

# **South Warwickshire Local Plan (SWLP) Preferred Options Consultation Presentation**

# Overview

- What is the South Warwickshire Local Plan Part 1
- What have we done so far?
- The Preferred Options consultation version
- Further work to do
- How to respond
- FAQs / Guides / Demonstration
- Questions

# Format

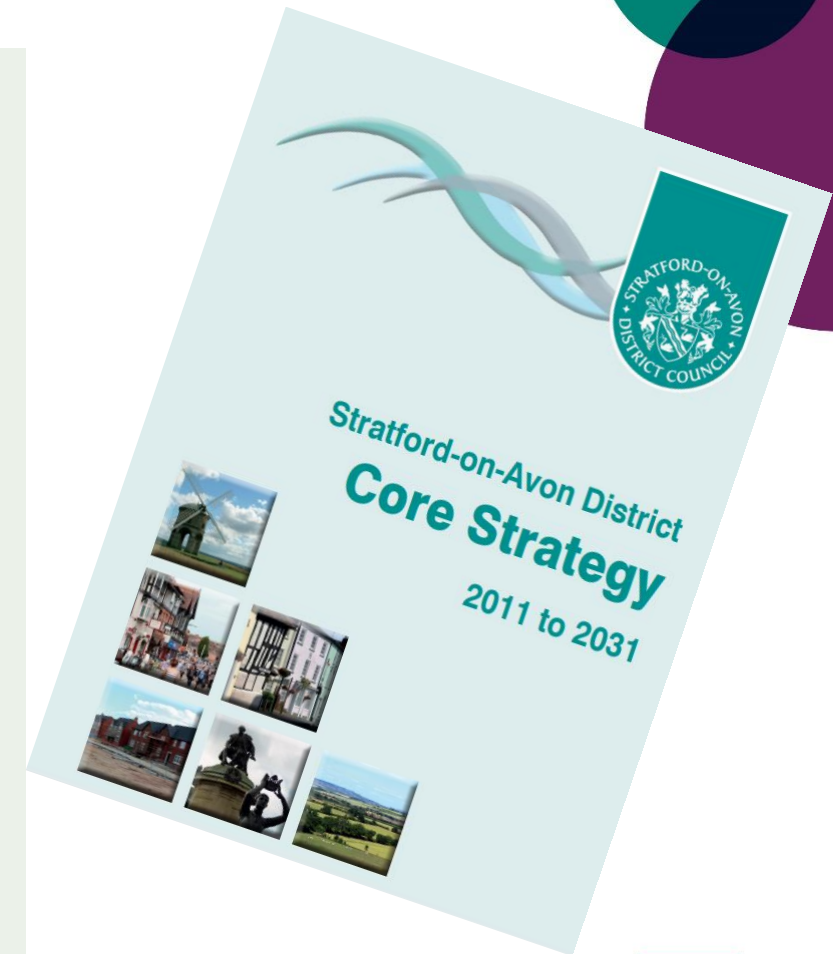
- Please mute your microphone
- Presentation
- Please add questions in the chat - open from beginning
- Replies might be done directly rather than reading out following presentation
- Further discussion/comments at the end of the presentation if time

# What is the SWLP Part One?



Single joint Local Plan for South Warwickshire (Stratford-on-Avon and Warwick Districts) to 2050 which will

- Identify a **growth strategy** to meet future development needs in terms of jobs, housing, infrastructure and open space
- Set out the **strategic planning policies** that the Councils will use to determine planning applications

