

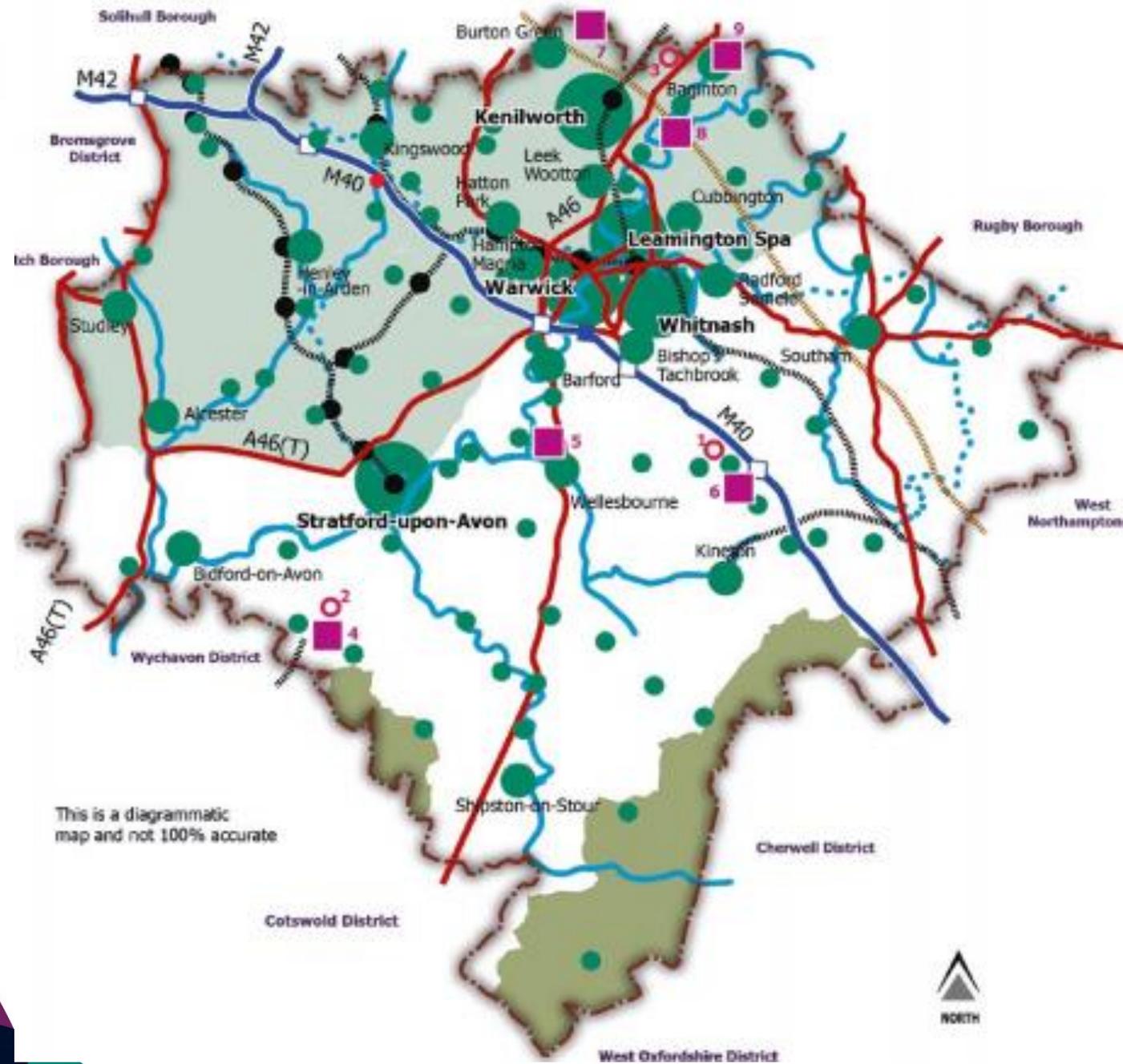
South Warwickshire Local Plan

Member Briefing

8th and 22nd September 2022

Overview

- **Recap: What is the South Warwickshire Local Plan**
- **Timetable**
- **Preparing for the Issues and Options consultation**
- **Next Steps towards consultation**
- **Questions**



