%	1.5%	13.6%	11.7%	1.7%	52.6%	18.9%	100%

Development Type

D1.38 Table 16 below sets out definitions for several development type. This is a categorisation of how the net delivery on the site has been achieved – such as new build development, change of use of an existing building to residential, redevelopment of a site from another use, or sub-division of an existing residential building.

D1.39 Table 17 shows net completions in previous years by development type. Since 2011, most development (67.7%) has been on ‘new build’ sites. The second most common type of development has been redevelopment of brownfield sites. This has provided 23.3% of overall supply. Please note that while there is no overall net increase from replacement dwellings, there may be annual fluctuations where the existing dwelling is demolished in one monitoring year and the replacement is completed in another.

Table 16. Definitions of Type of Development (see Table 17)

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 17: Net Completions by Development Type

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	247	303	-2	-1	2	0	1	-2	630
	%	5.4%	6.5%	1.1%	39.2%	48.1%	-0.3%	-0.2%	0.3%	0.0%	0.2%	-0.3%	100%
2015/16	No.	31	38	19	618	288	3	0	1	31	28	-7	1,050
	%	3.0%	3.6%	1.8%	58.9%	27.4%	0.3%	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	278	-6	-4	-1	5	55	0	1,385
	%	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.	6	40	35	1,116	248	6	8	0	1	-2	-2	1,456
	%	0.4%	2.7%	2.4%	76.6%	17.0%	0.4%	0.5%	0.0%	0.1%	-0.1%	-0.1%	100%
2020/21	No.	7	26	27	544	163	1	-2	0	-18	3	-2	749
	%	0.9%	3.5%	3.6%	72.6%	21.8%	0.1%	-0.3%	0.0%	-2.4%	0.4%	-0.3%	100%
2021/22	No.	1	32	30	1,342	173	-3	-2	0	0	4	-3	1,574
	%	0.1%	2.0%	1.9%	85.3%	11.0%	-0.2%	-0.1%	0.0%	0.0%	0.3%	-0.2%	100%
2022/23	No.	5	27	11	1,212	173	4	1	1	3	7	-9	1,435
	%	0.3%	1.9%	0.8%	84.5%	12.1%	0.3%	0.1%	0.1%	0.2%	0.5%	-0.6%	100%
Total	No.	140	455	215	7,761	2,671	31	4	6	27	181	-32	11,459
	%	1.2%	4.0%	1.9%	67.7%	23.3%	0.3%	0.0%	0.1%	0.2%	1.6%	-0.3%	100%

Size of Site

D1.40 Homes are built on sites of a wide range of sizes across Stratford-on-Avon District. This can be categorised by the gross number of homes built as part of a scheme. The threshold of 5 homes (i.e. the distinction between small and larger sites) is a long-established monitoring indicator. A more detailed breakdown is provided for larger sites. We distinguish between sites of more than 30 homes and more than 100 homes (the former being an indicative density standard of the number of homes per hectare).

D1.41 Table 18 shows net completions in previous years by the size type for each site. Since 2011, (44.3%) of development has been on 'super-sized' sites (sites delivering 100 or more homes).

Table 18. 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.	118	144	57	311	630
	%	18.7%	22.9%	9.0%	49.4%	100%
2015/16	No.	139	188	384	339	1,050
	%	13.2%	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.	124	223	435	603	1,385
	%	9.0%	16.1%	31.4%	43.5%	100%
2019/20	No.	188	225	422	621	1,456
	%	12.9%	15.5%	29.0%	42.7%	100%
2020/21	No.	115	66	104	464	749
	%	15.4%	8.8%	13.9%	61.9%	100%
2021/22	No.	122	150	287	1,015	1,574
	%	7.8%	9.5%	18.2%	64.5%	100%
2022/23	No.	109	65	309	952	1,435
	%	7.6%	4.5%	21.5%	66.3%	100.0%
Total	No.	1,351	1,739	3,287	5,082	11,459
	%	11.8%	15.2%	28.7%	44.3%	100%

Size Mix

D1.42 As well as ensuring that the right number of homes are provided, it is important to ensure that a mix of homes are built. This helps to 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. This is shown below in Table 19.

Table 19. Preferred size mix

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

D1.43 Table 20 shows the overall size mix of homes achieved each year on schemes of 5 homes or more. Three-bedroom homes make up the largest portion of the size mix delivered since 2011, followed closely by two-bedroom homes. More homes with 4 bedrooms or more have been built than set out within the core strategy, which has a knock-on effect to the rest of the housing mix.

Table 20. 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%
2012/13	No.	17	81	78	49	12	237
	%	7.2%	34.2%	32.9%	20.7%	5.1%	100%
2013/14	No.	13	105	89	53	16	276
	%	4.7%	38.0%	32.2%	19.2%	5.8%	100%
2014/15	No.	5	191	130	176	2	504
	%	1.0%	37.9%	25.8%	34.9%	0.4%	100%
2015/16	No.	32	165	358	282	72	909
	%	3.5%	18.2%	39.4%	31.0%	7.9%	100%
2016/17	No.	42	191	236	207	63	739
	%	5.7%	25.8%	31.9%	28.0%	8.5%	100%
2017/18	No.	126	387	272	304	46	1135
	%	11.1%	34.1%	24.0%	26.8%	4.1%	100%
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%
2020/21	No.	47	220	198	120	62	647
	%	7.3%	34.0%	30.6%	18.5%	9.6%	100%
2021/22	No.	104	518	550	260	32	1464
	%	7.1%	35.4%	37.6%	17.8%	2.2%	100%
2022/23	No.	113	376	552	279	4	1324
	%	8.5%	28.4%	41.7%	21.1%	0.3%	100.0%
All Years	No.	709	3090	3375	2328	354	9856
	%	7.2%	31.4%	34.2%	23.6%	3.6%	100.0%

Policy CS.20 – Existing Housing Stock and Buildings

Empty Homes

D1.44 Empty homes are a wasted resource and can have a detrimental effect on the appearance and the quality of an area. If brought back into use, they could make 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 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.

D1.45 During 2022/23 a total of 12 empty properties within the District were brought back into use as a direct result of action by the District Council. This is lower than previous years as housing team resources had to be diverted to the Homes for Ukraine scheme. Table 21 shows the number of empty properties brought back into use each year since the start of the plan period in 2011.

Table 21. 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
2022/23	12

Loss of dwellings to other uses

D1.46 The effective management of the existing housing stock reduces the net loss of dwellings and the need to build new homes. Whilst the Council will generally seek to resist changes of use from residential, in some circumstances the change of use will be acceptable because

of community benefits such as the provision of a playschool or health facility. Subject to satisfactory assessment of the impacts, in such cases the Council will support the change of use.

Self and Custom Housebuilding

- D1.47 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. Registrants do not commit to purchasing a plot for self-build or custom house building but by registering they express an interest in developing a custom or self-build house in the area.
- D1.48 Registers are administered in different ways by different local authorities. However, the questions are largely similar in order to provide the necessary information for the authority to calculate demand. 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. The registrant is then notified of their registration number.
- D1.49 Councils are obliged to ensure that sufficient self-build plots 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, although the authority should take the geographic distribution of demand into account. A plot is considered 'serviced' if it has access to the public highway and connections for electricity, water, and waste water.
- D1.50 Table 22 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 2023 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 22. 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	30-Oct-23
	173	0	0	22	50	47	54	50	31
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	
Period 6 (2022-2023)									245

D1.51 Table 23 shows the total number of those registered on the self-build and custom register and the number of new registrants each period. For the period ending October 2023 these figures are provisional to current date. The figures for each period in the table show the demand that should be provided for in that three-year period.

Table 23. 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	30-Oct-23
	225	37	51	19	37	18	63	72	33
Registrations removed	5	2	2	1	0	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	
Period 6 (2022 – 2023)									184

D1.52 Table 24 provides a more detailed breakdown of the registrations. Over the life of the register so far the most popular type of self and custom build dwelling would be a free standing detached house with four bedrooms in the Stratford-upon-Avon area.

Table 24. 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	Oct-23
Alcester	62	3	10	8	5	6	18	12	6
Avon Dassett	6	0	0	0	6	0	0	0	0
Bidford	54	4	9	8	4	3	14	12	6
Ettington	6	2	0	0	1	1	0	2	0
Gaydon	3	0	0	0	0	0	1	2	2
Great Alne	1	1	0	0	0	0	0	0	0
Harbury	11	1	1	0	2	0	4	3	0
Kineton	72	8	6	3	7	6	19	23	8
Lighthorne	2	0	0	0	0	0	2	0	1
Napton	4	0	1	2	1	0	2	0	0
Shipston	41	8	5	5	9	5	9	0	8
Southam	95	13	20	6	6	2	23	25	7
Stockton	21	0	6	0	1	0	0	14	0

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Popular Settlements	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23
Stratford-upon-Avon	104	22	16	10	16	11	29	0	16
Studley	71	1	5	2	3	3	13	44	6
Tanworth	14	2	2	0	0	0	3	7	1
Temple Grafton	3	1	0	1	0	0	1	0	0
Tiddington	2	2	0	0	0	0	0	0	0
Wellesbourne	72	10	7	5	7	5	20	18	10
Wilmcote	3	3	0	0	0	0	0	0	0
Wootton Wawen	4	0	0	0	1	0	1	2	0
Development types	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23
Freestanding	195	35	35	18	31	18	58	63	27
Small	143	25	34	13	26	9	36	40	19
Within	27	8	1	1	6	3	8	7	1
Property Types	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23
House	183	36	47	19	32	11	38	56	27
Bungalow	67	10	13	11	10	7	16	24	12
Semi	21	3	4	1	6	0	7	1	4
Terraced	11	3	1	0	4	0	3	0	0
Number of Bedrooms	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23
1	2	2	0	0	0	0	0	0	0
2	24	7	2	1	4	2	8	3	4
3	61	8	13	5	8	4	23	27	13
4	69	6	13	7	7	4	32	48	21
5 +	30	6	2	4	3	1	14	21	8
Connections to the District	Total	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23
Live	144	28	33	12	24	11	36	45	24
Work	82	22	23	9	16	7	25	9	2
Family	76	17	21	11	15	2	10	5	3
None	24	1	5	1	3	2	12	5	1

Policy CS.21 – Gypsies and Travellers and Travelling Showpeople

D1.53 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.

D1.54 Table 25 shows that there were seven additional Gypsy and Traveller pitches granted permanent permission in the monitoring year and Table 29 shows the net additional pitches since the start of the plan period in 2011.

Table 25. Additional Permanent Gypsy and Traveller Pitches permitted 2022/23

Site	Planning Reference	Supply 2022/23	Site Total
Field View, Croft Lane, Temple Grafton, B49 6PA	21/02491/FUL	7	12

D1.55 Net additional supply of permanent Gypsy and Traveller pitches since the start of the plan period totals 63. In many cases, this supply is derived from sites which formerly had temporary planning permission later being granted permanent permission. Table 26 shows that two additional temporary pitches were granted in the 2022/23 monitoring year. Please note that pitches with temporary consent do not count towards meeting the requirement for the plan period.

Table 26. Additional Temporary Gypsy and Traveller Pitches 2022/23

Site	Planning Reference	Supply 2022/23	Site Total
Four Acres Farm, Land adj Oak Tree Farm, Ullenhall, Henley-in-Arden, B95 5NZ	21/00778/FUL	1	1
Land Adjoining Greenways, Temple Grafton	20/00139/FUL	1	1

D1.56 Table 27 shows that no additional transit sites were granted permission in 2022/23.

Table 27. Gypsy and Traveller Transit Sites granted permission in 2022/23

Site	Planning Reference	Supply 2022/23	Site Total
n/a	n/a	0	0

D1.57 Table 28 shows that no additional Travelling Showpeople plots were granted in 2022/23.