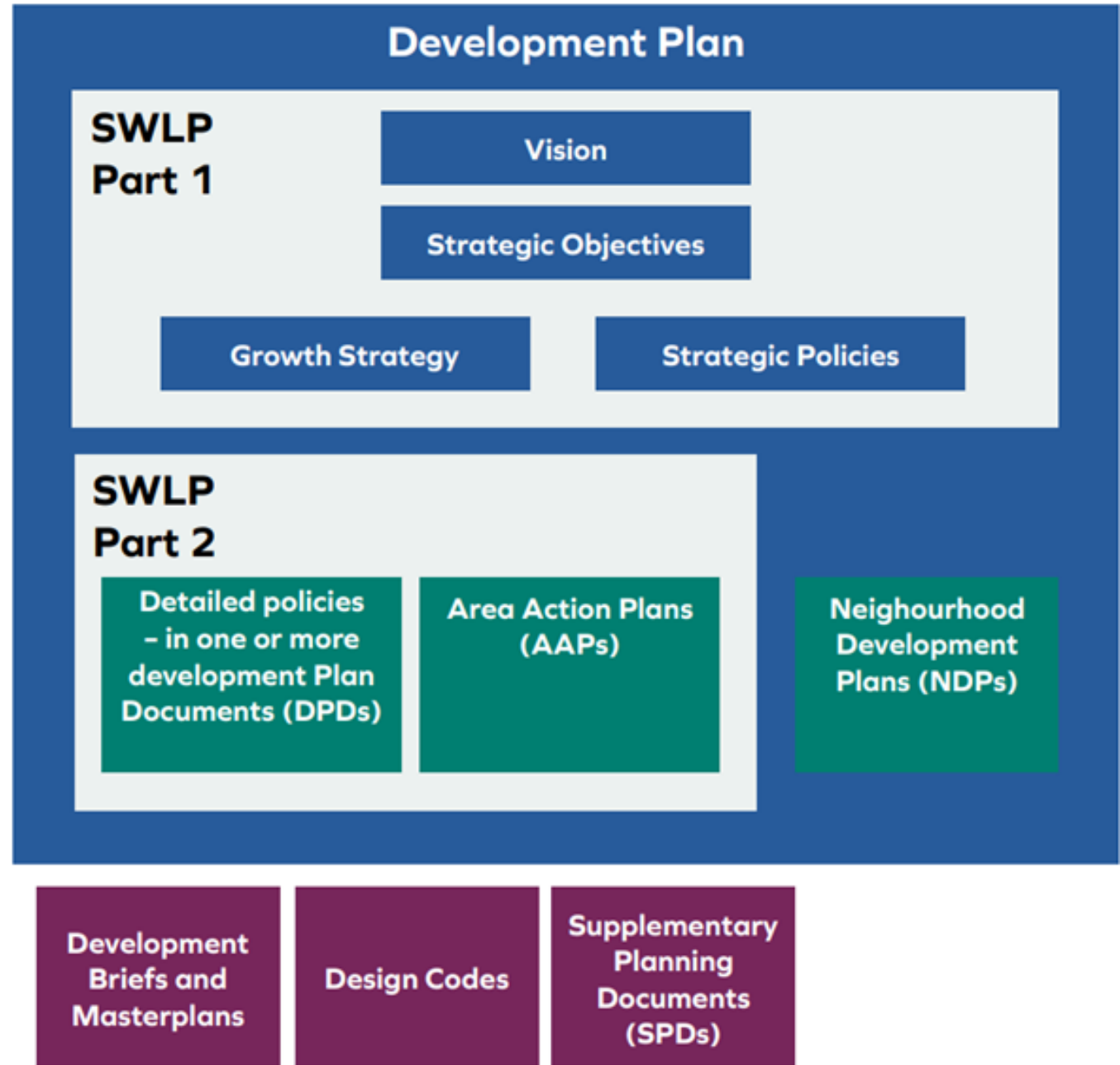


# Plan Preparation

**Primarily** Strategic Policies in Part 1 but some more detailed part 2 type policies by reg 19 such as in:

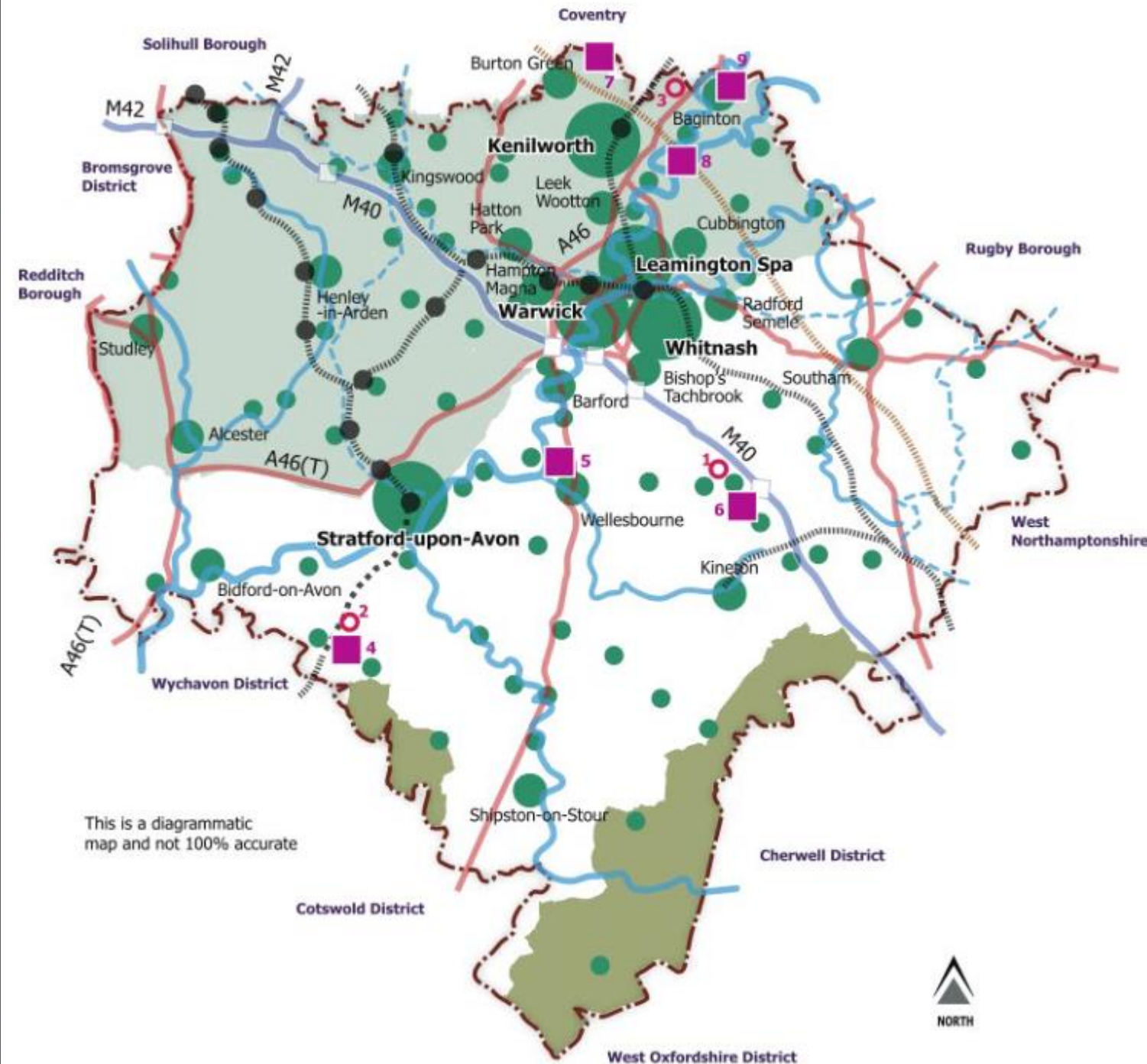
- Climate Change
- Self and Custom Build
- Space Standards
- Gypsies & Travellers
- Community Facilities

Para 1.4 of the PO version of the SWLP provides full list of policy topic areas where the SWLP Councils anticipate providing detailed type policies by regulation 19 stage.



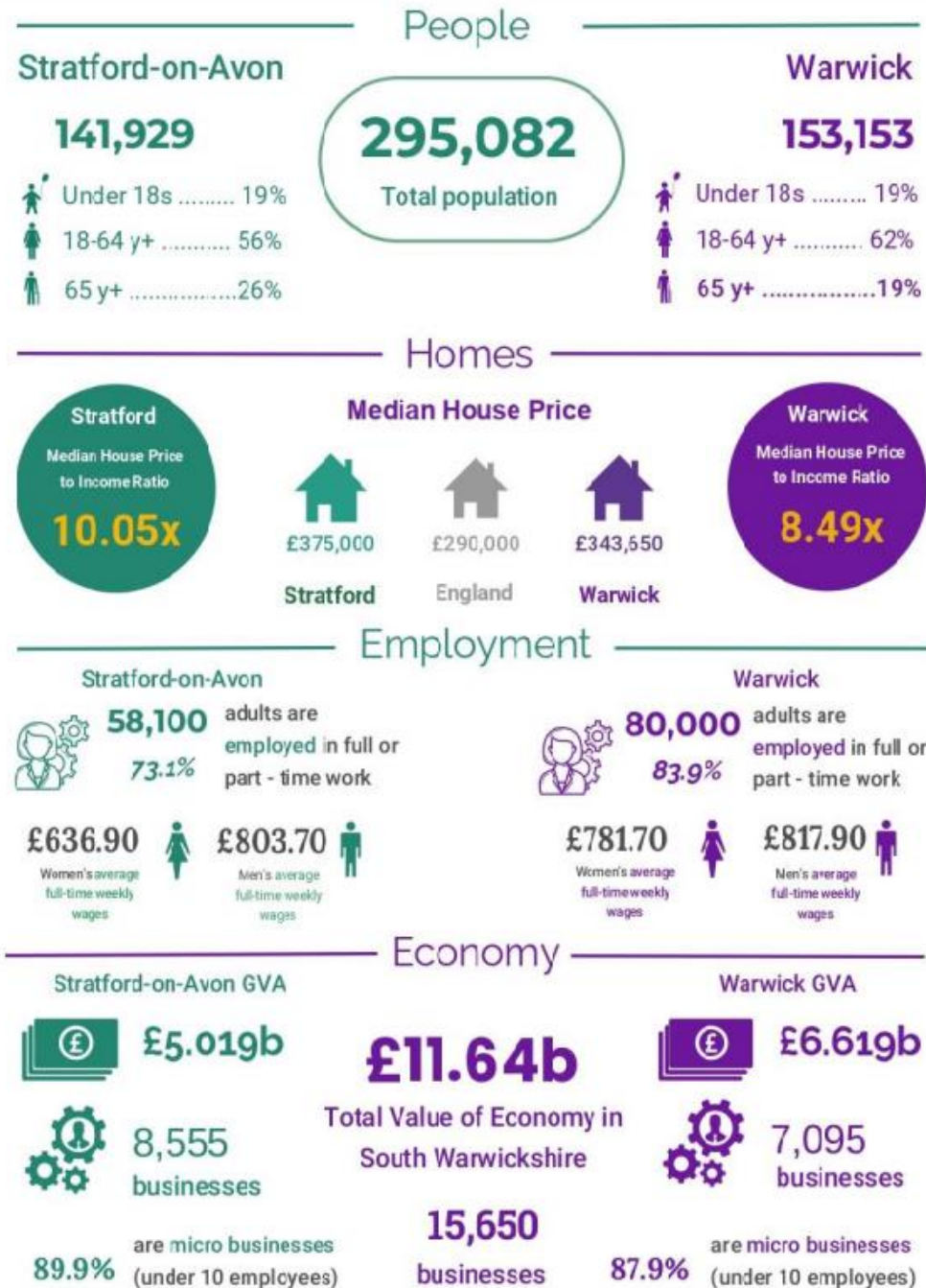
# Why a joint Plan?

- Shared economic geography
- Potential for better solutions/funding
- Infrastructure, climate and biodiversity do not stop at District boundaries!