Why a SWLP

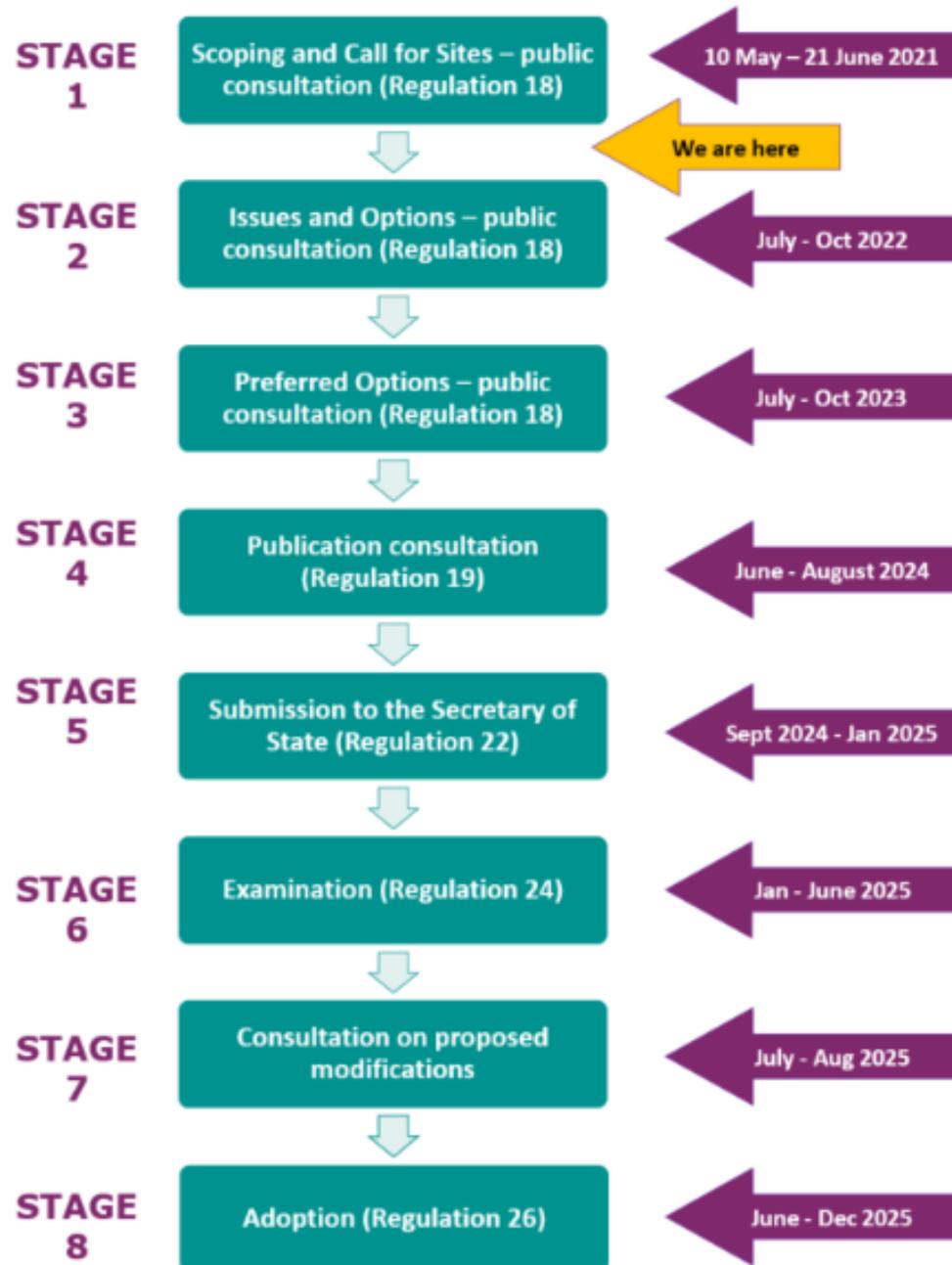
- Shared economic geography
- Potential for better solutions
- Infrastructure, climate and biodiversity do not stop at District boundaries!