Table 28. Travelling Showpeople Plots granted permission in 2022/23

Site	Planning Reference	Supply 2022/23	Site Total
n/a	n/a	0	0

Table 29. Additional Permanent Gypsy and Traveller Pitches since 2011/12

Site	Planning Reference	Before plan period	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Plan Total	Site Total	Notes
Pathlow Park, Birmingham Road, Pathlow	Various over many years	30													0	30	
Ooseland Barn, Bidford	75/00677/FUL	2													0	2	
The Crossroads, Darlingscote Road, Tredington	12/01925/FUL					16									16	16	Permanent permission, no personal conditions. Granted temporary permission 08/09.
Greenacres, Waterloo Road, Bidford-on-Avon	13/02455/FUL				8										8	8	Residential caravan site
Rainbow Nurseries, Long Marston Road, Welford-on-Avon	10/01796/FUL, 12/01128/FUL, 15/02145/FUL, 18/00777/FUL		2	1				5		6					14	14	Two pitches approved on appeal 2011/12. Extension for further pitch 2012/13. Increased to eight 16/17 (net gain five). Site granted permanent permission for a total of 14 pitches in 2018/19.
Land Off Poolhead Lane, Tanworth-in-Arden	09/01296/FUL, 12/00216/VARY, 16/03235/VARY									3					3	3	Granted temporary permissions 2010/11, 2012/13, 2014/15 (enforcement appeal). Permanent personal permission on appeal 18/19.
Field View, Croft lane, Temple Grafton	10/01181/FUL, 15/00229/VARY, 15/02428/VARY, 21/02491/FUL							5						7	12	12	Granted temporary permissions in 2011/12 (on appeal) and 2015/16. Further application and appeal 16/17 allowed permanent permission. 21/02491/FUL granted 7 additional units (personal permission)
The Stables, Mollington Lane, Warmington	10/02412/FUL, 14/03293/VARY, 16/02869/FUL, 21/01423/FUL					1			1				2		4	4	Appeal allowed temporary permission 2011/12 for 1 pitch. Permanent permission 14/15. Permanent permission for an additional pitch 17/18. Site given permission for four pitches total 21/22. Personal permissions.
Dunroaming Stable, Gospel Oak Lane, Pathlow	17/01156/VARY, 19/01025/FUL								1		1				2	2	Granted temporary permission in 14/15. Permanent personal permission for 1 pitch 17/18 and further pitch 19/20.
Dunromin, Mill Lane, Broom, Alcester	13/01229/FUL, 16/01379/VARY, 21/01450/FUL					1			1				2		4	4	13/01229/FUL - one pitch. 16/01379/VARY - one more pitch. 21/01450/FUL - two more pitches. Personal permission.
Total		32	2	1	8	18	0	10	3	9	1	0	4	7	63	95	

09/02313/FUL (Black Hill, Warwick Road) is expired - land sold and no longer owned by gypsy/traveller family - see 15/00572/OUT

14/02954/FUL (Rainbow Nurseries, Long Marston Road) is expired

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 2022/23

D2.2 In 2022/23 a total of 11.5 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 2023

D2.3 The employment land requirement for the period 2011-2031, as set out in the Core Strategy (2016), is projected at 25-30 hectares (net). Consequently, the Core Strategy makes provision for at least 35 hectares of employment land or 1.75 hectares per annum. The District's allocated employment provision is approx. 188 hectares and is made up of the following three key elements:

1. 104.5 hectares for expansion at Jaguar Land Rover and Aston Martin Lagonda;
2. 19 hectares at Redditch to meet needs arising outside the District;
3. and almost 64.7 hectares at other locations in the District to meet District employment needs.

D2.4 In addition to the Core Strategy (2016) employment land allocations, planning permissions have been granted on unallocated sites. As of 31st March 2023, approx. 83 hectares of land had been granted permission since 2011.

D2.5 Since 2011, 76 hectares (gross) of employment land have been developed and 17 hectares were under construction at 31st March 2023. The combined figure of 93 hectares is equivalent to 4.65 hectares per annum for the period 2011-2031.

D2.6 Allowing for losses of employment land over the same period (60 ha) the net gain in employment land across the District is approx. 33 hectares. This is equivalent to 1.65 hectares per annum. In the context of the projected need of 1.75 hectares per annum set

out in the Core Strategy, the delivery of employment land in gross & net terms is in accord with the projected plan requirement.

- D2.7 Over the course of the Core Strategy plan period, the total gross employment provision comprising allocated sites (188 hectares) and unallocated sites (83 hectares), is equivalent to approximately 252 hectares. This excludes the REDD.1 and REDD.2 allocations (19 hectares), which were allocated for the purposes of meeting the needs of Redditch District.

Core Strategy Allocations

- D2.8 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 30. The plan allocates approx. 188 hectares of employment land. However, 19 hectares of this figure were allocated for needs arising outside the district at Redditch and 104.5 hectares of this figure were allocated at Gaydon/Lighthorne Heath to meet the business needs of Jaguar Land Rover (JLR) and Aston Martin Lagonda (AML). Because JLR and LMA fulfil a strategic role in the sub-regional and national economy rather than solely meeting local employment needs the actual Core Strategy employment land provision over the period 2011-2031 is approximately 65 hectares, equivalent to 3.3 hectares per annum.
- D2.9 At 31st March 2023, approx. 8 hectares of allocated employment land had been developed and completed, whilst approx. 13 hectares of allocated land was under construction. A further 34 hectares (approx.) had planning permission. Approx. 133 hectares of allocated land did not have planning permission. The vast majority of this (104.5 hectares, 79% of the total) is the strategic land at Gaydon allocated to facilitate expansion of AML and JLR.

Sites with Planning Permission

- D2.10 In the period 2011-2023 83 hectares of land has been granted permission for new employment development on unallocated sites. As at 31st March 2023 approx. 68 hectares (gross) of unallocated employment land have been developed; approx. 4 hectares was under construction (at 31st March 23); and a further 11 hectares (approx.) benefitting from planning permission had not yet been started.

Site Losses

- D2.11 In addition to the provision of new employment land, there have been losses of existing unallocated employment sites amounting to approx. 56 hectares. Most employment losses have been to residential uses, whilst a small proportion have been to other commercial uses including retail and leisure.
- D2.12 Adding plan allocations (188 ha) to unallocated sites (83 ha), then subtracting the loss of approx. 56 hectares gives a net gain figure during the plan period (2011-present) of approx. 215 hectares of employment land.

Employment Land Supply

Table 30. Employment Land Provision – Summary

	Completions	Commitments		Remaining Supply		
Source	Built (2011-2023)	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	0.1	1.1	33.6	28.8	64.7
For Jaguar Land Rover at GLH	0.0	0.0	0.0	0.0	100	100.0
For Aston Martin Lagonda at GLH	0.0	0.	0.	0.0	4.5	4.5
For Redditch	7.0	0.0	12.0	0.0	0.0	19.0
<i>Allocations Total</i>	<i>8.1</i>	<i>0.1</i>	<i>13.1</i>	<i>33.6</i>	<i>133.3</i>	<i>188.2</i>
Unallocated Sites						
Unallocated Sites - Gains	67.9	8.8	4.3	2.1	0.0	83.1
Unallocated Sites - Losses	-49.2	-4.5	-0.1	-2.1	0.0	-55.9
<i>Unallocated Sites (Overall Balance)</i>	<i>18.8</i>	<i>4.3</i>	<i>4.2</i>	<i>0.0</i>	<i>0.0</i>	<i>27.3</i>
Total (Allocations total + Unallocated Sites Overall Balance)	26.9	4.4	17.3	33.6	133.3	215.5

Table 31. 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		2.0			1.9			0.1		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. 22/00682/VARY 214sqm. More in future phases but unlikely to achieve Core Strategy figure.
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 (21/03337/REM) under construction (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			8.0		7.9		0.1			LMA 400 (14/03579/OUT) proposed 4000sqm employment hub. As per 17/03258/REM (adjacent area) and 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	28.8	33.6	0.1	1.1	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	67,490			12.0				12.0		Both units under completion 22/23
Gorcott Hill	REDD.2	7.0	4.0	B1/B2/B8	58,562			7.0					7.0	Completed 21/22
Total Allocations to meet the needs of Redditch		19.0	12.0			0.0	0.0	19.0	0.0	0.0	0.0	12.0	7.0	
OVERALL TOTAL FOR CS ALLOCATIONS		188.2	155.4			2.0	8.0	178.2	133.3	33.6	0.1	13.1	8.1	

Table 32. 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 (m2)	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														
Alderminster - Whitehill Farm		2.1	2.1	B8	4,333	2.1				2.1				Existing B8 buildings being demolished and replacement has lower floorspace. See record in losses table.
Alcester - Tything Road East		0.6	0.6	B2	980	0.6					0.6			Not started 22/23
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. Not started 22/23.
Ashorne - Harwood House		0.1		B8	500			0.1			0.1			Not started 22/23
Barcheston - Barcheston Village Road		0.3	0.3	B1/B8	300			0.3			0.3			Borough Hill Farm. Not started 22/23
Bearley - Birmingham Road		1.0	0.5	B1c	689		1.0				1.0			College Farm. Still in use as agricultural buildings. Not started 22/23
Bearley - Snitterfield Road		2.2	2.2	B8	2,796		2.2				2.2			Countrywide. Overall 669sqm floorspace loss as new buildings less floorspace than demolished (see loss table). Not started 22/23
Bidford - Waterloo Industrial Estate		0.1	0.1	B2	548	0.1					0.1			BBS. Not started 22/23
Bishops Itchington - Ladbroke Road		0.3	0.3	B8/B1	350			0.3			0.3			Not started 22/23
Brailes - Brailes Industrial Estate		0.4	0.4	B2	485	0.4					0.4			Not started 22/23
Coughton - Mill Industrial Park		0.1	0.1	B2	609	0.1					0.1			Not started 22/23
Harbury - Ufton Road		0.1	0.1	B1a	369	0.1					0.1			Not started 22/23
Idlicote - Old Dyke Buildings		0.1	0.1	B1c	270			0.1			0.1			Not started 22/23
Kineton - Pittern Hill		0.8	0.8	E(g)	2,085		0.8				0.8			Not started 22/23
Kineton - Pittern Hill		0.1	0.1	E(g)	500		0.1				0.1			Not started 22/23
Pillerton Priors - Walton Lane		0.3	0.3	B1c/B8	444			0.3			0.3			Dickensbury Farm. Not started 22/23
Shotteswell Airfield		0.1	0.1	B8	990	0.1					0.1			Not started 22/23
Southam - Northfield Road		1.2	1.2	B1/B8	3,920			1.2			1.2			Holywell Business Park. Not started 22/23
Stratford - Masons Road		0.2	0.2	B2/B1a	505	0.2					0.2			Unable to access at 22/23 site visit - assume not started
Sutton-under-Brailes - Green Farm		0.1	0.1	B8	409			0.1			0.1			Not started 22/23
Umberslade - Pound House Lane		0.2	0.2	B1a	375	0.2					0.2			Umberslade Business Centre. Not started 22/23
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 22/23 - material start July 2023 (23/01822/LDE)

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m2)	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														
Wythall - Alcester Road		0.1	0.1	B8/B1	250		0.1				0.1			Not started 22/23. 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		Still stalled 22/23. Extant because of demolition
Gaydon - Banbury Road		1.0	1.0	B2	1,856	1.0						1.0		Jaguar Land Rover Battery Test Centre. Under construction and near completion at 22/23 site visit.
Long Marston - Station Road		0.2	0.2	B2	430	0.2						0.2		Material start 21/22 but not further work. PDK Holdings
Moreton Morrell - Fosse Way		0.1	0.1	B8	255	0.1						0.1		Under Construction 22/23. Close to completion at site visit
Priors Marston, Harwick Road		0.2	0.2	B8	450	0.2						0.2		Under Construction 22/23
Shipston - Tilemans Lane		0.1	0.1	B1c	380	0.1						0.1		Under Construction since 20/21. Foundations on site. Building materials on site. No building work above ground.
Stratford - Drayton Manor Farm		1.6	1.6	B2/B8	4,633			1.6				1.6		Under construction 22/23. Material start through site clearance.
Whitchurch - Stratford Road		0.4	0.4	B8	547	0.4						0.4		Leys Farm. Under construction 22/23. Initial site works.
Alcester - Arden Road		0.5	0.5	B1	1,890			0.5					0.5	Springfield Business Park. Completed Nov 2015
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	2,600		0.5						0.5	Complete 17/18. Arable Crop Marketing. 16/03654/VARY reduction in sq.m
Atherstone Airfield		3.0	3.0	B2	3,170		3.0						3.0	Complete 17/18. Arable Crop Marketing
Bidford - 3b Waterloo Road		0.2	0.2	B8	351		0.2						0.2	Adj to retail. Complete 22/23
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	1,269	0.1							0.1	Complete 21/22
Burton Dassett - Grove Farm Buildings		0.7	0.7	B8	920			0.7					0.7	EP Smith & Sons. Complete 22/23
Chesterton - Fosse Way		0.2	0.2	B1c			0.2						0.2	