# Key Facts and Figures

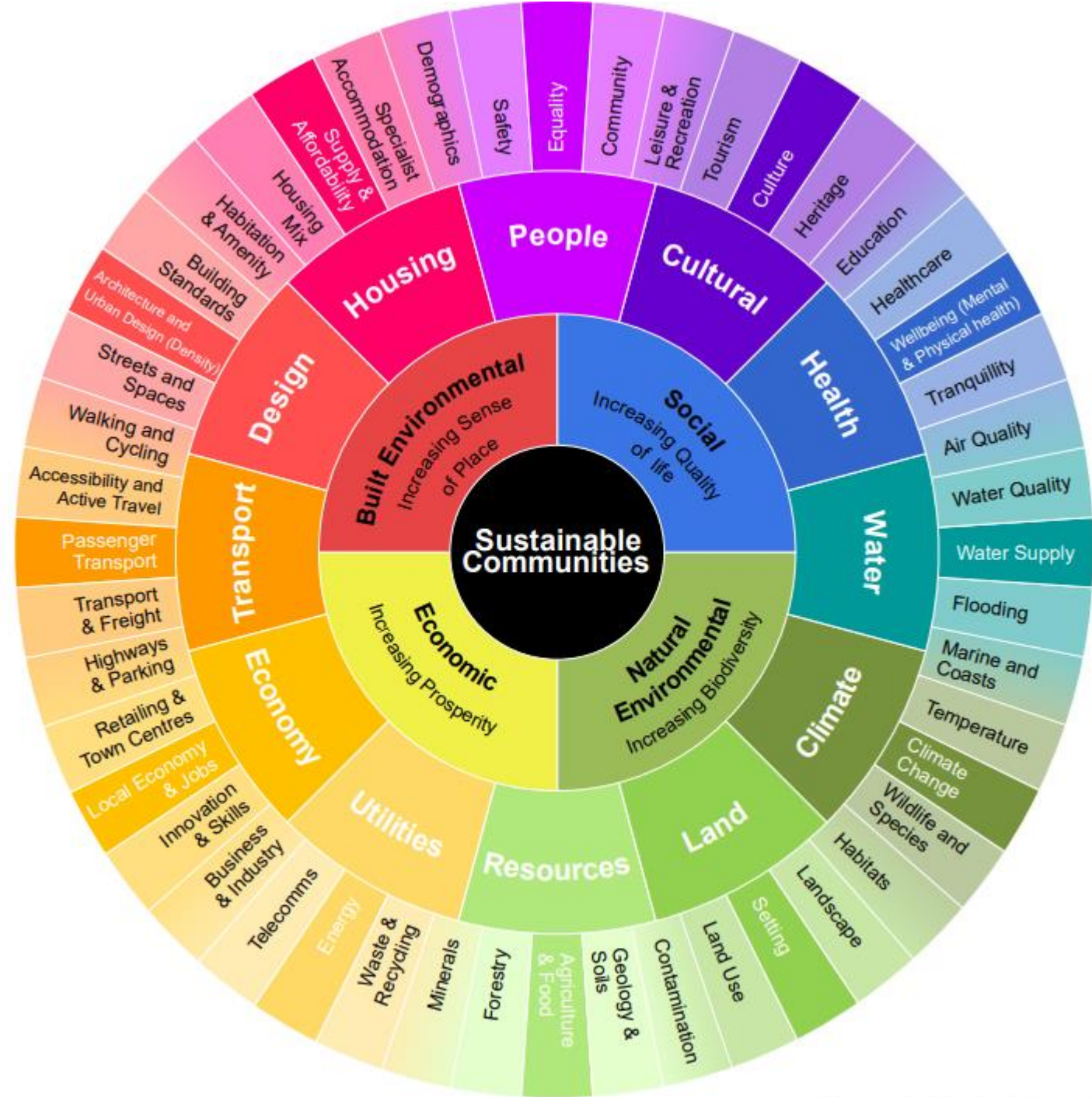


# What have we done so far?

2021

Scoped the issues that the Plan needs to address

Consulted on 7 different growth strategy ideas





# Overarching principles identified

**Five principles** that run through the plan in the delivery of the **homes, jobs** and **infrastructure** that we need

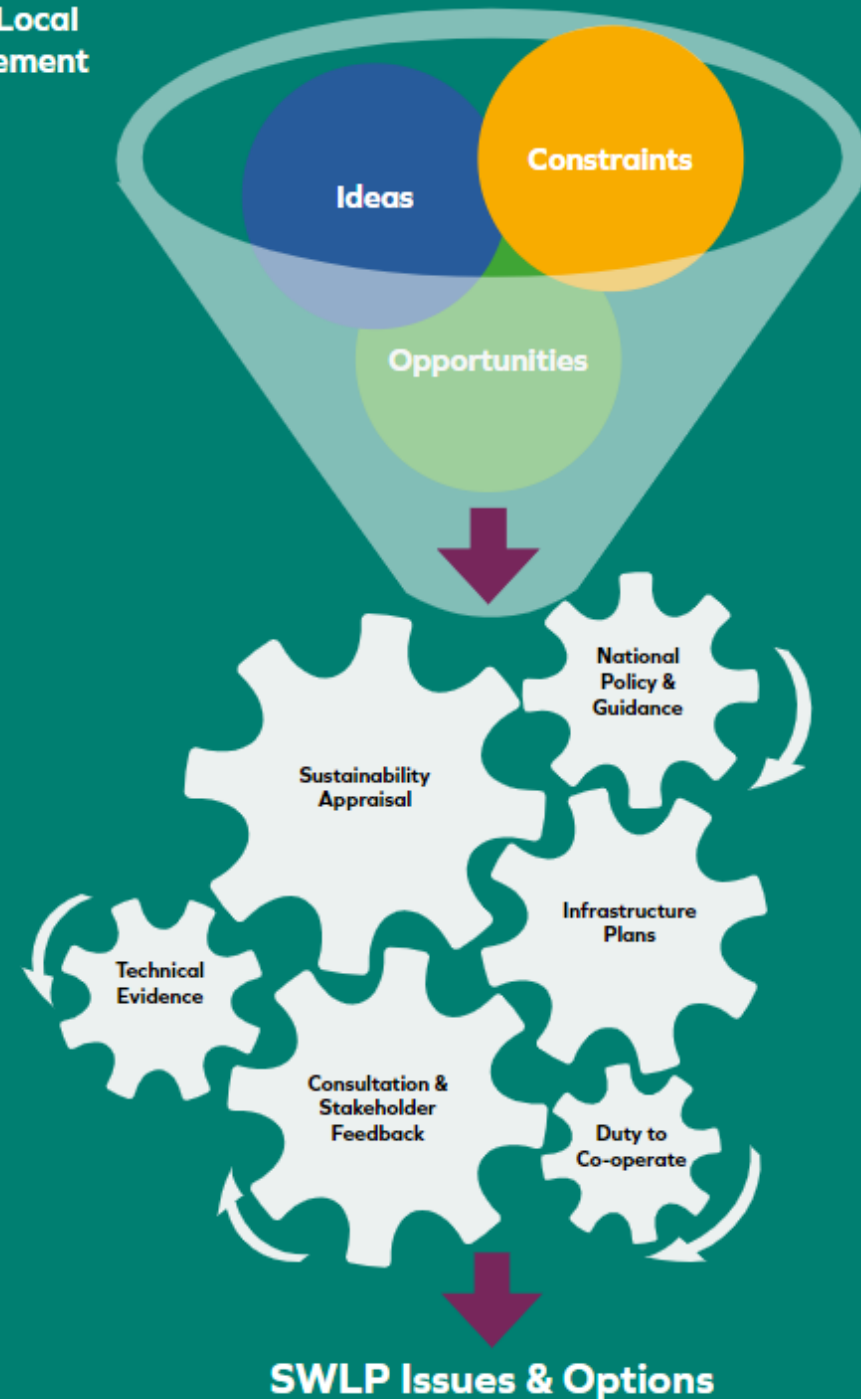
- **Climate resilient and net zero carbon**
- **Well-designed and beautiful**
- **Healthy, Safe and Inclusive**
- **Well-connected**
- **Biodiverse and environmentally resilient**