What is the South Warwickshire Local Plan?

- Identify a **growth strategy** to meet future development needs in terms of housing, jobs, infrastructure and open space
- Set out the **strategic planning policies** that the Councils will use to determine planning applications
- Deliver **homes, jobs and infrastructure** that we need across a range of overarching objectives:
 - **Climate resilient and net zero carbon**
 - **Well-designed and beautiful**
 - **Healthy, Safe and Inclusive**
 - **Well-connected**
 - **Biodiverse and environmentally resilient**



Timetable



Preparing for the next stage - Issues and Options consultation

- Commissioning Technical Work
- Urban Capacity Study
- Settlement Analysis
- Stakeholder Engagement
 - Duty to Co-operate
 - Growth Strategy workshops
- Clarifying the scope of the Part 1 Local Plan

Commissioning Technical Work

C&W Housing & Economic Development Needs Assessment (HEDNA)	Heritage Settlement analysis
C&W Housing and Economic Land Availability Assessment Methodology (HELAA)	Gypsy and Traveller Accommodation Assessment (GTAA)
Urban Capacity Study	Sustainability Appraisal/Strategic Environmental Assessment/Habitats Regulation Assessment (SA/SEA/HRA)
Climate Change impacts assessment and Baseline evidence	C&W Strategic Flood Risk Assessment (SFRA)
Transport Accessibility Mapping	Town Centre evidence

Urban Capacity Study

- **Efficient use of urban land** is key to sustainable development and helps to **tackle the climate emergency** – it's **good planning** and what the public expects
- The Study identifies **potential residential capacity of existing urban areas** which is important foundation evidence to inform the growth strategy
- **Theoretical desktop exercise undertaken by Arup** – indicates potential urban capacity subject to more detailed evidence work through the HELAA and the application of policy

Kenilworth	Leamington
Stratford-upon-Avon	Warwick
Whitnash	Alcester
Henley-in-Arden	Shipston-on-Stour
Southam	Baginton
Barford	Bidford-on-Avon
Bishops Tachbrook	Burton Green
Cubbington	Hampton Magna
Hatton Park	Kineton
Kingswood	Leek Wootton
Radford Semele	Studley
Wellesbourne	

Urban Capacity Study (2)

- **Initial results** conclude residential capacity of **up to 6,145 in the existing urban areas**, rising to 14,464 when including planning permissions and site allocation outside existing urban boundaries
- **Additional potential from consolidating public car parks** – depending on scenario could achieve **800-3,400 homes** but would need significant levels of **intervention, investment and management**
- **Engagement with ward members** has commenced for any local knowledge on suggested or additional sites in the 23 settlements – **watch out for the email!**

Settlement Analysis

- In-house analysis of approximately 30 settlements and key locations across South Warwickshire, comprising:
 - **Connectivity** –
Assessing existing routes and landforms to undertake a settlement edge connectivity grade analysis
 - **Accessibility** -
Identifying the services available to meet day to days needs and assessing the extent to which the edges of the settlement fall within a 10-minute walk of them
 - **Density** -
Mapping different density ranges within the settlements

Settlement Analysis

- **Endorsed by the Joint Committee on 29 June** subject to engagement with **Parish Councils and Ward Members with a settlement** for fact and consistency checking
- Consultation ended **Friday 9 September – thank you for your input**
- Amendments to be incorporated into final version
- To be **published as an evidence base** to support the Issues and Options Consultation