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m2)	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														
Claverdon - Station Road		0.2	0.2	B8			0.2						0.2	
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 - 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		0.2	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 Rd		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	2,200			0.7					0.7	
Gaydon - Banbury Road AML		0.2	0.2	B8	1,700	0.2							0.2	Complete 11/12
Gaydon - Banbury Road AML		0.2	0.2	B2	680	0.2							0.2	Complete 18/19.
Gaydon - Kineton Road		1.0	1.0	B2	420		1.0						1.0	Complete 17/18. Gaydon Farm - Ellis Machinery
Gaydon Proving Ground - Battery Testing Laboratory		0.1	0.1	B1b	415	0.1							0.1	Complete 18/19.
Gaydon Proving Ground - Building 518		0.6	0.6	B8	1,193	0.6							0.6	Complete 18/19.
Gaydon Proving Ground - Building 522		2.0	2.0	B1c	4,270	2.0							2.0	Complete 18/19.
Gaydon Proving Ground - Design Hub		0.1	0.1	B1b	595	0.1							0.1	
Gaydon Proving Ground - Gaydon Triangle		5.5	5.5	B1	56,645	5.5							5.5	Complete 18/19. JLR Gaydon Triangle Site 1 redevelopment
Gaydon Proving Ground - GDEC extension		0.2	0.2	B1b	2,920	0.2							0.2	Complete 18/19. Southern Design Studio GDEC
Gaydon Proving Ground - Land between DMO, GDEC and Heritage Motor Centre		0.4	0.4	B1	3,650	0.4							0.4	18/19 Complete. 2 story extension to DMO building
Gaydon Proving Ground - NVH building		1.7	1.7	B1	38,574	1.7							1.7	JLR Site 3 redevelopment. Complete 20/21.
Gaydon Proving Ground - Visitor reception		6.1	3.5	B1b	250	6.1							6.1	JLR site 2. Complete 18/19
Great Alne - Upper Sernal Fm		0.3	0.3	B2				0.3					0.3	
Halford - Fosse Way		0.2	0.2	B1c			0.2						0.2	

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m2)	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														
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		1.3	1.3	B8	575	1.3							1.3	Complete 22/23
Haselor - Lower Barn		1.1	1.1	B8	280	1.1							1.1	Complete 19/20
Henley-in-Arden - Birmingham Road		0.1	0.1	B1	300		0.1						0.1	Finest Catch. From A4 use. Complete 22/23.
Ilmington - Caley Fields Farm		0.4	0.4	B8				0.4					0.4	
Kineton - Warwick Road		0.9	0.9	B1	1,649	0.9							0.9	Complete 20/21.
Kings Coughton - Mill Ind. Park		0.2	0.2	B2	1,210	0.2							0.2	Greenmech. Complete 19/20
Kinwarton - Kinwarton Farm Rd		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 - Old Road		0.1	0.1	B1/B2	605	0.1							0.1	Crop Driers Limited. Complete 20/21.
Long Compton, The Woodlands		0.1	0.1	B8	1,080			0.1					0.1	Complete 20/21.
Long Marston - Springfield Farm		0.4	0.4	B1/B8	1,120		0.4						0.4	
Long Marston - Station Road		0.5	0.1	B2	520		0.5						0.5	Birds Recycling Solutions
Long Marston - Station Road		0.5	0.5	B2	1,387	0.5							0.5	Porterbrook Leasing. Complete 20/21
Lower Tysoe - Orchard Farm		0.5	0.5	B1c	1,670	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 - Clearwater Business Park		0.1	0.1	B2	1,155	0.1							0.1	Complete 22/23
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
Redhill - Adj. Stag Barn		0.1	0.1	B8	311		0.1						0.1	Complete 22/23
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 (m2)	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														
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	3,400			2.4					2.4	Adjacent to the Court. Complete 20/21.
Southam - Coventry Road		0.1	0.1	B1/B8	275			0.1					0.1	Green Acres. Complete 22/23
Southam - Northfield Road		0.2	0.2	B1c	1,000		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	3,440			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		0.1	0.1	B1a	382	0.1							0.1	Complete 22/23
Stockton - Rugby Road		0.2	0.2	B1c	810	0.2							0.2	Blue Lias Industrial Estate. 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 (see losses table). 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 - Arden Street		0.1	0.1	B1a	338		0.1						0.1	Rear of 25 Arden Street. Complete 22/23
Stratford - The Ridgeway		2.4	2.4	B1/B2/B8	4,270			2.4					2.4	Retrospective. Cadle Pool Farm. Complete 19/20
Stratford - The Ridgeway		0.8	0.1	B2	416	0.8							0.8	Complete 21/22
Stratford - Timothy's Bridge Rd		0.2	0.2	B1b	1,260		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- Alcester road		6.9	5.7	B1/B2/B8	20,371	6.9							6.9	Complete 18/19
Stratford- Banbury Road		0.1	0.1	B8	360			0.1					0.1	Complete 21/22
Stratford- Chapel Lane		0.2	0.2	B1	1,542	0.2							0.2	Complete 20/21.
Studley - Birmingham Road		0.2	0.2	B2	1,600	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	1,686	0.2							0.2	Complete 21/22. Allelys Ltd
Sutton-under-Brailes - Furrow Farm		0.1	0.1	B8	418			0.1					0.1	Complete 20/21
Tanworth-in-Arden - Broad Lane		0.3	0.3	B8	1,030			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	1,200		0.9						0.9	

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m2)	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														
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.
Wellesbourne - Loxley Road		2.6	2.6	B1/B2/B8	77,179	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. 37,772sqm also lost by demolition (see losses table)
Wellesbourne- Loxley Road		2.1	2.1	B2	8,731	2.1							2.1	Complete 18/19
Wellesbourne - Stratford Road		2.3	1.5	B8/B1a	1,440			2.3					2.3	Complete 19/20 - Wixey Transport
Wixford - Lodge Farm		0.3	0.3	B2			0.3						0.3	
GAINS ON UNALLOCATED SITES		83.1	75.2			45.0	18.7	19.4	0.0	2.1	8.8	4.3	67.9	

Table 33. 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 (m²)	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														
Alderminster - Whitehill Farm		-2.1	-2.1	B8	-4,849	-2.1				-2.1				Net loss is only 516sqm as new storage buildings constructed in place. See record in gains table.
Bearley - Snitterfield Road		-2.2	-2.2	B8	-3,465		-2.2				-2.2			Countrywide. Overall 669sqm floorspace loss as new buildings less floorspace than demolished (see gains table). Not started 22/23
Bidford-on-Avon, 6 Waterloo Park		-0.1	-0.1	B1c	-323		-0.1				-0.1			DS Blinds. Not started 22/23
Earlswood - Forshaw Heath Lane		-0.3	-0.3	B1	-578		-0.3				-0.3			Earles Court Building. Not started 22/23
Pathlow - Gospel Oak Lane		-0.8	-0.8	E	-317		-0.8				-0.8			Net loss as replacement building smaller than original.
Sambourne - Jill Lane		-0.1	-0.1	B1	-940		-0.1				-0.1			To educational use. No sign of works or education signage 22/23.
Stratford - Arden Street		-0.2	-0.2	B1a	-2,319		-0.2				-0.2			To housing. Apex House - 21 apartments. Not started 22/23.
Stratford - Birmingham Road		-0.3	-0.3	B8	-3,022		-0.3				-0.3			Elizabeth Place, Conrad House and 45 Wellington Terrace. Not started 22/23
Stratford - Timothys Bridge Road		-0.3	-0.3	B1a	-502		-0.3				-0.3			Bridge House. To housing. Not started 22/23
Stratford - Union Street		-0.1	-0.1	B1	-445		-0.1				-0.1			First Floor, 7-9 Union Street. To housing. Not started 22/23.
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 22/23.
Studley - Greenhill Farm		-0.1	-0.1	B1a	-345		-0.1					-0.1		Conversion underway on one unit 22/23. Other two units not started.
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 Park		-0.1	-0.1	B2/B8	-300		-0.1						-0.1	No. 7. Change of use to gym (D2) for a functional training facility. Conversion from B2/B8 to D2. Complete 19/20
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
Broom - High Street		-0.2	-0.2	B1a	-1,300		-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.
Earlswood - Poolhead Lane		-0.2	-0.2	B1/B8			-0.2						-0.2	To leisure.
Fenny Compton - Station Wks (Phase 1)		-4.2	-4.2	B2/B8	-11,742		-4.2						-4.2	17/03277/REM - Phase 1. Units demolished under 17/03602/FUL.
Fenny Compton - Station Wks (Phase 2)		-1.0	-1.0	B2/B8	-1,566		-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)

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m²)	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														
Great Alne - Maudslay Works		-7.0	-7.0	B2	-32,000		-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	-3,420		-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
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 - Long Marston Depot		-0.3	-0.3	B8	-2,000		-0.3						-0.3	Demolished 16/17. Long Marston Storage Depot
Quinton - Meon Vale		-0.1	-0.1	B1a	-250		-0.1						-0.1	Complete 18/19
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		-0.2	-0.2	B1	-930		-0.2						-0.2	Norgren. Loss of 0.2ha of land with previous consent for employment. Site works started so consider loss complete for monitoring purposes.
Shipston - Campden Road		-5.4	-4.2	B2	-13,118		-5.4						-5.4	To housing. Industrial blds 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	-2,400		-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- Kineton Road		-0.4	-0.4	B1	-3,530		-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 - Alcester Road		-6.9	-5.7	B2	-20,371		-6.9						-6.9	To B1/B2/B8 Complete 18/19 (see gains table)
Stratford - Alcester Road		-0.5	-0.5	B1a	-1,918		-0.5						-0.5	Crown Buildings. To housing. Site cleared so loss complete for monitoring purposes 22/23.
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	-2,525		-0.4						-0.4	To housing. Fordham House. Completed 17/18

Site Location	Core Strategy Ref	Gross Site Area (ha)	Net Site Area for Class B uses (ha)	Use Class	Floor Space (m²)	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														
Stratford - Business and Technology Park		-0.1	-0.1	B1	-300		-0.1						-0.1	To leisure use. Completed 22/23
Stratford - Drayton Manor Farm		-0.2	-0.2	B1b	-260	-0.2							-0.2	Unit 11. Gain of B1a, however loss of B1b (see losses table). Complete 20/21
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	-1,830		-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 - Warwick Road		-1.0	-1.0	B1c/B8	-1,693		-1.0						-1.0	The Potting Shed Compound. Old buildings demolished 22/23 so loss complete for monitoring purposes.
Stratford - Wood Street		-0.1	-0.1	B1a	-760		-0.1						-0.1	To housing. Central Chambers 16/03005/LBC. Completed 17/18
Studley - Alcester Road		-0.3	-0.3	B1a	-290		-0.3						-0.3	To housing. 59-61 Redditch Road.
Studley - Bell Lane		-0.2	-0.2	B2/B8	-330		-0.2						-0.2	To housing 2015/16. Industrial blds demolished 2014/15. Bell Court Business Centre.
Studley - Doric Works		-0.1	-0.1	B1c	-483		-0.1						-0.1	Complete 21/22
Studley - Station Road		-0.1	-0.1	B1a/B2	-420		-0.1						-0.1	To housing. No.98. Complete 21/22
Tanworth-in-Arden - Well Lane		-1.8	-1.8	B2	-1,470		-1.8						-1.8	To housing. Canks Farm. Demolished 19/20 as confirmed by variation app 21/00886/VARY.
Welford - Duck Lane		-3.0	-2.1	B8	-11,416		-3.0						-3.0	To housing and ecological area. Orchard Nurseries. Old buildings demolished 22/23 so loss complete for monitoring purposes.
Wellesbourne - Ettington Road		-0.5	-0.5	B1a	-1,800		-0.5						-0.5	To housing 16/17 20 flats 7 houses. Equity House
Wellesbourne - Loxley Road		-1.4	-1.4	B2/B8	-1,500		-1.4						-1.4	To retail. Sainsburys
Wellesbourne - Loxley Road		-2.6	-2.6	B1/B2/B8	-37,772	-2.6							-2.6	Demolition prior to build of 7 units of 13/00510/OUT. See record in gains table
Wellesbourne - Walton Road		-1.0	-1.0	B1	-2,400		-1.0						-1.0	Completed 18/19. Wellesbourne House - 40 dwellings
Wellesbourne- Loxley Road		-2.1	-2.1	B8	-8,731	-2.1							-2.1	18/00279/FUL. From B8 to B2 (see record in gains table)
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		-55.9	-51.6			-7.2	-48.7	0.0	0.0	-2.1	-4.5	-0.1	-49.2	
BALANCE FOR UNALLOCATED SITES (GAINS - LOSSES)		27.3	23.7			37.8	-30.0	19.4	0.0	0.0	4.3	4.2	18.8	

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 Four schemes over our monitoring threshold (gain or loss of 250 sqm of floorspace) were completed during the 22/23 monitoring period. Only one of these entailed a gain of floorspace, totalling 371 sqm. The other three schemes involved loss of retail floorspace. Combined, these applications totalled 1,082 sqm. Therefore, there was a net loss of retail floorspace during the 22/23 monitoring period of 711 sqm.