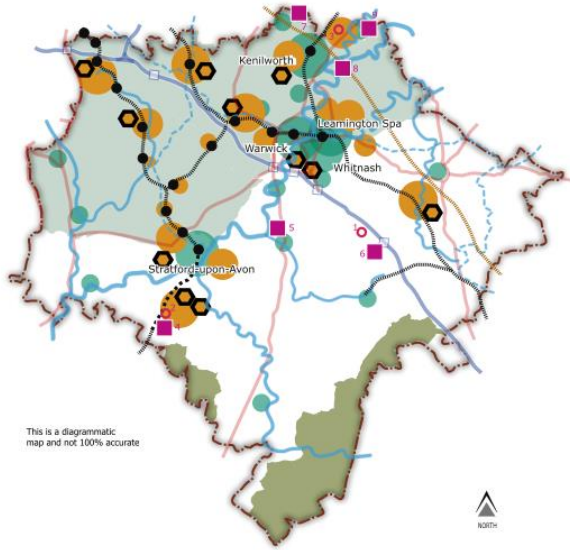
Working *Together*

# Identifying the Issues and Options - 2023

Figure 4 – Local Plan Refinement



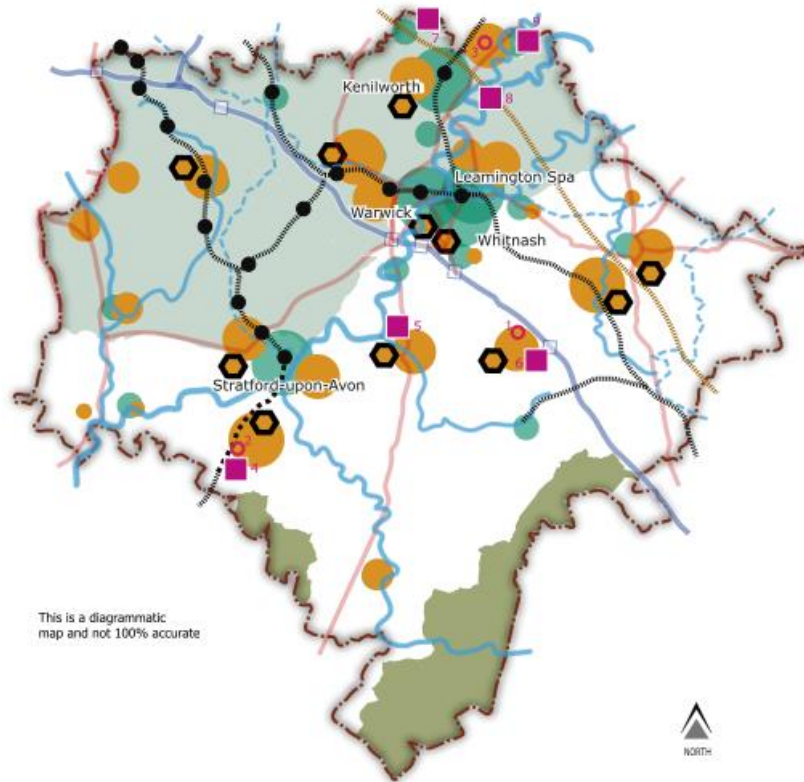
Option 1 Rail Corridors



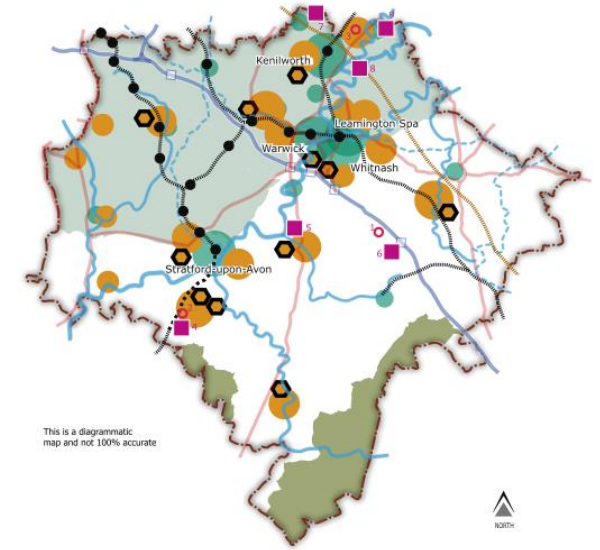
## Option 4 Sustainable Travel & Economy preferred following consultation

Option 4

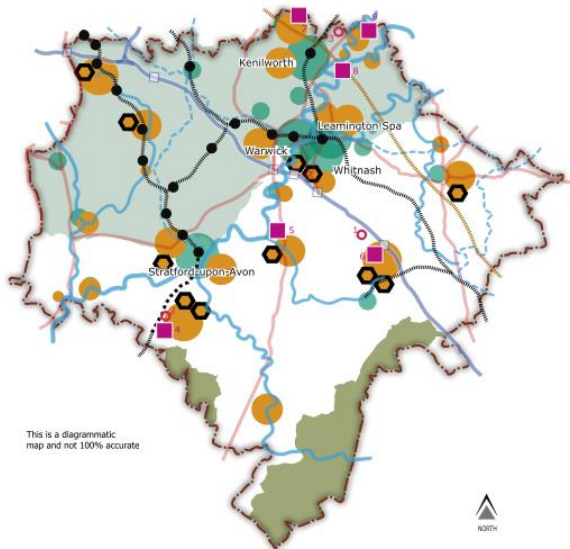
Sustainable Travel and Economy  
(Hybrid of Options 2 and 3)



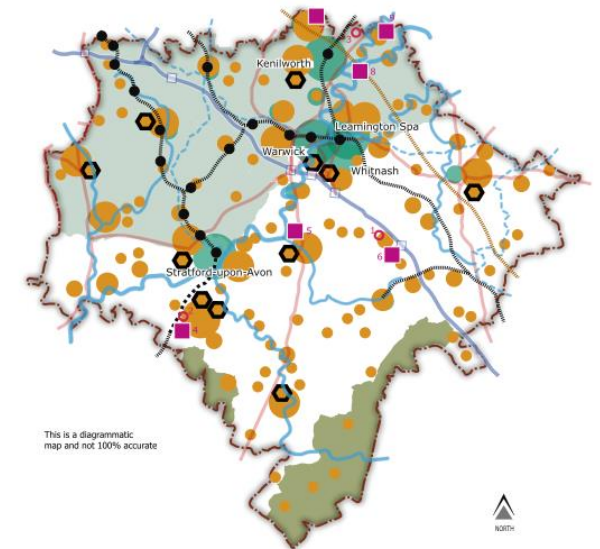
Option 2 Sustainable Travel  
(Hybrid of rail and main bus corridors)



Option 3 Economy  
(Hybrid of socio-economic and enterprise hubs)