Duty to Co-operate Engagement

Coventry, Solihull and Warwickshire Association of Planning Officers	Redditch and Bromsgrove
Birmingham	Rugby
Cherwell	Solihull
Cotswold	West Northants
Coventry	Wychavon

*Further meetings to be had with Gloucestershire, Oxfordshire and Worcester county councils. Officers from Warwickshire County Council are represented on the SWLP Officer Steering Group which meets fortnightly

Biggest issues raised relate to dealing with the housing shortfalls from both Birmingham and Coventry. Wychavon District are also keen to be involved in any detailed discussions regarding a greater Long Marston Airfield



Working *Together*

Growth Strategy Workshops

- Held with a **wide range of stakeholders** to build awareness and help refine the growth strategy, alongside other evidence sources
- Attendees tasked in groups with **locating 35,000 new homes and 330 hectares of employment land** across South Warwickshire
- Exercise run twice with each group – **Green Belt ‘policy on’** and Green Belt ‘policy off’
- In total exercise was **run 48 times**
- Summary of **results to be published** as part of the evidence base



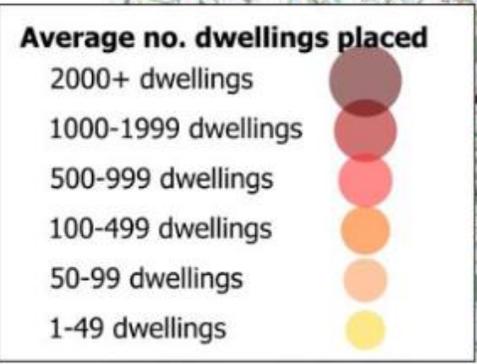
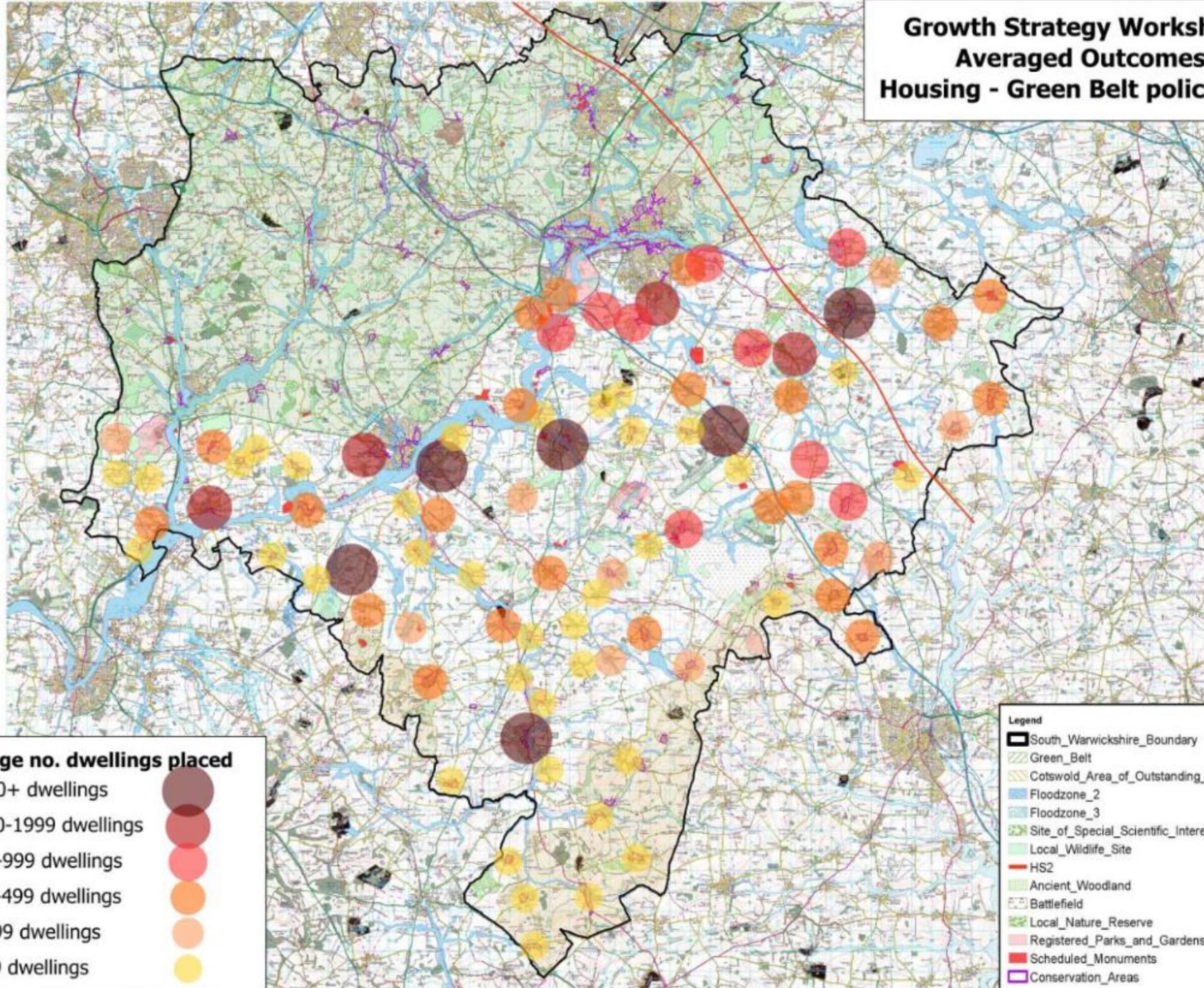
Workshops – Key Findings