D2.14 Retail floorspace completed since 2011 (the start of the plan period) totals 23,259 sqm. The amount of retail floorspace lost to other uses in the same period is 6,556 sqm. Therefore, the net gain of retail floorspace since the start of the plan period is 16,703 sqm.

D2.15 In addition, the amount of committed floorspace from the start of the plan period to the end of the 22/23 monitoring year is 3,297 sqm. Committed floorspace refers to extant permissions which have not yet been completed. However, there are also extant permissions for the loss of 12,787 sqm of retail floorspace to other uses. Therefore, the net committed loss of retail floorspace at the end of the 22/23 monitoring year is 9,490 sqm.

D2.16 During the 22/23 monitoring year, permission was granted for nine schemes above our monitoring threshold. Four of these entailed a gain of floorspace, totalling 1,413 sqm. The other three schemes involved loss of retail floorspace. Combined, these applications totalled 2,886 sqm of lost retail floorspace. Therefore, there was a net loss of permitted retail floorspace during the 22/23 monitoring period of 1,473 sqm.

D2.17 See Table 34 below for a schedule of retail completions and commitments since 2011.

Table 34. Schedule of Retail Developments in Stratford-on-Avon District since 2011

As at 31 March 2023

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

Key							
	Planning permissions granted before 2022/23 not started		Planning permissions under construction during 2022/23; not yet completed				
	Planning permissions granted during 2022/23 not started		Planning permissions completed before 2022/23				
	Planning permissions under construction before 2022/23; not yet completed		Planning permissions completed during 2022/23				

Ref.No.	Site	Description	Type of Location	Floorspace (m² 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	Restaurant ground floor. First floor appears vacant/storage or office.
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	
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	Edge of 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
21/02321/FUL (22/02720/VARY)	33-35 High Street, Stratford-upon-Avon, CV37 6AU	Redevelopment of former Debenhams building to retail units and hotel	Town/commercial centre	-3060	05/06/2020	Not started	Replaces previous 19/03319/FUL
21/02279/FUL (22/02567/VARY)	Laura Ashley, High Street, Stratford-upon-Avon, CV37 6AU	Conversion of rear and upper part of retail unit to create 9 apartments	Town/commercial centre	-389	27/05/2022	Not started	
22/01375/FUL	JPH Autos Ltd, Wootton Wawen Garage, Stratford Road, Wootton Wawen, Henley-in-Arden, B95 6AS	Change of use from camper van showroom (sui generis) to cafe and shop (Class E)	Rural	392	01/08/2022	Not started	
22/01439/FUL	Earlswood Nurseries, Forshaw Heath Road, Forshaw Heath, Earlswood, Warwickshire, B94 5JU	Replacement of existing polyunnels, new covered plant protection area	Rural	250	20/09/2022	Not started	
20/00606/REM	Long Marston Airfield (SE Corner), Campden Road, Lower Quinton, CV37 8LL	Community Hub and Employment Hub	Rural	400	26/09/2022	Not started	
22/00477/FUL	Gate Inn, Upper Brailes, Banbury, OX15 5AX	Change of use of public house to living accommodation associated with existing dwelling	Rural	-259	30/09/2022	Not started	
21/00973/OUT	Countrywide, Bearley Mill, Snitterfield Road, Bearley, Stratford-upon-Avon, CV37 0SA	Demolition of existing buildings. Hybrid app - full permission for redevelopment of western part of the site for light industrial and storage. Outline for 24 housing units on eastern side.	Rural	-1455	02/02/2023	Not started	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
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. 22/23 no further work.
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
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.	
13/01871/FUL (16/01779/VARY)	Windmill Farm, Oxhill	New retail unit	Rural	1275	26/11/2013	Completed 21/22	
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, Shotton, 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	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
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	
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	
17/00192/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
19/02893/VARY (18/00350/VARY, 17/03107/VARY, 16/04076/FUL)	Henley Water Gardens, Whitley Hill, Henley-in-Arden, B95 5DL	Demolition of commercial buildings and construction of dwellings	Rural	-808	20/07/2017	Completed 19/20	
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	
17/02644/FUL	Windmill Farm, Oxhill	New commercial unit with shop, storage and, office space	Rural	370	13/11/2017	Completed 21/22	
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.
17/01920/FUL	Pettiphers Garages, Shipston-On-Stour	New retail unit	Town/commercial centre	350	23/08/2019	Completed 21/22	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
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
19/00755/FUL	Stratford Garden Centre, Clifford Chambers	Extension to create Café/Restaurant	Rural	1535	04/12/2019	Completed 21/22	
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
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
20/02731/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	
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	
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	
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	Completed 22/23	

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Ref.No.	Site	Description	Type of Location	Floorspace (m ² net)	Date of permission	Progress/comments	Notes
22/01215/FUL (22/01216/VARY)	Unit F1, The Maybird Centre, Birmingham Road, Stratford-upon-Avon, CV37 0HZ	Use as gym, installation of mezzanine floorspace	Elsewhere in urban area	-483	29/07/2022	Completed 22/23	
22/01392/FUL	Unit G, The Maybird Centre, Birmingham Road, Stratford-upon-Avon, CV37 0HZ	Installation of a full cover mezzanine floor.	Elsewhere in urban area	371	01/08/2022	Completed 22/23	
22/02662/LDE	The Finest Catch, Birmingham Road, Henley-In-Arden	Use of property for Use Class E 'Commercial, Business and Service'	Rural	-300	02/11/2022	Completed 22/23	

Notes re: 'Type of Location' column

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

Town/commercial centres = See boundaries defined on Policy Maps in the Core Strategy.

Provision of new retail development within Stratford-upon-Avon

D2.18 The government issued the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which came 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 35. Diversity of Main Town Centre uses within Stratford-upon-Avon Town Centre

Occupancy by type of use	Number of units in 2023
C1 Hotels	12
C2 Residential Institutions	4
C3 Dwellings	305
E Commercial, Business and Service	370
E(a) Display or retail sale of goods, other than hot food	200
E(b) Sale of food and drink for consumption (mostly) on the premises	72
E(c) Financial and professional services	33
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	36
Total	846

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

D2.19 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 36. Stratford-upon-Avon - retail use in primary shopping streets

Primary shopping street	% of floorspace in Class E use 2023	% of floorspace in Class E use 2022
Bridge Street – south and north	78%	78%
High Street – east and west	81%	81%
Lower Henley Street – south and north	82.5%	82.5%
Sheep Street – north side	75%	75%
Wood Street – south and north	83%	83%
Average	79.8%	79.8%

Provision of new retail development within the Main Rural centres

Table 37. 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	66	13	26	6	53	32	34	20
Food & Drink (restaurants and cafes)	6	5	12	1	10	7	8	3
Financial & Professional Services (not health or medical)	8	3	21	3	7	11	8	3
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	6	2	10	3	5	12	3	6
Business (office, research and development and light industrial process)	3	1	12	1	3	1	7	1
Assembly and Leisure (indoor sport, recreation or fitness and gyms)	0	0	1	0	1	1	3	2
Total Class E (Commercial, business and service)	89	24	82	14	79	64	63	35
B2 General Industrial	0	0	0	0	0	0	2	0
C1 Hotels	1	0	1	0	2	0	0	0
C3 Dwellings	40	33	103	14	22	60	50	23

Number of units (% of units) within Main Rural Centres								
	Alcester	Bidford-on-Avon	Henley-in-Arden	Kineton	Shipston-on-Stour	Southam	Studley	Wellesbourne
F1 Learning and non-residential institutions	8	2	8	1	4	9	3	4
F2 Local community	2	1	1	0	0	0	1	2
Sui Generis	14	4	7	1	7	8	17	8
Vacant	7	0	4	4	4	9	3	1
Overall Total	161	64	206	34	118	150	139	73

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

- D2.20 For this indicator the Council monitors schemes where there is a net gain or loss of five or more units of visitor accommodation. Visitor accommodation includes hotel bedrooms, holiday lets, and pitches on caravan or camping sites. The Council only monitors schemes where there is a net gain or loss of five or more units.
- D2.21 Eight schemes involving gains or losses above our monitoring threshold were completed during the 22/23 monitoring period. Three of these schemes involved a gain of units. These delivered a total of 73 units. There were five schemes through which units of visitor accommodation were lost, totalling 41 units. Therefore, the net number of new units delivered during 22/23 is 32 units.
- D2.22 The number of new units of visitor accommodation completed since 2011 (the start of the plan period) is 1,076. The number of units lost to other uses in the same period is 145. Therefore, the net number of new units since the start of the plan period is 931.
- D2.23 The number of committed units at the end of the 22/23 monitoring year is 1,212. Committed units refers to extant permissions which have not yet been completed. However, there are also extant permissions for the loss of 22 units to other uses. Therefore, the net committed units at the end of the 22/23 monitoring year is 1,190.
- D2.24 During the 22/23 monitoring year, permission was granted for 265 units of visitor accommodation. The loss of 58 units of visitor accommodation to other uses was also permitted. Therefore, the net additional units permitted during 22/23 is 207. This unusually

high figure is due to the approval during the monitoring year of a 130 bedroom hotel and 100 pitches for touring caravans (both at Dallas Burston Polo Grounds).

D2.25 See Table 38 below for a schedule of visitor accommodation completions and commitments since 2011.