Option 5 Dispersed

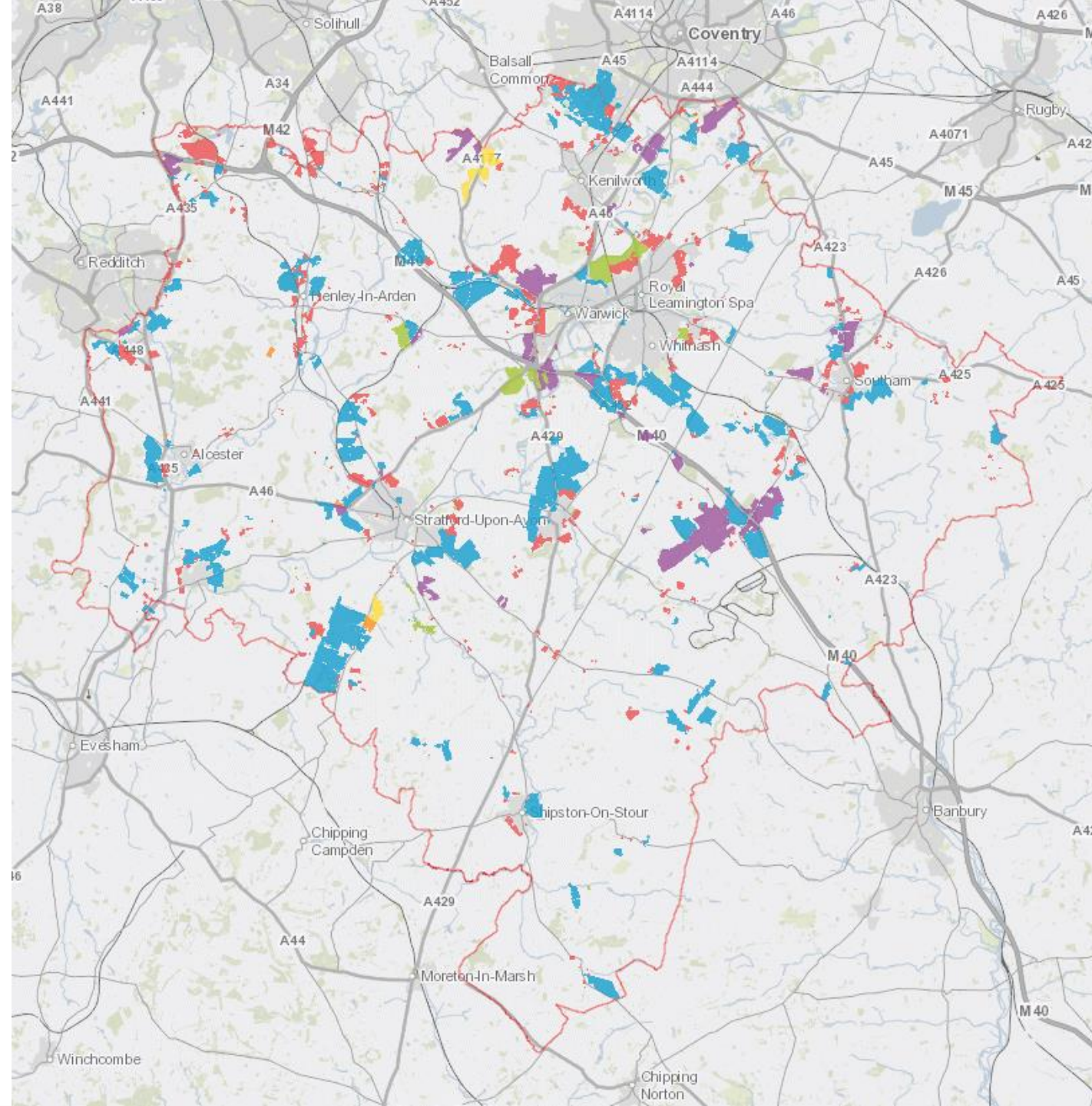




# Which sites are available and suitable?

**850 sites assessed**  
(736 call for sites,  
114 other sources)

**178 sifted out**  
**672 further assessed**





# Preferred Options – Local Plan Vision

“By 2050 South Warwickshire will be a flourishing, healthy and vibrant place where people will want to live, work and visit. The vision is to meet South Warwickshire's sustainable development needs and strengthen local communities, while responding to the climate emergency. The plan will provide homes and jobs, boost and diversify the local economy, and provide appropriate infrastructure, in suitable locations, at the right time.”



Working *Together*

# Strategic Objectives

- 1: Providing **sustainable levels of growth** in the area
- 2: Delivering **homes that meet the needs** of all our communities
- 3: **Providing infrastructure** in the right place at the right time
- 4: Developing **opportunities for jobs**
- 5: Making **effective use** of land and natural resources
- 6: Contributing towards **Net Zero Carbon** targets
- 7: Creating **attractive places**
- 8: Protecting and enhancing our **heritage and cultural** assets
- 9: Enriching the **tourism potential**
- 10: Improving the **health, safety and quality of life** of our communities
- 11: **Connecting** people to places
- 12: Protecting and enhancing our **environmental assets**

# Range of policy directions (49) and draft policies (11)

Draft Policy Direction: Numbered 1, 2, 3.....

Draft Policies: identified A, B, C....

- Initially the section starts with a paragraph setting the scene about the topic.
- It is followed by what was said at Issues and Options Consultation. This section is intended to show how responses to the previous consultations have been considered.
- Next, each policy topic will have a box outlining either the draft policy, or draft policy direction.
- Finally, the policy topic will be accompanied by a justification as to why the draft policy/policy direction has been progressed.
- 11 Chapters plus Glossary

# Allocations in current Adopted Plans

Document	Status of development	Intention in SWLP	Rationale
SDC Core Strategy / WDC Local Plan	Fully or substantially built-out	Not carried forward into SWLP	There is no benefit in carrying forward allocations where the development has been substantially completed.
SDC Core Strategy / WDC Local Plan	Planning permission on at least part of the site	Re-assessed for SWLP for potential allocation	To ensure continuity of supply it is appropriate to keep existing allocations with permission.
SDC Core Strategy / WDC Local Plan	No planning permission	Re-assessed for SWLP for potential allocation	It is appropriate to consider whether there are underlying reasons for sites not having come forward; and whether these sites align with the strategy and intentions of the SWLP.
Neighbourhood Development Plans (NDPs)	No planning permission	Assessed for possible incorporation into SWLP	It is not the intention to overrule or delete allocations in made NDPs. However, there may in certain cases be opportunities for sites to be allocated for alternative uses within the SWLP.



# Draft Stratford Allocations Plan

Allocation type	Status of development	Intention in the SWLP	Rationale
All	With planning permission	Not carried forward into SWLP	There is limited benefit in bringing forward draft allocations where permission has already been granted.
Reserve Housing Sites	No planning permission	Re-assessed for potential SWLP allocation	It is appropriate to consider whether any of these sites would be suitable for allocation as general or reserve housing sites.
Self-Build and Custom Housebuilding Sites	No planning permission	Re-assessed for potential SWLP allocation	In some cases, existing planning applications have highlighted issues which suggest that certain sites are not suitable for inclusion in the SWLP.
Specific Site Proposal	No planning permission	Variable	See relevant sections for rationale.

# New NPPF Headlines

- New Standard Method increases housing requirement across SWLP area significantly
- Grey Belt definition introduced
- Balance low quality Green Belt vs bringing forward Sustainable Development
- Climate change an important consideration
- Submission by December 2026 or new system

# Level of Housing Growth

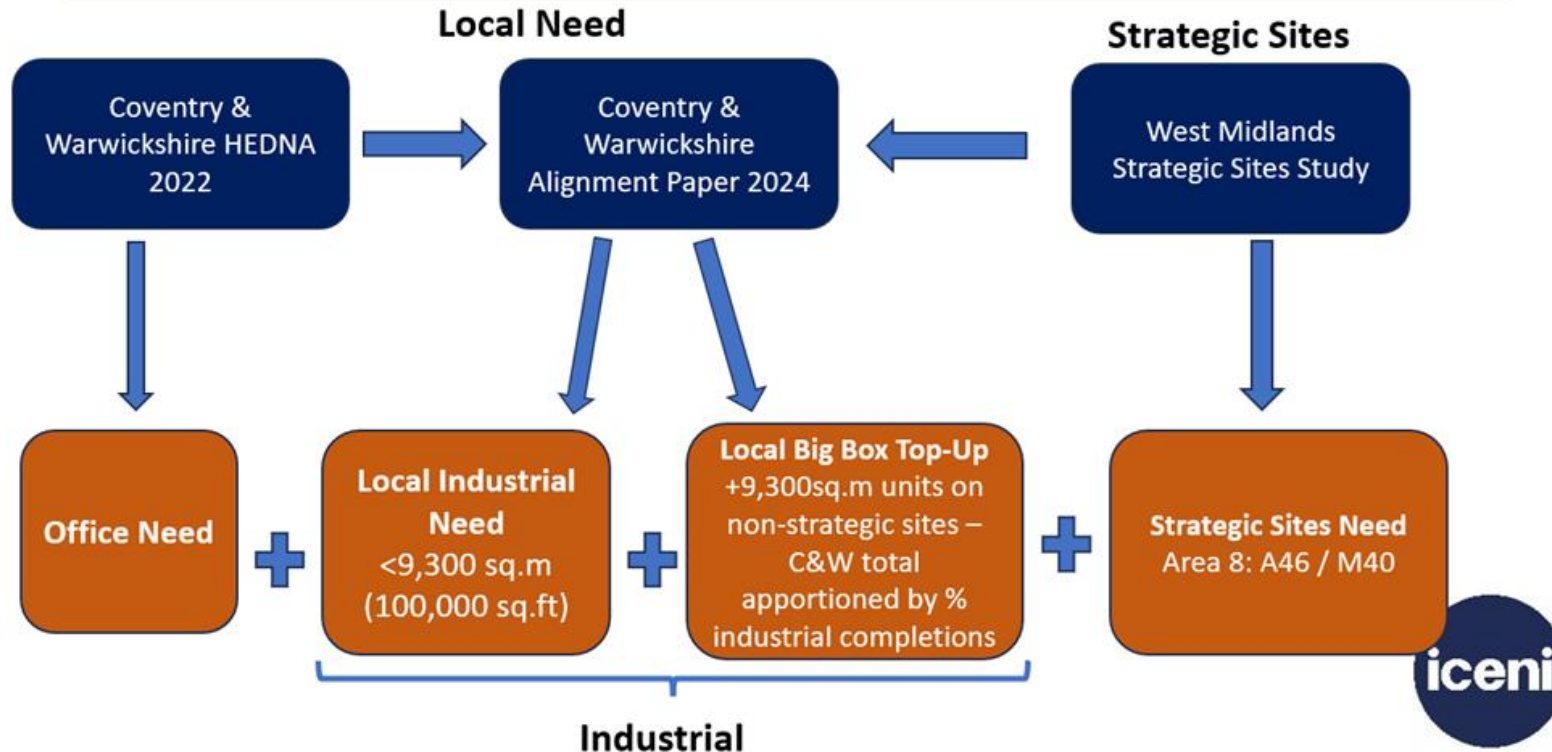
- Need has been uncertain. Different calculations
- New Standard Method formula published 12<sup>th</sup> December 2024