- All groups revised their strategy when placements were permitted in Green Belt locations. This is a clear indication that placing all the growth outside of the Green Belt was not felt to be the most suitable growth strategy
- The **Green Belt location most consistently taking growth** of housing and employment land was **Henley-in-Arden**. The second most popular Green Belt location was **Kenilworth**
- The **main towns were regularly selected for further growth** –including the Warwick, Leamington Spa and Whitnash conurbation, and Stratford-upon-Avon
- The **existing new settlements of Gaydon / Lighthorne Heath and Long Marston Airfield** were frequently selected for significant further growth in both housing and employment land, beyond what is currently allocated

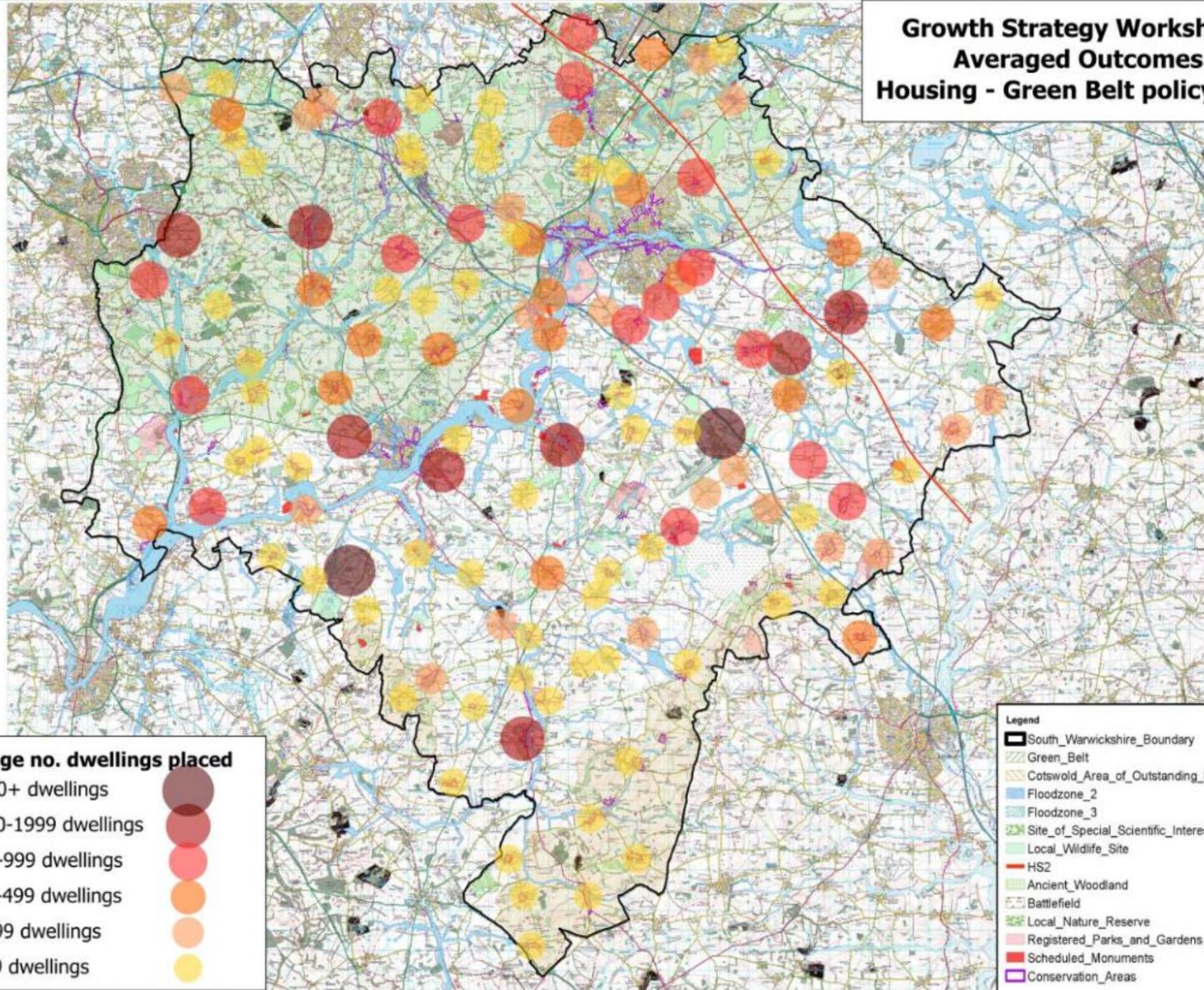
Workshops – Key Findings (2)

- **Shipston-on-Stour, Southam, Bidford-on-Avon, Wellesbourne and Kineton** were all regularly suggested for further growth. When Green Belt alternatives were permitted, Bidford-on-Avon and Kineton were chosen less frequently
- Many delegates were open to **the idea of further new settlements**. No single location was identified as being the most suitable, but there was a **preference for locations on existing rail lines**
- **Dispersal of growth** in smaller placements accounted for a **relatively small proportion** of housing growth
- Delegates placed a **markedly greater proportion of housing and employment growth in Stratford-on-Avon District than Warwick District**. This pattern was even more pronounced with Green Belt policy on

Growth Strategy Workshops Averaged Outcomes Housing - Green Belt policy "on"



Growth Strategy Workshops Averaged Outcomes Housing - Green Belt policy "off"