Table 38. Schedule of Developments for Visitor Accommodation Since 2011

Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
20/02866/OUT (06/01719/OUT)	Heritage Motor Centre, Banbury Road, Gaydon	Hotel	Rural	240	08/09/2006	Not started	Outline permission only. Previous application had material start but never progressed beyond.
14/01165/FUL (21/03120/VARY)	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Change of use of grazing land for the purposes of a camping site, including touring caravans and campervans, yurts and tents and as a static holiday caravan site, together with ancillary building	Rural	122	03/08/2015	Not started	Previously thought expired
19/02038/FUL	BHS, Bridge Street, Stratford-upon-Avon	Change of use to Class C1 (Hotel) and ancillary gym, restaurant, bar area.	Town/commercial centre	170	14/01/2020	Not started	
21/00306/FUL (22/01784/VARY)	Crown Inn, Stockton	Replacement and extended outbuildings to form 6 additional letting rooms.	Rural	6	18/06/2021	Not started	
21/02321/FUL (22/02720/VARY)	33-35 High Street, Stratford-upon-Avon	Redevelopment of former Debenhams building to retail units and hotel	Town/commercial centre	142	05/06/2020	Not started	Replaces previous 19/03319/FUL
20/01368/FUL	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe	Use of land for 100 pitches for touring caravans	Rural	100	01/04/2022	Not started	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
16/02147/OUT	Dallas Burston Polo Grounds, Stoneythorpe, Southam	130 bedroom hotel.	Rural	130	01/04/2022	Not started	Outline permission only
22/00100/FUL or 22/00102/FUL	Arden House, 58 - 59 Rother Street, Stratford-upon-Avon	Change of use from hotel to two dwellings (22/00100/FUL) or one dwelling (22/00102/FUL)	Town/commercial centre	-10	14/06/2022	Not started	
22/01000/FUL	Arden Park Hotel, 6 Arden Street, Stratford-Upon-Avon	Change of use from guest house and 3 holiday letting units to dwelling and 3 holiday letting units.	Town/commercial centre	-7	29/06/2022	Not started	
22/01288/FUL (22/01289/LBC)	Billesley Manor, North Barn, Billesley Road, Billesley, Warwickshire, B49 6NF	Conversion of meeting rooms into 5 bedrooms and insertion of 1 window into courtyard elevation	Rural	5	25/07/2022	Not started	
22/02502/FUL	Loxley Guest House, Stratford Road, Loxley, Warwick	Proposed change of use from Guesthouse to Dwellinghouse	Rural	-5	09/11/2022	Not started	
22/01958/FUL	Rosies Orchard, Wixford Road, Bidford-on-Avon	Change of use from agriculture to caravan site.	Rural	20	25/01/2023	Not started	No sign of plot designations or electric hook-ups
00/01814/FUL (06/01349/VARY)	Crowne Plaza, Bridgefoot, Stratford-upon-Avon	Extension to hotel (Holiday Inn)	Town/commercial centre	52	27/06/2006	Materially commenced	One part of the permission completed years ago so still extant. No recent work on site

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
18/02870/FUL	Stratford Picture House, Windsor Street, Stratford-upon-Avon	Demolitions of existing cinema, restaurant and office building and construction of hotel	Town/commercial centre	81	08/03/2019	Materially Commenced 19/20	Previous buildings demolished.
19/02091/FUL	Shakespeare Hotel, Chapel Street, Stratford-Upon-Avon	Extension providing 19 new guest bedrooms to rear of hotel	Town/commercial centre	19	07/11/2019	Under construction 21/22	
19/02009/FUL	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe	Hotel with restaurant, spa facilities and car parking	Rural	43	17/12/2020	Under construction 21/22	
07/03270/FUL (22/01590/VARY)	Henley Golf And Country Club, Birmingham Road, Henley-In-Arden	Dormy House to provide 72 bedrooms	Edge of urban area	72	18/03/2008	Material commencement 11/22	2022 application confirms material start
21/03700/FUL (21/03701/LBC)	27 Bridge Street, Stratford-Upon-Avon	Proposed change of use from Class E (retail) to Class C1 (hotel) at first and second floor level with access from ground floor level.	Town/commercial centre	5	02/11/2022	Under construction 22/23	
22/00545/FUL	Woodfield Farm, Redhill Road, Loxley	Erection of five glamping pods, boat house, reception/amenity building	Rural	5	28/11/2022	Under construction 22/23	
07/03587/FUL	Payton Street, Stratford-upon-Avon	Extension and alterations to Hotel (Premier Inn)	Edge of town/commercial centre	85	20/03/2008	Completed 11/12	
07/03246/FUL	Kings Court Hotel, Birmingham Road, Kings Coughton	Extension to hotel	Edge of urban area	23	29/04/2008	Completed 11/12	
08/02823/FUL	Birmingham Road, Stratford-upon-Avon	Construction of Hotel (Premier Inn)	Elsewhere in urban area	130	29/06/2009	Completed 12/13	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
10/00046/FUL	16 Church Street, Stratford-upon-Avon	Change of use of dentist surgery to hotel	Town/commercial centre	12	29/04/2010	Completed 11/12	
10/02374/FUL	New Inn, Campden Road, Clifford Chambers	Extension to provide additional guest bedrooms	Rural	8	02/03/2011	Completed 12/13	
12/00354/FUL	Bell Inn, Main Road, Alderminster	Conversion and extension to form letting bedrooms	Rural	5	12/04/2012	Completed 14/15	
12/01299/FUL	Ashgrove House, Grove Road, Stratford-upon-Avon	Change of use of guest house to student accommodation	Edge of town/commercial centre	-5	02/10/2012	Completed 17/18	
12/01272/FUL (15/02123/VARY)	Blackwell Grange, Ilmington Road, Blackwell	Conversion of agricultural buildings to letting rooms	Rural	8	26/10/2012	Completed 16/17	
12/02929/FUL	Stratford Road, Hockley Heath	Hotel accommodation (The Oak)	Rural	14	12/03/2013	Completed 14/15	
13/00383/FUL	Globe Hotel, 54 Birmingham Road, Alcester	Change of use and conversion of existing hotel and creation of 4 new flats	Elsewhere in urban area	-11	15/04/2013	Completed 13/14	
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Touring caravan pitches	Rural	30	02/05/2013	Completed 17/18	
13/02259/FUL	The Old Mill, Mill Street, Shipston-on-Stour	Change of use from hotel to dwelling	Town/commercial centre	-5	31/10/2013	Completed 13/14	
13/02483/FUL	Harbury Fields Farm, Middle Road, Harbury	Extension of tourist caravan site	Rural	25	18/12/2013	Completed 15/16	
13/03243/FUL	37 Shipston Road, Stratford-upon-Avon	Change of use from Bed and Breakfast to single dwelling	Elsewhere in urban area	-10	06/02/2014	Completed 14/15	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
13/02589/FUL	The Limes Country Lodge, Forshaw Heath Road, Earlswood	Extension to hotel	Rural	9	15/04/2014	Completed 14/15	
14/01118/FUL	51 Grove Road, Stratford-upon-Avon	Change of use from guest house to dwelling	Edge of town/commercial centre	-6	08/07/2014	Completed 14/15	
14/01008/FUL	Ingon Manor Hotel and Golf Club, Snitterfield	Two storey extension	Rural	24	10/09/2014	Completed 17/18	
14/02660/FUL	Orchard House, Riverside, Tiddington	Change of use to guest house	Rural	5	29/01/2015	Completed 14/15	
14/01836/FUL	192 Alcester Road, Stratford-upon-Avon	Change of use of guest house to flats	Elsewhere in urban area	-8	23/02/2015	Completed 16/17	
15/00598/FUL	Victoria Spa Lodge, Bishopton Lane, Stratford-upon-Avon	Change of use of guest house to house in multiple occupation	Edge of urban area	-11	24/04/2015	Completed 17/18	
15/02803/FUL	17 Evesham Place, Stratford-upon-Avon	Change of use of guest house to dwelling	Edge of town/commercial centre	-8	16/11/2015	Completed 15/16	
15/02704/FUL	Studley Castle, Studley	Extension to hotel	Rural	153	19/11/2015	Completed 18/19	
15/03024/FUL	Dorset House, Church Street, Alcester	Change of use of guest house to 2 dwellings	Town/commercial centre	-12	18/12/2015	Completed 15/16	
15/04054/FUL	Baraset Barn, Pimlico Lane, Alveston	New hotel building	Rural	18	22/01/2016	Completed 18/19	
15/02847/FUL	8 Rother Street, Stratford-upon-Avon	Change of use of offices to hotel	Town/commercial centre	48	08/03/2016	Completed 17/18	
16/01390/FUL	Falcon Hotel, Chapel Street, Stratford-upon-Avon	Extensions, alterations and refurbishment	Town/commercial centre	9	30/06/2016	Completed 18/19	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
20/02155/FUL (16/00378/FUL 16/02386/FUL)	Burnside, Church Lane, Shottery, Stratford-upon-Avon	Conversion from 6 flats to bed and breakfast	Elsewhere in urban area	21	15/07/2016	Completed 18/19	Was completed 2018/19 but not built according to plans - 20/02155/FUL regularises, now 21 bedrooms not 22.
16/00451/FUL	The Oak, Stratford Road, Hockley Heath	Demolition, alterations and extensions to provide hotel accommodation	Rural	44	02/08/2016	Completed 16/17	
16/02840/FUL	Pen and Parchment, Bridgefoot, Stratford-upon-Avon	Conversion of upper floor of pub to letting bedrooms	Town/commercial centre	11	11/08/2016	Completed 16/17	
16/01903/FUL	Bradbourne House, Shipston Road, Stratford-upon-Avon	Change of use of guest house to dwelling	Elsewhere in urban area	-5	26/08/2016	Completed 19/20	
16/03671/FUL	Cuttle Inn, Southam Road, Long Itchington	Change of use of restaurant to bed and breakfast	Rural	6	05/01/2017	Completed 21/22	
16/02041/FUL & 16/02042/LBC	Feldon Valley, Sutton Lane, Lower Brailes	Accommodation building and lodges	Rural	17	28/02/2017	Completed 18/19	
17/02461/FUL (19/02125/VARY)	Hotel Indigo (Falcon Hotel), Chapel Street, Stratford-upon-Avon	Hotel accommodation, demolition of existing garages and air raid shelter	Town/commercial centre	18	09/04/2018	Completed 21/22	
18/00563/LDP	Riverside Caravan Park, Tiddington	Lawful use of land for residential caravan park	Rural	151	29/11/2018	Completed 18/19	
18/02616/FUL (20/02289/VARY)	Land adjacent to Burnside, Church Lane, Shottery	Replacement outbuildings housing 5 ensuite bedrooms for adjacent Bed and Breakfast	Elsewhere in urban area	5	28/02/2019	Completed 21/22	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
19/00210/FUL	Cherington Mill, Cherington, Shipston-on-Stour	Change of use to B&B and Stress and burnout centre	Rural	5	25/04/2019	Completed 19/20	
19/00820/FUL	Travellers Rest, 146 Alcester Road, Stratford-Upon-Avon	Proposed change of use from guest house to residential dwelling	Edge of town/commercial centre	-5	20/05/2019	Completed 20/21	
19/00544/FUL	Mount Farm, Batchelors Lane, Ratley	Increase in capacity of existing caravan touring park from 14 caravans to 24.	Rural	10	17/07/2019	Completed 21/22	
19/01681/FUL	Faviere Guest House, 127 Shipston Road, Stratford-upon-Avon	Change of use from Bed and Breakfast to residential	Elsewhere in urban area	-6	23/08/2019	Completed 20/21	
19/01655/FUL	Snowford Grange Farm, Snowford Hill, Leamington Road, Long Itchington	Retention of 6 no. timber log cabins/pods for use as tourist accommodation	Rural	6	20/09/2019	Completed 19/20	
19/01565/FUL	Holycombe, Whichford, Shipston-on-Stour	Continued use of land for camping (45 pitches)	Rural	45	18/12/2019	Completed 19/20	
20/00765/FUL	Ambleside Guest House, 41 Grove Road, Stratford-Upon-Avon	Change of use from guest house to private dwelling	Elsewhere in urban area	-7	18/06/2020	Completed 20/21	
19/02923/FUL	Churchlands Caravan Site, Ufton Road, Harbury	Change of use of land to caravan and camping site for 51 pitches	Rural	51	25/09/2020	Completed 21/22	
20/02650/FUL	Hunters Moon, 150 Alcester Road, Stratford-Upon-Avon	Change of use from guest house to private dwelling	Edge of urban area	-5	16/11/2020	Completed 20/21	

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Ref. No	Site	Description	Type of Location	No. of rooms/ units	Date of Permission	Progress/ Comments	Notes
21/02024/FUL	Green Gates Caravan Park, Kings Lane, Snitterfield	Expansion of existing holiday caravan site from 5 to 12 pitches and construction of new amenities block	Rural	7	13/10/2021	Completed 21/22	
14/03115/FUL (21/01740/VARY)	Stratford Lodge Retreat, Gospel Oak Lane, Snitterfield	33 log style caravans	Rural	33	28/01/2015	Completed 22/23	
19/01292/FUL	Cymbeline House, 24 Evesham Place, Stratford-upon-Avon	Change of use from guest house to dwelling	Elsewhere in urban area	-5	08/11/2019	Completed 22/23	
18/03169/FUL	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe	Construction of staff accommodation for events, and tourist accommodation.	Rural	20	17/12/2020	Completed 22/23	
19/02736/FUL (21/03394/VARY)	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe	Campsite for the construction of 20 yurts	Rural	20	17/12/2020	Completed 22/23	
21/03876/FUL	Tarsus Hotel And Restaurant, Daventry Road, Southam	Demolition of hotel. Construction of 4 dwellings	Edge of urban area	-13	15/06/2022	Completed 22/23	
22/01329/FUL	White Sails, 85 Evesham Road, Stratford-Upon-Avon	Change of use of guest house to a single dwelling	Elsewhere in urban area	-6	07/07/2022	Completed 22/23	
22/01690/FUL	Coughton Lodge, Birmingham Road, Coughton	Change of use from guest accommodation to residential dwelling	Rural	-12	19/08/2022	Completed 22/23	
22/01882/LDE	Folly Farm Cottage, Back Street, Ilmington	Change of use from bed and breakfast to dwelling	Rural	-5	30/09/2022	Completed 22/23	

See notes under Table 34 for explanation of 'Type of Location' column

Leisure Developments

- D2.26 Two schemes were completed during the 22/23 monitoring year which were over our monitoring threshold (gain or loss of 250 sqm of floorspace). Both schemes involved a gain of floorspace. The net gain of leisure floorspace during the 22/23 monitoring period was 1,266sqm.
- D2.27 Leisure floorspace completed since 2011 (the start of the plan period) totals 24,218 sqm. The amount of leisure floorspace lost to other uses in the same period is 1,668 sqm. Therefore, the net gain of leisure floorspace since the start of the plan period is 22,550 sqm.
- D2.28 In addition, the amount of committed floorspace from the start of the plan period to the end of the 22/23 monitoring year is 12,149 sqm. Committed floorspace refers to extant permissions which have not yet been completed. There are no extant permissions for losses of leisure floorspace that met our monitoring threshold.
- D2.29 During the 22/23 monitoring year, permission was granted for five schemes involving gain of more than 250 sqm of leisure floorspace. There were no permissions for losses of leisure floorspace that met our monitoring threshold. The total additional floorspace permitted during 22/23 was 12,785 sqm.
- D2.30 See Table 39 below for a schedule of leisure completions and commitments since 2011..