Overall Housing Need (dwellings per annum)			
	Stratford	Warwick	South Warwickshire
Old standard method	553	653	1,206
HEDNA	868	811	1,679
Published new standard method	1126	1062	2188

GROSS TOTAL 2025-2050	NET 'TO FIND' AMOUNT 2025-2050 (Need minus commitments and windfalls)
41,975	15,532
54,700	28,257

# Levels of Employment Need

## Employment Land Needs - Methodology



Informed by various studies:

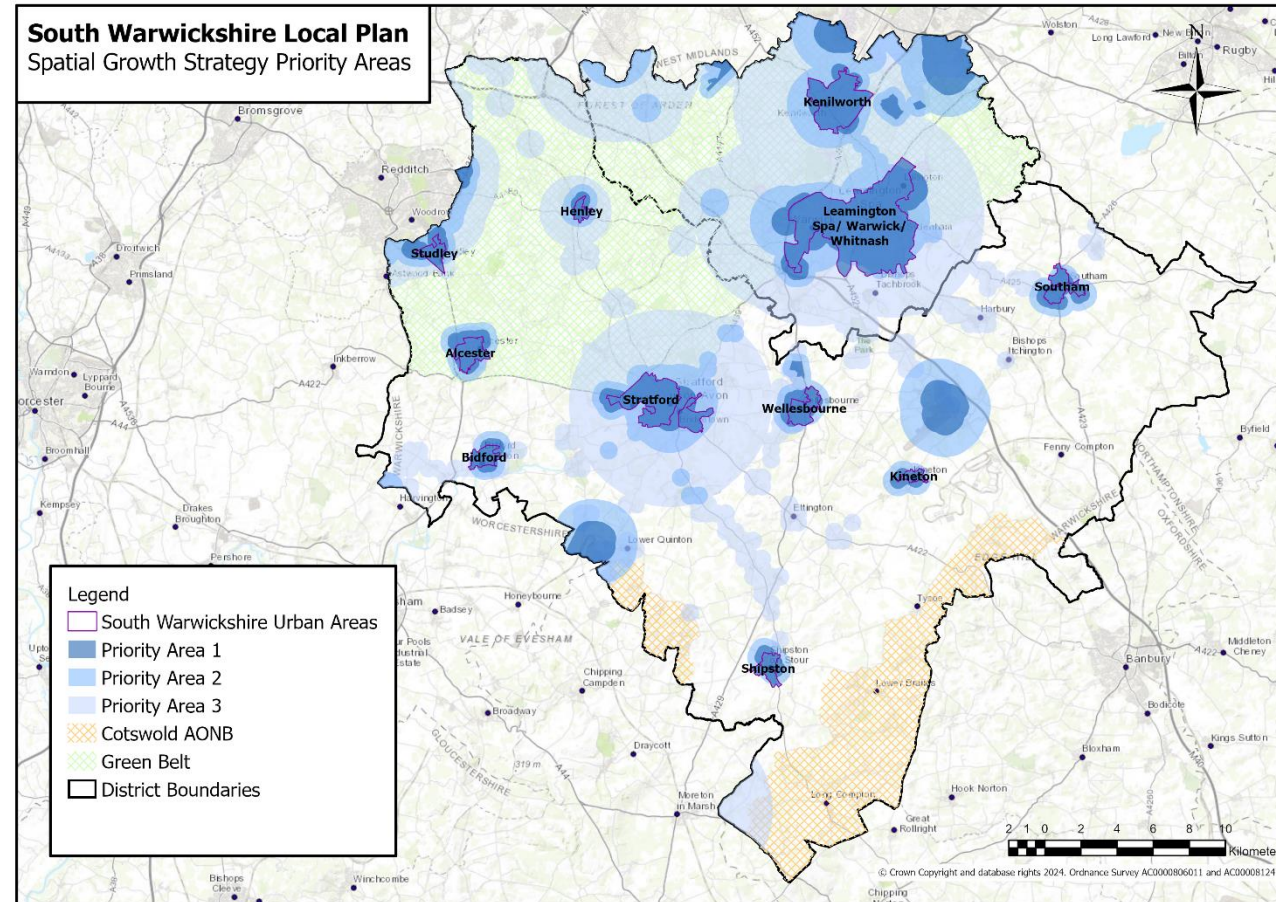
- Coventry & Warwickshire Housing and Economic Development Needs Assessment (**HEDNA**) (2022)
- West Midlands Strategic Employment Sites Study (**WMSESS**) (2024)
- South Warwickshire Employment Land Study (2024)



# Levels of Employment Need

Employment Need (figures in hectares)	Stratford	Warwick	South Warwickshire
Residual (net) non-strategic industrial need (2021-50)	139	78	217
Residual (net) office need (2021 – 50)	3	+14/-6.8	+11/-9.8
Residual (net) strategic industrial need (2021-45)	-	-	75 to 125