Average no. dwellings placed

2000+ dwellings



1000-1999 dwellings



500-999 dwellings



100-499 dwellings



50-99 dwellings



1-49 dwellings

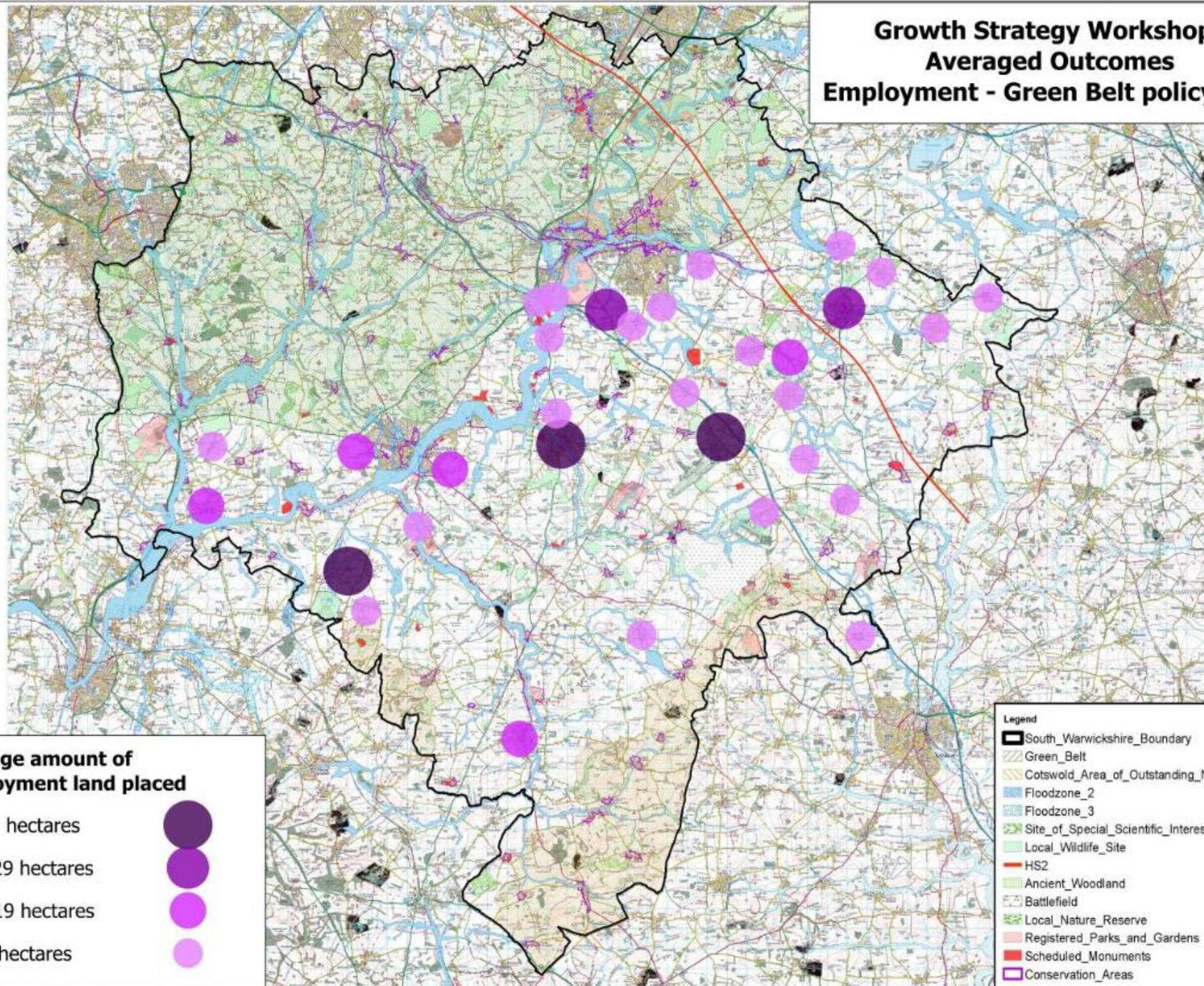


Legend

- South_Warwickshire_Boundary
- Green_Belt
- Cotswold_Area_of_Outstanding_Natural_Beauty
- Floodzone_2
- Floodzone_3
- Site_of_Special_Scientific_Interest
- Local_Wildlife_Site
- HS2
- Ancient_Woodland
- Battlefield
- Local_Nature_Reserve
- Registered_Parks_and_Gardens
- Scheduled_Monuments
- Conservation_Areas