Table 39. Schedule of Leisure Developments in Stratford-on-Avon District since 2011

Ref. No	Site	Description	Type of Locations	Floorspace (m2 net)	Date of Permission	Progress/ comments	Notes
19/02608/FUL	Studley Leisure Centre, Pool Road, Studley	Extensions to existing building to provide spaces for Gym, Studio and entrance lobby	Elsewhere in urban area	300	15/05/2020	Not started	
21/01516/FUL	Stratford Oaks Golf Course, Bearley Road, Snitterfield	Building for storage of machinery and equipment	Rural	330	13/07/2021	Not started	
22/00165/FUL	D S Blinds, 6 Waterloo Park, Bidford-on-Avon	Change of use of industrial unit to create indoor swimming pool	Elsewhere in urban area	367	19/04/2022	Not started 22/23	
21/02468/OUT	Dallas Burston Polo Grounds, Southam Road, Stoneythorpe	Arena building, stables, 20 grooms apartments, parking	Rural	10,652	01/07/2022	Not started 22/23	Outline only
22/00545/FUL	Woodfield Farm, Redhill Road, Loxley	Erection of five glamping pods, boat house, reception/amenity building	Rural	500	28/11/2022	Under construction 22/23	
11/01185/FUL	Ladbroke Road, Bishop's Itchington	Indoor Riding School	Rural	1,410	25/08/2011	Completed 14/15	
12/01768/FUL	Southern Lane, Stratford-upon-Avon	Studio Theatre (The Other Place)	Town/commercial centre	820	20/09/2012	Completed 15/16	
13/00476/REM	Meon Vale	Sports Hall	Elsewhere in urban area	1,500	02/05/2013	Completed 14/15	

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Ref. No	Site	Description	Type of Locations	Floorspace (m2 net)	Date of Permission	Progress/ comments	Notes
13/01939/FUL (14/02157/VARY)	Heritage Motor Museum, Banbury Road, Gaydon	Museum building MCC1	Rural	4,440	21/11/2013	Completed 15/16	
14/00839/FUL	Sports and Community Centre, Loxley Close, Wellesbourne	Extension to sports hall	Elsewhere in urban area	760	04/06/2014	Completed 18/19	
13/00809/FUL (18/01307/VARY)	Banbury Road, Southam	Football Club and Bowls Club	Edge of urban area	1,750	31/03/2015	Completed 20/21	
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use from health and fitness centre to retail units	Town/commercial centre	-380	14/04/2015	Completed 15/16	
15/02784/FUL	Masons Road, Stratford-upon-Avon	Change of use to gym	Elsewhere in urban area	460	13/10/2015	Completed 17/18	
15/02621/FUL (11/00609/FUL, 11/02043/DEM)	Town Square, Stratford-upon-Avon	Demolition, alteration and change of use of existing units. New cinema and retail units	Town/commercial centre	1,126	22/12/2015	Completed 17/18	Cinema element completed 17/18
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	
16/01890/FUL (20/00386/VARY & 18/02426/VARY)	Snitterfield Village Hall, Bearley Road, Snitterfield	Extension to village hall building	Rural	263	09/08/2016	Completed 20/21	
15/04529/FUL	Warwickshire College, Moreton Morrell	New sports hall and all-weather pitch	Rural	900	09/09/2016	Completed 17/18	

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Ref. No	Site	Description	Type of Locations	Floorspace (m2 net)	Date of Permission	Progress/ comments	Notes
18/00817/FUL	22 Western Road, Stratford-upon-Avon	Change of use from centre for adults with learning difficulties to softplay	Elsewhere in urban area	475	22/05/2018	Completed 18/19	
18/01131/FUL	15 Southfield Road, Kineton Road Industrial Estate, Southam	Change of use from B1 to D2 for functional training facility	Elsewhere in urban area	3,530	22/06/2018	Completed 18/19	
18/01821/FUL	Ardencote Farm, Sheffield Green	Indoor horse training arena	Rural	1,265	21/12/2018	Completed 19/20	
18/02625/FUL	Take Flight House, Loxley Lane, Wellesbourne	Demolition of existing T-Hangar, new Hangar and Clubhouse	Rural	685	14/02/2019	Completed 21/22	
18/02870/FUL	Stratford Picture House, Windsor Street, Stratford-upon-Avon	Demolitions of existing cinema, restaurant and office building and construction of hotel	Town/commercial centre	-741	08/03/2019	Completed 20/21	Old buildings demolished so loss is complete.
18/02785/FUL	Unit 5, Featherbed Lane, Pathlow	Change of use to gymnastics club and dance academy	Rural	726	11/04/2019	Completed 19/20	
19/00435/FUL	Southam College, Welsh Road West, Southam	New Sports Hall for joint school and community use	Elsewhere in urban area	1,118	30/08/2019	Completed 19/20	
19/01964/FUL	7 Waterloo Park, Bidford-On-Avon	Change of usage to gym for training facility	Elsewhere in urban area	300	14/10/2019	Completed 19/20	
20/02250/FUL	22 Western Road, Stratford-Upon-Avon	Change of use from children's soft play to vehicle repair and MOT test centre.	Elsewhere in urban area	-547	03/12/2020	Completed 20/21	

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Ref. No	Site	Description	Type of Locations	Floorspace (m2 net)	Date of Permission	Progress/ comments	Notes
20/00003/FUL	Land Between Daventry Road And, Welsh Road East, Southam	Community centre with associated development	Elsewhere in urban area	300	18/12/2020	Completed 21/22	
20/00066/FUL (21/00148/AMD)	Henley In Arden Sports Club, Stratford Road, Henley-in-Arden	Change of use and modification of sports centre to create new training base	Edge of urban area	594	21/01/2021	Completed 21/22	
22/01215/FUL (22/01216/VARY)	Unit F1, The Maybird Centre, Birmingham Road, Stratford-upon-Avon, CV37 0HZ	Use as gym, installation of mezzanine floorspace	Elsewhere in urban area	966	29/07/2022	Completed 22/23	
22/01607/VARY	King Lear House, Stratford-upon-Avon Business And Technology Park, Innovation Way, Stratford-upon-Avon	Change of use of ground floor to leisure use from office use (golf sim)	Rural	300	22/07/2023	Completed 22/23	

See notes under Table 34 for explanation of 'Type of Location' column

Tourism in Stratford District

- D2.31 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.
- D2.32 The information below is taken from the last tourism report that was last available. The data will be updated once up-to-date information is available.
- D2.33 Table 40 below sets out the economic value of tourism within Stratford-on-Avon District between 2020 and 2021 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 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.
- D2.34 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 40. 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, 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 41. 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	
22/01075/FUL	Meon Vale	Construction of a new children's play area at Meon Vale (Use Class F2), to include a Neighbourhood Equipped Area of Play (NEAP) and a Local Equipped Area for Play (LEAP)		Former Engineer Resources Depot, Long Marston	
08/00410/OUT	Napton Brickworks, Brickyard Road, Napton-on-the-Hill	Proposed reclamation and redevelopment of derelict site to provide mixed use development SAP Preferred Options proposes up to 80 dwellings, public open space, nature reserve, possible canal mooring and facilities	Outline Permission	Napton Brickworks	Outline application has expired but the site is still identified for development in SAP Preferred Options and treated as a deliverable site as principle of development is acceptable
19/00602/VARY	Harbury Cement Works, Station Road, Bishops Itchington	200 dwellings	Under Construction	Former Harbury Cement Works, Bishop's Itchington	Yes - the Core Strategy identified the following relevant uses as appropriate in principle: Residential development Leisure, tourism, and recreation
19/01980/VARY	Harbury Cement Works, Station Road, Bishops Itchington	80 dwellings Public open space and play facilities Access, drainage, infrastructure and parking	Under Construction	Former Harbury Cement Works, Bishop's Itchington	
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	Yes - the Core Strategy identified the following relevant uses as acceptable in principle: Research and development of motor vehicles Offices
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	

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Application Reference	Site	Description	Status	Name of allocation	Fits with uses outlined in policies?
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	Automotive education, conference and training Leisure, promotional and marketing related to existing uses on 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	
22/00703/FUL	Jaguar Land Rover, Gaydon Test Centre, Banbury Road, Gaydon	New Battery Test Facility building (Use Class B2)	Under construction	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	
20/02866/OUT	British Motor Museum, Banbury Road, Gaydon	New hotel (up to 240 bedrooms in size), including demolition of an existing British Motor Museum Control Building/former Visitor Reception Building	Not started	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 There have been several enhancements to Council owned community facilities in the district between 1st April 2022 and 31st March 2023. These are as follows:

- Tree planting at Shottery Brook (x23); Tramway (x4); Recreation Ground (x3); Bridgefoot (x3); Hodgson Green (x3)
- Installation of new playing surfaces and LED lighting on the outdoor courts at Stratford Leisure Centre
- Installation of five replacement air handling units at Stratford Leisure Centre
- Installation of replacement air conditioning units at Stratford Leisure Centre
- Replacement of body pump equipment at Stratford Leisure Centre
- Full refurbishment of the sports hall at Studley Leisure Centre

F1.2 The District has not experienced any loss of community facilities including open space/play area/sports pitches and recreation facilities during the monitoring period.

Core Strategy Policy	Indicator
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 2022/23 there were a total of 79 major planning permissions. Of these 79 sites where permissions for major planning applications were granted, 30 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 2022 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 1,875 questionnaires returned in the timescale allowed. This was a 31.3% response rate. The results of the questions pertaining to services were as follows:

- 48% of respondents felt satisfied with the sports / leisure facilities provided by SDC, down seven percentage points from 2019.
- 71% of residents feel satisfied with the parks and open spaces provided by SDC, down three percentage points on 2019.
- 59% of those surveyed were satisfied with the play areas provided by SDC, down seven percentage points on 2019.
- 39% of those surveyed were satisfied with the public toilets provided by SDC, up one percentage point on 2019. 31% were dissatisfied, the same as 2019.

F3.8 Overall, the 2022 Residents Survey showed that satisfaction with public services provided by Stratford-on-Avon District Council had decreased since the previous survey in 2019.

Broadband Connectivity

F4.1 Rapid growth in smart technology and the use of large amounts of data makes good broadband connectivity more important than ever before. The growing concern is thus that businesses with suboptimal broadband connectivity will be disadvantaged relative to their

national and international competitors. Given its rural location, the importance of bringing businesses in Stratford-on-Avon ‘up to speed’ cannot be overestimated.