# South Warwickshire Priority Areas



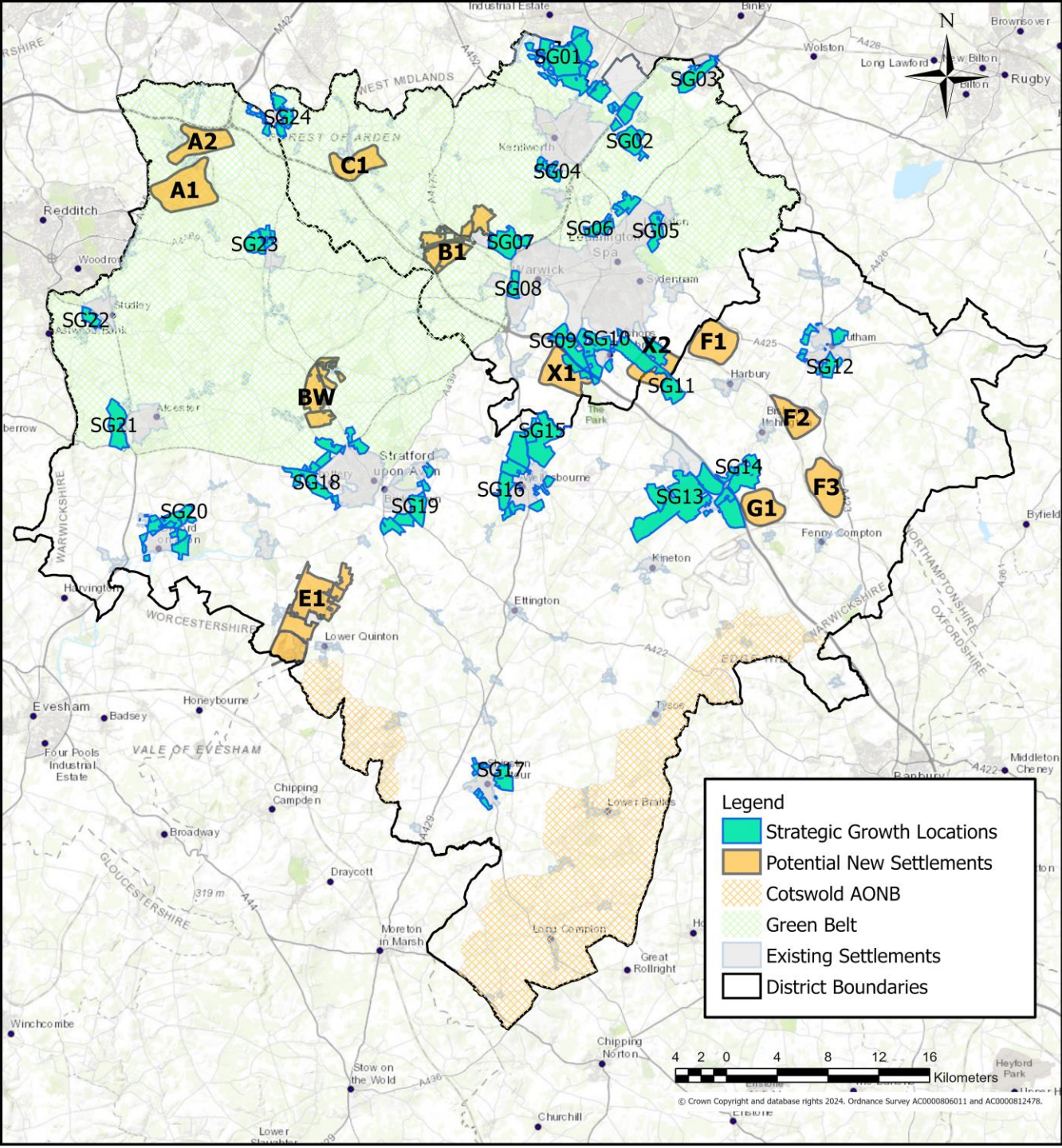


# South Warwickshire Local Plan

## Emerging Spatial Growth Strategy Options

- Strategic Growth Locations:**
- SG01 - South of Coventry Group
  - SG02 - Stoneleigh Park Employment Group
  - SG03 - Coventry Airport Group
  - SG04 - South of Kenilworth Group
  - SG05 - East of Lillington Group
  - SG06 - North of Leamington Group
  - SG07 - Wedgnoek Park Farm Employment Group
  - SG08 - West of Warwick Group
  - SG09 - South of Europa Way Group
  - SG10 - Bishops Tachbrook Group
  - SG11 - South East of Whitnash Group
  - SG12 - Southam Group
  - SG13 - Gaydon Lighthorne Heath Group
  - SG14 - East of Gaydon Group
  - SG15 - North of Wellesbourne Group
  - SG16 - South of Wellesbourne Group
  - SG17 - Shipston-on-Stour Group
  - SG18 - West of Stratford-Upon-Avon Group
  - SG19 - East of Stratford-Upon-Avon Group
  - SG20 - Bidford-on-Avon Group
  - SG21 - Alcester Group
  - SG22 - West of Studley Group
  - SG23 - North of Henley-in-Arden Group
  - SG24 - Hockley Heath Group

- Potential New Settlements:**
- A1 - Land south of Tanworth-in-Arden
  - A2 - Land east of Wood End
  - B1 - Land at Hatton
  - C1 - Land south of Kingswood
  - E1 - Long Marston Airfield
  - F1 - Land to the west of Ufton
  - F2 - Lands south of Deppers Bridge
  - F3 - Land north-east of Knightcote
  - G1 - Land west of Knightcote
  - X1 - Land south of Leamington/north of Wellesbourne/east of Barford
  - X2 - Land south of Leamington Spa/Whitnash and west of B4455 Fosse Way
  - BW - Land at Bearley and Wilmcote



# Emerging Spatial Growth Strategy Options



# Emerging Growth Options

Grouped into 24 potential strategic growth locations and 12 potential new settlement locations

More potential locations identified than required



Until revised NPPF published late Dec 24, there was uncertainty over levels of growth that South Warwickshire will need to meet. Question marks remain over levels of unmet need from neighbouring city areas.



“Duty to Cooperate” requirements, we do not know what levels of unmet need (both housing and employment) South Warwickshire may need to take from either Coventry or the Greater Birmingham area



Many site promoters will need to do more work to demonstrate that sites are deliverable and can comply with the ambitions of the SWLP



Previous public consultations on the SWLP have not been sufficiently advanced in terms of details of potential Strategic locations and New Settlements for development to allow local communities to engage with the realities and implications of possible new development that will impact on them



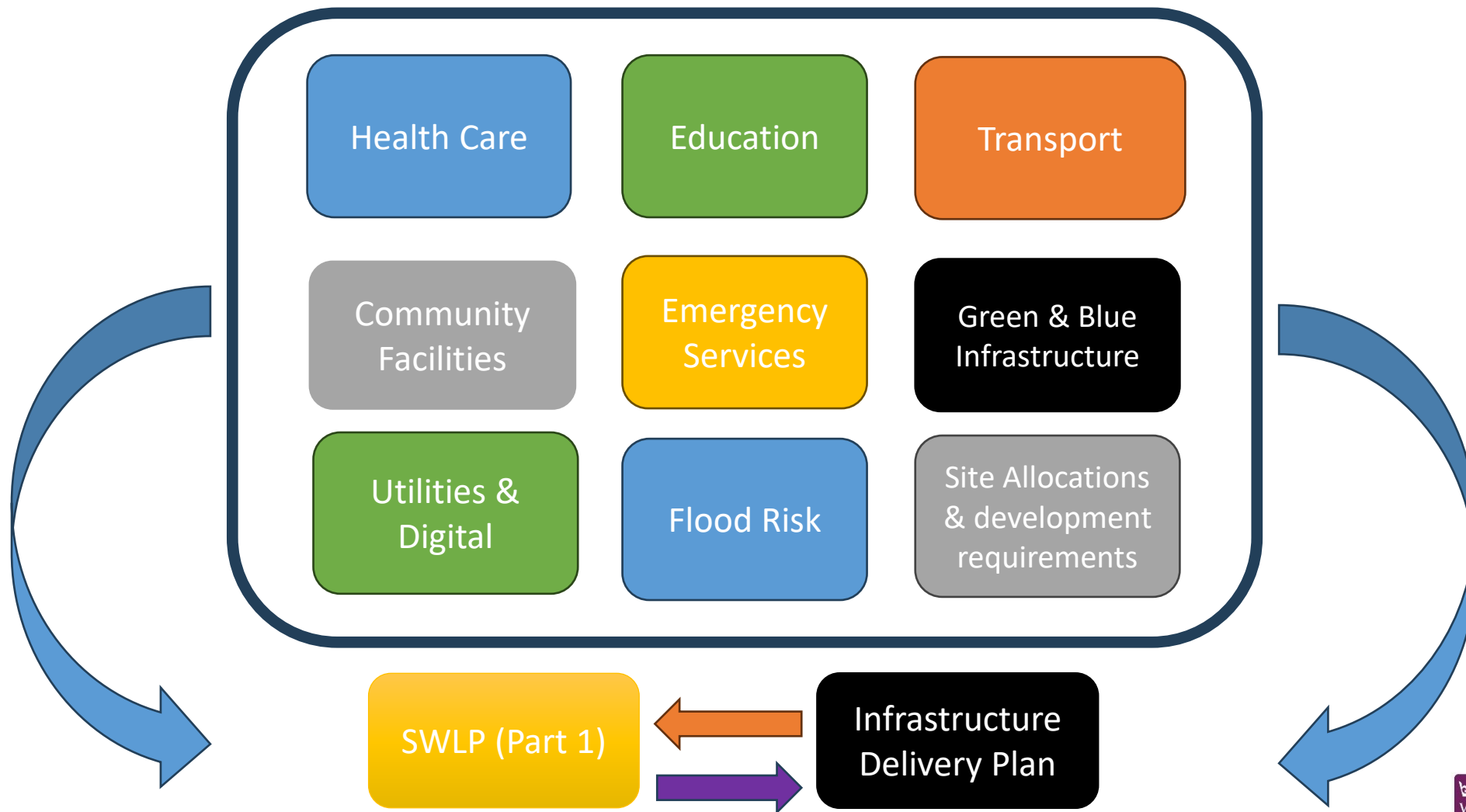
There are still a number of pieces of evidence that are being prepared, and this will feed into any final assessment of the suitability and deliverability of many sites



That as part of the iterative process between Local Plan preparation and the production of an associated Local Plan Sustainability Appraisal, it is important that all sites identified to have a degree of potential for allocation are considered as options and alternatives so that due diligence has been done at each stage of the plan preparation process



# Relationship of the IDP to the Local Plan and Evidence Base

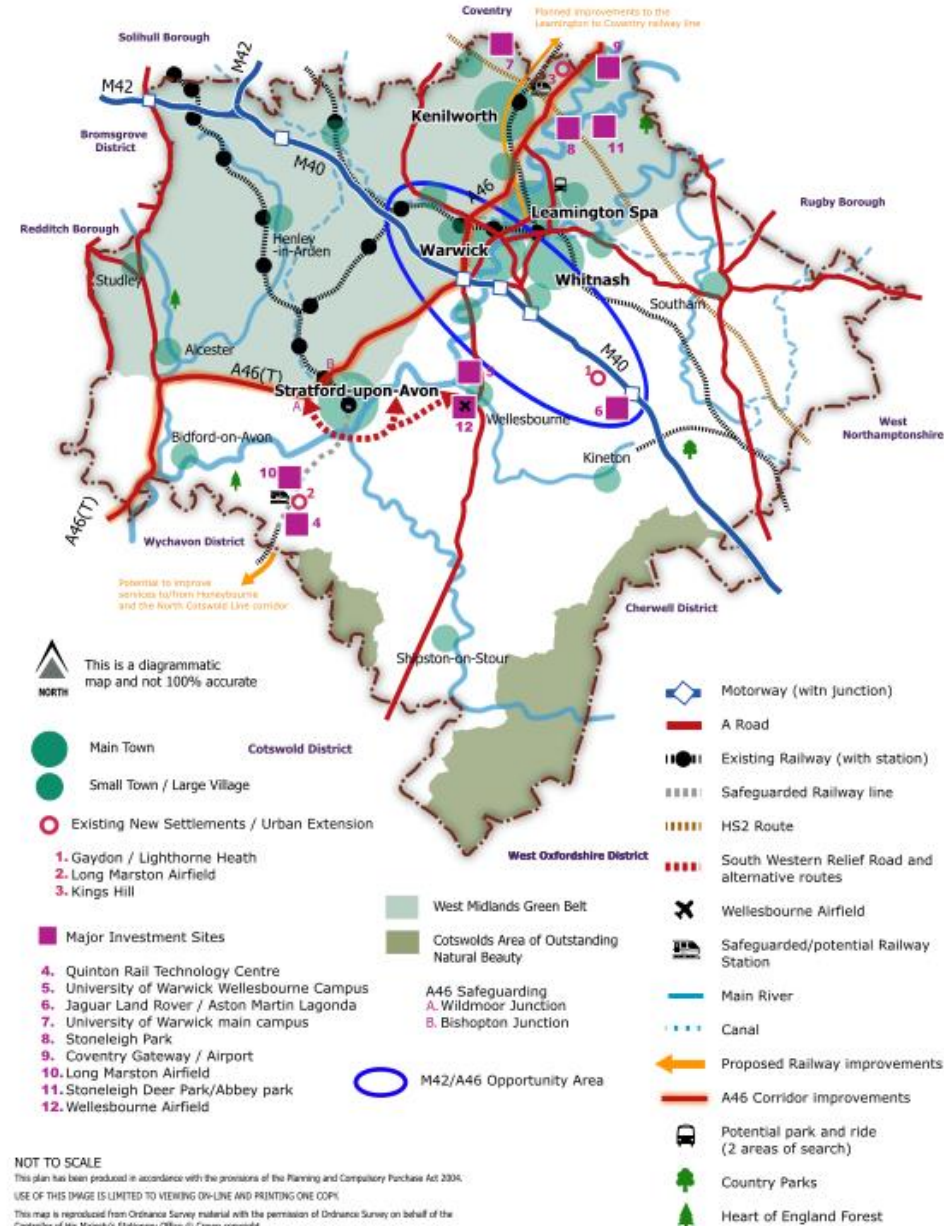


# Infrastructure Requirements

# Infrastructure Delivery Plan

# Funding, Viability and Delivery

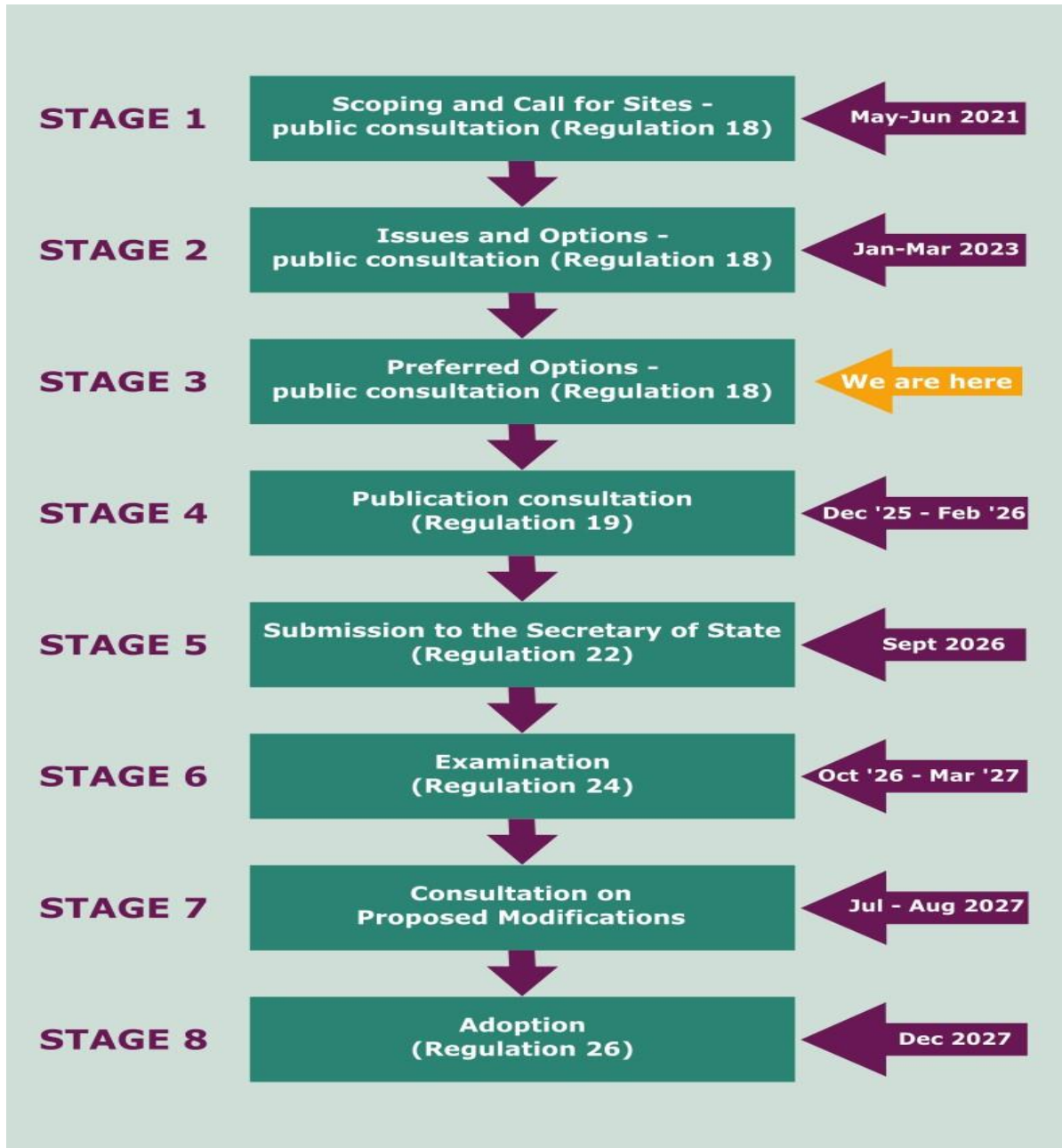
## Preferred Options: Transport Context



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SDC/1388/04/02/04

# Timetable



# Further work to do...

- Ongoing technical work e.g. Green Belt Stage 2, Infrastructure Delivery Plan Part 2, Playing Pitch Strategy, SFRA Part 2, SHMA, Delivery and Viability Studies, Landscape & Heritage impact assessments, Design Codes
- Ongoing dialogue with infrastructure providers – Statements of Common Ground
- Analysis of Preferred Options consultation responses and call for sites submissions
- Dialogue with landowners/promoters of identified strategic sites
- **Regulation 19 Publication Consultation – end of 2025**

# How to respond

- Roadshows across the two districts for in person guidance
- Videos, Flyers & Leaflets highlighting the key Headlines from the SWLP
- FAQ guide prepared
- Guide prepared on how to respond
- Simple 4 questions approach to responding



# Focussed call for sites

A **focused call for sites** during the 8-week consultation period on the following:

- 12 potential new settlement locations (and adjoining land)
- Gypsy and Traveller sites
- Commercial and Community-Led Renewable energy generation sites

# Online Demonstration

Interactive Map [South Warwickshire Local Plan](#)

Consultation events and videos [South Warwickshire Local Plan](#)

Interactive PO version [South Warwickshire Local Plan](#) - Comments

Technical Evidence page [South Warwickshire Local Plan](#)

FAQ page [South Warwickshire Local Plan](#)

# Questions