- F4.2 [Think Broadband](#) estimates that approximately 97.4% 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 2022/23 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 October 2023, 29 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 42. Adopted Neighbourhood Plans

Neighbourhood Development Plan	Date of Adoption
Alcester	12 July 2021
Bearley	18 October 2021
Bidford-on-Avon	17 July 2017
Bishops Itchington	27 th February 2023
Brailes	16 December 2019
Claverdon	16 December 2019
Clifford Chambers & Milcote	12 July 2021
Ettington and Fulready	17 December 2018
Fenny Compton	2 nd March 2023
Harbury and Deppers Bridge	17 December 2018
Ilmington	12 July 2021
Kineton	24 October 2016
Long Compton	25 April 2016
Long Itchington	2 nd March 2023
Loxley	13 July 2020
Napton-on-the-Hill	12 July 2021
Quinton	27 th February 2023
Salford Priors	17 July 2017
Shipston-on-Stour	15 October 2018
Snitterfield	24 April 2018
Stratford-upon-Avon	17 December 2018
Southam	11 th July 2023
Tamworth-in-Arden	12 th December 2022
Tredington	11 th July 2023

Neighbourhood Development Plan	Date of Adoption
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.

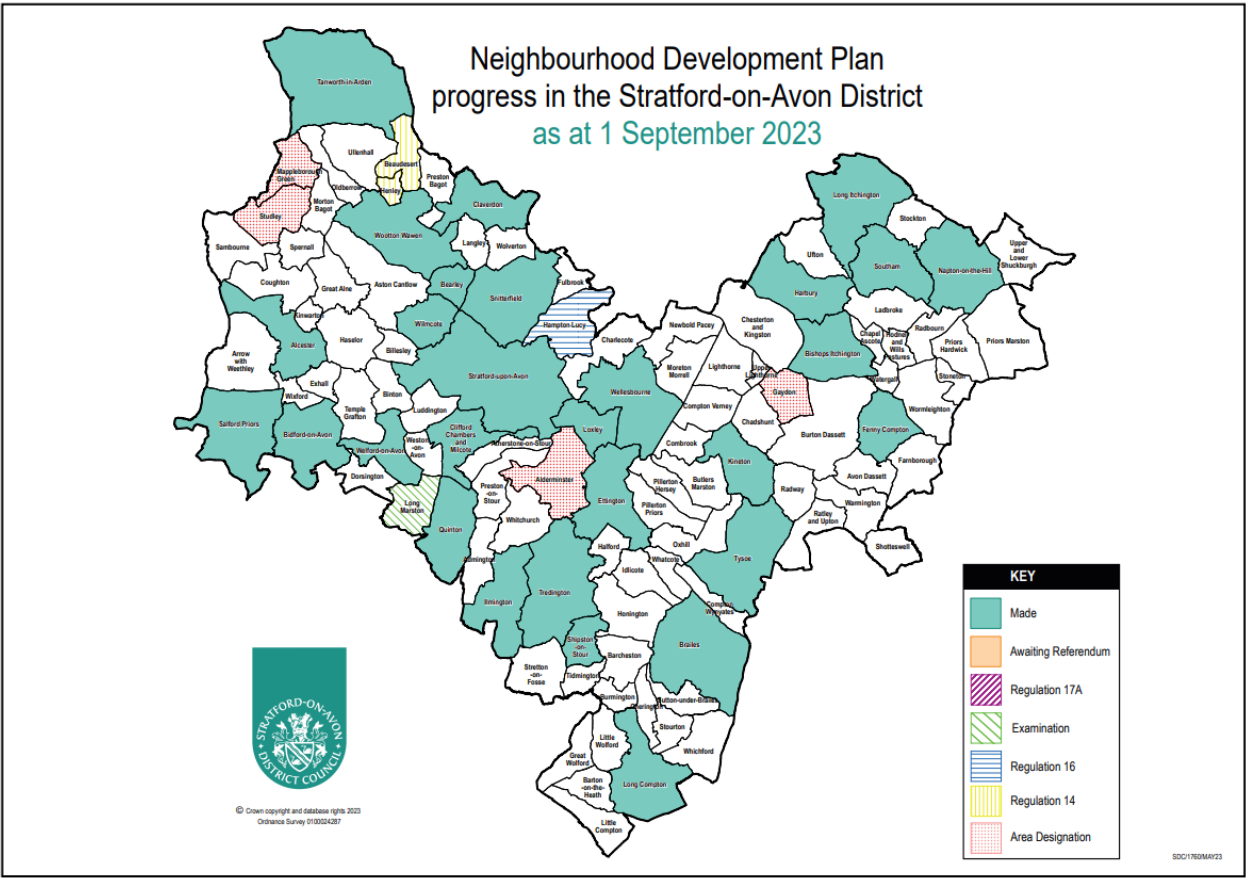


Figure 12. Neighbourhood Plan Progress

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 positions so that they do not dominate the street scene.
11.Public and private spaces	11a: What types of open space should be provided within this development?
	11b: Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?
	11c: How will they be looked after?
12.External storage and amenity space	12a: Is storage for bins and recycling items fully integrated, so that these items are less likely to be left on the street?
	12b: Is access to cycle and other vehicle storage convenient and secure?

Appendix 2. 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	2022/23	Total
Main Town														
Stratford-upon-Avon		52	149	164	93	200	247	282	90	112	104	231	410	2,134
Main Rural Centres														
Alcester	MRC	0	0	57	39	35	5	47	6	2	6	73	90	360
Bidford-on-Avon	MRC	2	0	-1	97	133	58	99	187	101	56	83	53	868
Henley-in-Arden	MRC	-1	39	10	9	6	9	5	0	10	3	2	7	99
Kineton	MRC	-3	11	0	0	60	35	16	31	38	3	32	48	271
Shipston-on-Stour	MRC	43	3	20	11	15	14	55	107	162	87	106	77	700
Southam	MRC	6	2	4	1	4	113	167	234	216	123	181	33	1,084
Studley	MRC	1	4	15	15	29	4	15	-1	15	18	21	55	191
Wellesbourne	MRC	0	20	2	73	115	183	54	121	55	50	94	74	841
MRC Total		48	79	107	245	397	421	458	685	599	346	592	437	4,414
Local Service Villages														
Category 1 LSV														
Bishop's Itchington	LSV1	0	0	0	3	96	18	2	16	15	13	40	2	205
Harbury	LSV1	9	0	3	26	2	23	22	49	0	-1	0	3	136
Long Itchington	LSV1	3	0	10	0	1	85	53	89	41	22	0	2	306
Quinton (Lower & Upper)	LSV1	0	0	4	6	5	0	29	2	50	8	0	0	104
Tiddington	LSV1	1	0	0	5	1	2	32	3	61	8	0	0	113
Category 2 LSV														
Brailes (Lower & Upper)	LSV2	0	8	1	1	5	-1	1	2	17	10	0	1	45
Fenny Compton	LSV2	2	1	0	2	1	0	15	2	0	1	4	1	29
Lighthorne Heath	LSV2	0	0	1	0	2	3	5	0	2	0	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	2022/23	Total
Napton-on-the-Hill	LSV2	1	0	1	2	7	11	4	34	3	1	1	0	65
Salford Priors	LSV2	0	0	0	0	0	21	39	6	33	13	32	0	144
Tysoe (Upper & Middle)	LSV2	0	0	2	1	5	5	8	3	10	0	2	1	37
Welford-on-Avon	LSV2	1	-1	1	4	29	36	12	14	18	3	4	2	123
Wilmcote	LSV2	0	0	1	7	1	1	-1	2	0	0	0	0	11
Wootton Wawen	LSV2	0	0	-1	3	0	0	15	0	3	5	1	2	28
Stockton	LSV2*	1	0	0	2	22	9	52	18	1	3	2	0	110
Category 3 LSV														
Claverdon	LSV3	1	0	-1	0	1	2	-1	-1	5	2	0	-1	7
Earlwood	LSV3	0	0	0	0	0	1	1	0	2	3	1	0	8
Ettington	LSV3	2	5	0	1	2	0	0	32	7	0	2	4	55
Great Alne	LSV3	0	0	1	0	0	0	0	8	10	0	-1	3	21
Ilmington	LSV3	0	0	0	14	2	0	2	2	-1	0	0	0	19
Long Compton	LSV3	1	0	0	6	10	6	14	6	2	0	0	1	46
Newbold-on-Stour	LSV3	0	0	0	-1	5	2	42	10	24	12	5	4	103
Snitterfield	LSV3	0	0	10	4	1	3	3	0	4	8	4	1	38
Temple Herdewycke	LSV3	0	0	0	0	0	0	0	0	0	9	47	38	94
Tredington	LSV3	0	0	0	-1	1	0	1	36	1	0	0	0	38
Category 4 LSV														
Alderminster	LSV4	0	0	0	1	0	4	16	7	1	0	0	1	30
Alveston	LSV4	0	1	0	1	0	1	2	5	2	0	0	2	14
Aston Cantlow	LSV4	0	0	0	0	0	0	0	0	0	1	0	0	1
Bearley	LSV4	0	0	0	0	0	0	0	0	0	0	7	0	7
Clifford Chambers	LSV4	0	0	0	0	1	3	5	5	0	3	0	1	18

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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	2022/23	Total
Gaydon	LSV4	0	0	8	0	0	12	5	15	2	0	0	1	43
Halford	LSV4*	0	0	0	0	0	4	1	1	2	0	2	0	10
Hampton Lucy	LSV4	0	0	0	0	14	11	0	0	0	0	0	0	25
Lighthorne	LSV4	0	0	0	0	0	6	10	5	1	1	1	3	27
Long Marston	LSV4	0	0	0	1	11	14	22	27	5	0	0	0	80
Loxley	LSV4	0	0	0	0	-1	0	0	4	0	5	5	0	13
Mappleborough Green	LSV4	1	7	-1	3	3	-1	2	0	0	0	4	3	21
Moreton Morrell	LSV4	0	0	0	0	0	0	2	1	2	0	0	0	5
Northend	LSV4	0	1	1	0	0	0	6	3	1	0	0	0	12
Oxhill	LSV4	0	0	0	-1	3	1	1	16	15	0	3	0	38
Pillerton Priors	LSV4	0	0	-1	2	0	1	0	0	11	0	2	0	15
Priors Marston	LSV4	0	0	0	0	2	0	2	5	2	2	5	4	22
Tanworth-in-Arden	LSV4	0	0	0	-1	1	4	0	0	1	0	7	10	22
Wood End	LSV4	1	0	-1	1	0	0	-1	3	6	0	1	0	10
LSV Total		24	22	39	92	233	287	423	430	359	132	181	89	2,311
Rural Area														
Large Rural Brownfield Sites		0	0	5	155	115	69	49	117	230	84	192	122	1,138
Rural Villages		2	15	4	7	24	27	28	24	31	9	12	11	194
Rural Elsewhere		8	29	26	38	81	63	53	39	112	40	70	40	599
Rural Area Total		10	44	35	200	220	159	130	180	373	133	274	173	1,931
New Settlements														
New Settlement		0	0	0	0	0	0	0	0	13	34	296	326	669
District														
District Total		134	294	345	630	1,050	1,114	1,293	1,385	1,456	749	1,574	1,435	11,459

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	2022/23	Total
Admington	2. Central - South	1	0	0	0	1	2	0	0	0	0	1	1	6
Alcester	6. West	0	0	9	0	3	15	51	6	4	6	73	90	257
Alderminster	2. Central - South	0	1	0	1	1	5	16	7	1	0	0	1	33
Arrow with Weethley	6. West	0	0	0	0	0	0	1	0	0	0	0	0	1
Aston Cantlow	1. Central - North	0	0	0	0	3	1	0	2	1	2	1	0	10
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	0	0	0	0	0	0	0	1
Avon Dassett	5. Southeast	1	0	0	0	0	0	0	0	0	0	1	0	2
Barcheston and Willington	5. Southeast	0	1	0	1	0	6	0	1	1	0	0	1	11
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	-1	1	0	0	0	0	1	4
Bearley	1. Central - North	0	0	0	0	-1	0	1	0	0	0	8	0	8
Beaudesert	6. West	1	2	2	1	1	8	2	3	3	1	0	1	25
Bidford-on-Avon	6. West	2	5	0	99	137	59	111	193	101	56	85	55	903
Billesley	1. Central - North	0	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	0	2
Bishops Itchington	4. Northeast	0	0	0	3	96	18	2	24	70	42	92	59	406
Brailes	5. Southeast	0	8	1	5	5	0	1	2	17	10	0	1	50
Burmington	5. Southeast	0	0	-1	0	1	0	0	1	2	0	0	0	3
Burton Dassett	5. Southeast	0	1	1	1	0	0	6	3	1	10	47	38	108
Butlers Marston	4. Northeast	0	0	0	0	0	0	0	0	0	0	0	2	2
Chadshunt	4. Northeast	0	0	0	0	5	3	0	0	0	0	0	0	8
Chapel Ascote	4. Northeast	0	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	0	6
Cherington	5. Southeast	0	0	1	0	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	158	318
Claverdon	1. Central - North	2	0	0	1	2	1	1	-1	12	3	0	1	22

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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	2022/23	Total
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3	5	4	0	3	0	1	19
Combroke	4. Northeast	0	1	1	0	4	0	3	1	0	0	0	0	10
Compton Verney	4. Northeast	0	0	0	0	1	0	0	0	0	0	0	0	1
Compton Wynyates	5. Southeast	0	0	0	0	0	0	0	0	0	0	0	1	1
Coughton	6. West	0	0	0	0	0	0	0	0	0	2	1	0	3
Dorsington	2. Central - South	0	1	0	0	3	0	0	0	0	0	0	4	8
Ettington	2. Central - South	2	9	0	2	3	1	0	32	9	0	2	4	64
Exhall	6. West	-2	1	0	0	0	0	1	0	0	1	4	0	5
Farnborough	5. Southeast	0	0	1	1	0	0	0	1	4	1	1	0	9
Fenny Compton	5. Southeast	2	1	0	2	1	0	16	3	3	2	6	1	37
Fulbrook	1. Central - North	0	0	0	0	0	1	1	0	0	-1	0	0	1
Gaydon	4. Northeast	0	0	8	0	0	12	5	15	2	0	0	1	43
Great Alne	6. West	0	0	1	1	1	0	1	8	10	0	-1	4	25
Great Wolford	5. Southeast	0	1	1	0	1	0	0	1	1	0	0	0	5
Halford	2. Central - South	0	0	0	1	0	4	2	1	3	0	2	0	13
Hampton Lucy	1. Central - North	1	6	0	0	14	12	0	0	0	1	0	0	34
Harbury	4. Northeast	7	0	5	25	3	25	22	49	37	13	32	3	221
Haselor	6. West	0	0	0	2	0	0	0	0	0	1	0	3	6
Henley-in-Arden	6. West	-2	39	9	9	6	11	3	0	9	2	1	6	93
Hodnell & Wills Pastures	4. Northeast	0	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	0	13
Idlicote	5. Southeast	0	0	0	-1	1	0	0	0	0	0	1	2	3
Ilmington	2. Central - South	0	0	0	14	2	0	2	2	-1	0	0	1	20
Kineton	4. Northeast	-3	11	0	0	61	35	16	31	39	3	33	48	274
Kinwarton	6. West	0	0	48	39	32	0	0	0	0	0	0	0	119
Ladbroke	4. Northeast	0	0	3	4	1	0	2	0	0	2	1	0	13
Langley	1. Central - North	0	0	0	0	0	0	0	0	0	0	-1	1	0
Lighthorne	4. Northeast	0	0	1	0	0	7	10	5	3	2	1	3	32
Lighthorne Heath	4. Northeast	0	0	0	0	2	3	5	0	15	34	62	31	152

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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	2022/23	Total
Little Compton	5. Southeast	0	0	2	0	0	1	1	0	0	0	0	0	4
Little Wolford	5. Southeast	0	0	0	0	0	-1	3	1	0	0	0	0	3
Long Compton	5. Southeast	1	4	0	6	9	7	16	6	2	0	1	2	54
Long Itchington	4. Northeast	3	0	10	0	1	88	53	91	43	24	2	2	317
Long Marston	2. Central - South	0	0	2	19	11	19	32	136	94	21	65	63	462
Loxley	2. Central - South	0	0	0	0	-1	0	0	6	0	6	4	0	15
Luddington	1. Central - North	0	-1	0	2	-1	0	2	-1	3	2	21	0	27
Mappleborough Green	6. West	2	8	-1	2	9	3	13	0	0	0	4	3	43
Moreton Morrell	2. Central - South	0	0	0	0	0	0	4	1	3	0	5	1	14
Morton Bagot	6. West	0	1	0	2	0	0	0	0	0	1	0	0	4
Napton-on-the-Hill	4. Northeast	2	0	1	5	7	15	5	36	5	3	2	3	84
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	0	0	0	1	0	2	0	10
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	1	0	0	0	0	0	0	9
Oldberrow	6. West	1	0	2	0	0	0	1	1	2	0	0	-1	6
Oxhill	4. Northeast	0	0	0	-1	3	1	1	16	16	0	3	0	39
Pillerton Hersey	4. Northeast	0	0	0	0	0	2	0	0	0	0	0	0	2
Pillerton Priors	4. Northeast	0	0	-1	2	0	1	0	2	13	0	3	1	21
Preston Bagot	1. Central - North	1	0	0	0	0	0	0	0	-1	3	0	0	3
Preston-on-Stour	2. Central - South	0	0	1	0	0	0	0	1	0	0	0	1	3
Priors Hardwick	4. Northeast	0	0	0	0	-1	1	-1	1	1	1	2	0	4
Priors Marston	4. Northeast	0	0	1	1	2	1	2	5	2	3	6	5	28
Quinton	2. Central - South	0	0	9	143	118	64	72	3	105	29	120	139	802
Radbourne	4. Northeast	0	0	0	0	1	0	0	0	0	0	0	0	1
Radway	5. Southeast	0	0	0	0	0	0	0	0	1	1	0	1	3
Ratley & Upton	5. Southeast	0	0	0	0	0	0	0	1	0	0	0	1	2
Salford Priors	6. West	0	0	0	0	1	25	39	7	36	14	41	1	164
Sambourne	6. West	0	0	0	1	0	-1	1	4	4	3	6	0	18
Shipston-on-Stour	5. Southeast	43	3	20	11	15	9	51	107	162	87	106	77	691

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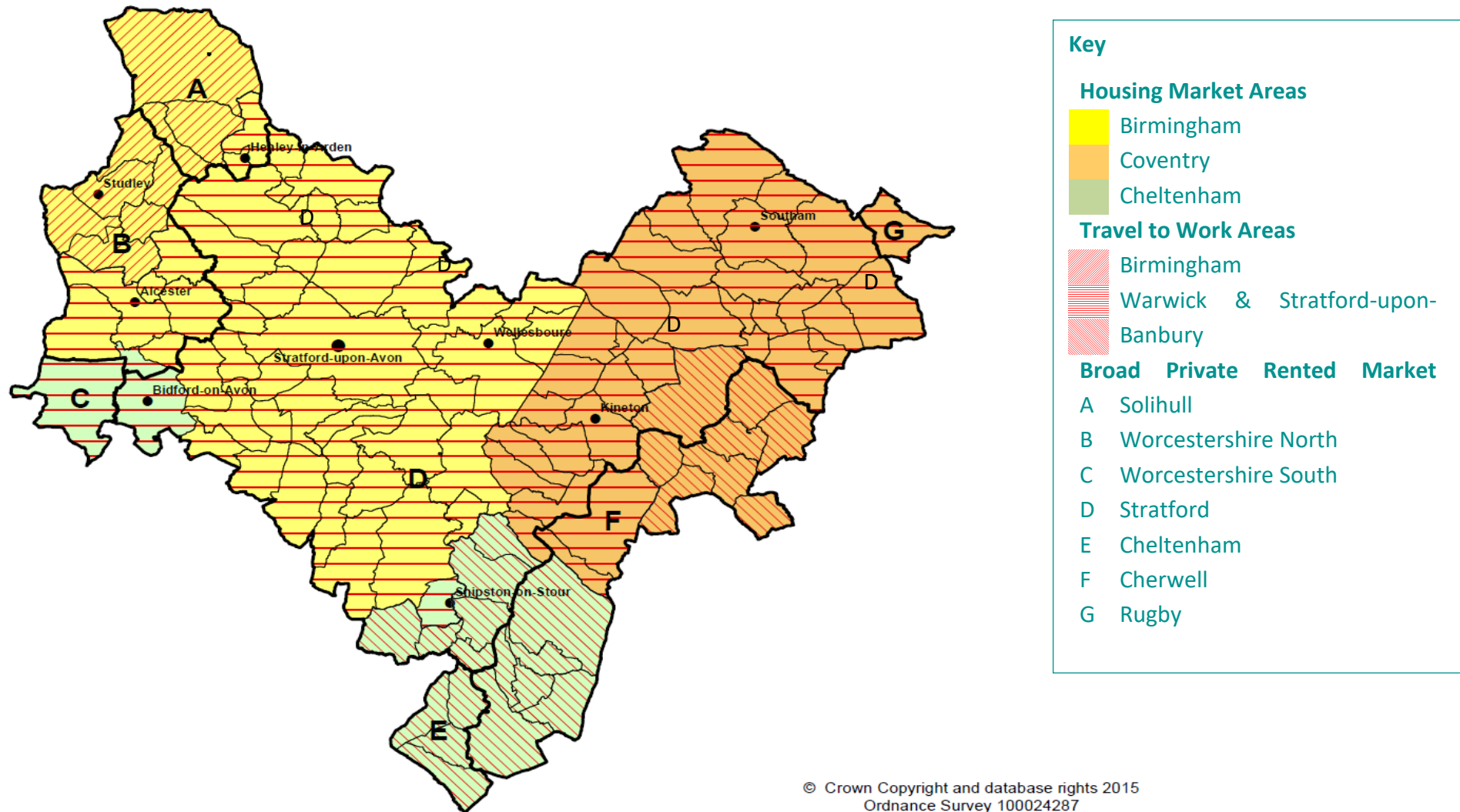
Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Shotteswell	5. Southeast	0	0	0	0	0	0	0	3	0	0	0	0	3
Snitterfield	1. Central - North	0	0	10	4	3	3	0	3	5	12	6	1	47
Southam	4. Northeast	6	2	4	2	13	118	166	234	240	123	181	33	1,122
Sperrall	6. West	0	1	0	0	0	0	0	0	0	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	9	53	19	1	3	2	0	113
Stoneton	4. Northeast	0	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	1	4
Stratford-upon-Avon	3. Central - Stratford	54	150	165	106	193	253	316	101	180	113	230	418	2,279
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0	3	5	0	0	0	1	9
Studley	6. West	1	5	15	15	33	11	16	-1	16	19	21	55	206
Sutton-under-Brailes	5. Southeast	0	0	0	0	1	0	0	0	1	0	0	0	2
Tanworth-in-Arden	6. West	5	2	-1	5	-1	5	1	1	19	4	16	9	65
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2	5	0	-1	0	0	0	8
Tidmington	5. Southeast	0	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	7	150
Tysoe	5. Southeast	0	0	2	1	5	7	9	5	20	1	1	2	53
Ufton	4. Northeast	1	1	0	0	0	1	0	0	0	0	1	0	4
Ullenhall	6. West	-1	3	2	0	2	1	0	0	1	3	0	1	12
Upper & Lower Shuckburgh	4. Northeast	0	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	1	9
Watergall	4. Northeast	0	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	3	180
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	183	54	120	59	52	97	75	855
Weston-on-Avon	2. Central - South	0	0	1	0	1	0	1	0	0	0	0	3	6
Whatcote	4. Northeast	0	0	0	0	0	1	-1	0	3	0	0	0	3
Whichford	5. Southeast	0	0	1	1	1	0	0	-1	1	0	0	0	3
Whitchurch	2. Central - South	0	0	1	0	3	0	1	0	0	0	0	1	6
Wilmcote	1. Central - North	0	0	1	9	3	2	-1	3	0	0	0	1	18

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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	2022/23	Total
Wixford	6. West	0	0	1	0	2	3	0	0	0	0	0	-1	5
Wolverton	1. Central - North	0	0	0	-1	0	3	-1	2	2	1	0	1	7
Wootton Wawen	1. Central - North	0	0	0	3	0	1	22	1	8	6	2	2	45
Wormleighton	4. Northeast	0	0	0	1	0	0	0	0	0	0	0	-1	0
District Total		134	294	345	630	1,050	1,114	1,293	1,385	1,456	749	1,574	1,435	11,459

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.