**Growth Strategy Workshops
Averaged Outcomes
Employment - Green Belt policy "on"**



Average amount of employment land placed

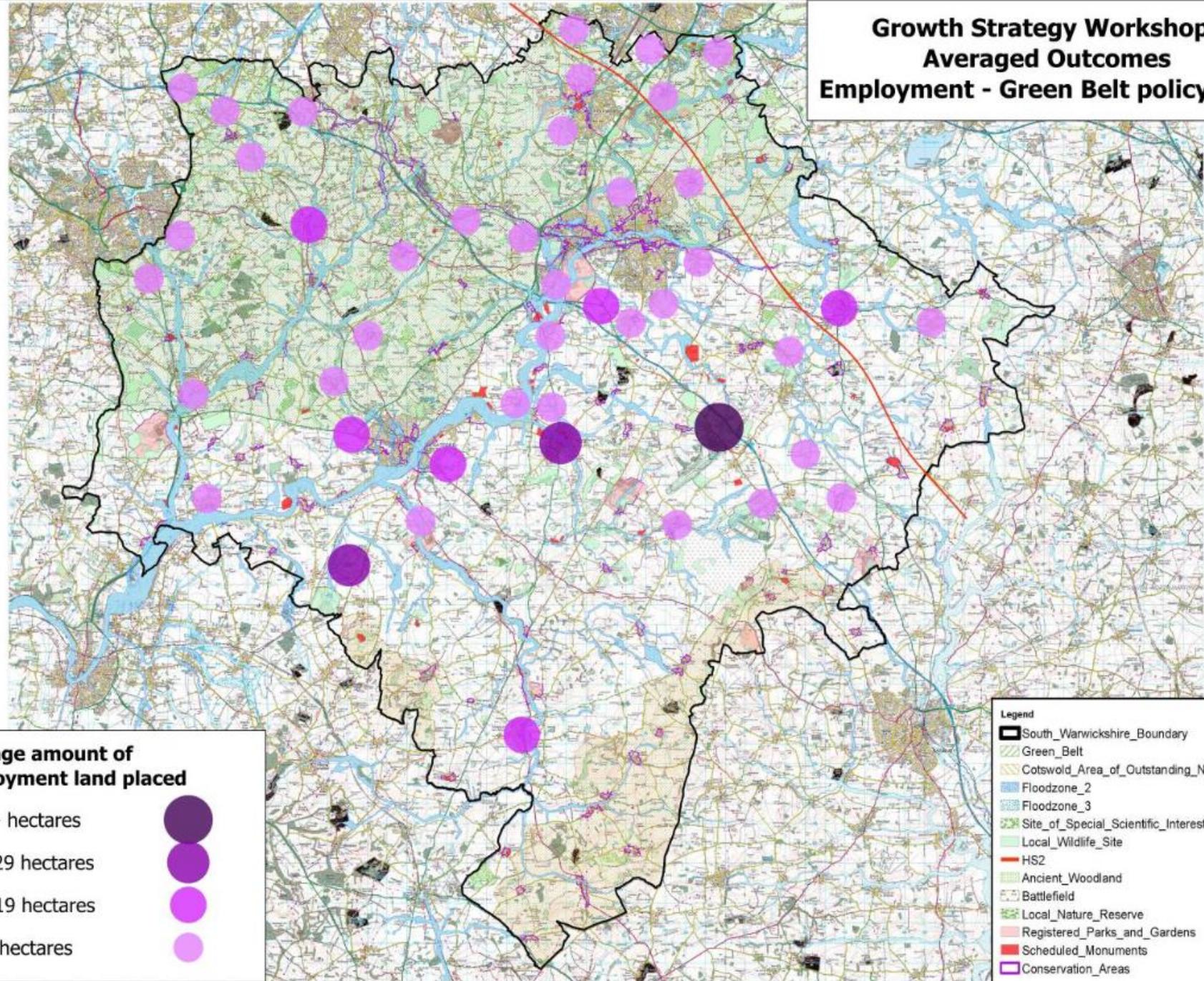
- 30+ hectares 
- 20-29 hectares 
- 10-19 hectares 
- 1-9 hectares 

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Growth Strategy Workshops Averaged Outcomes Employment - Green Belt policy "off"



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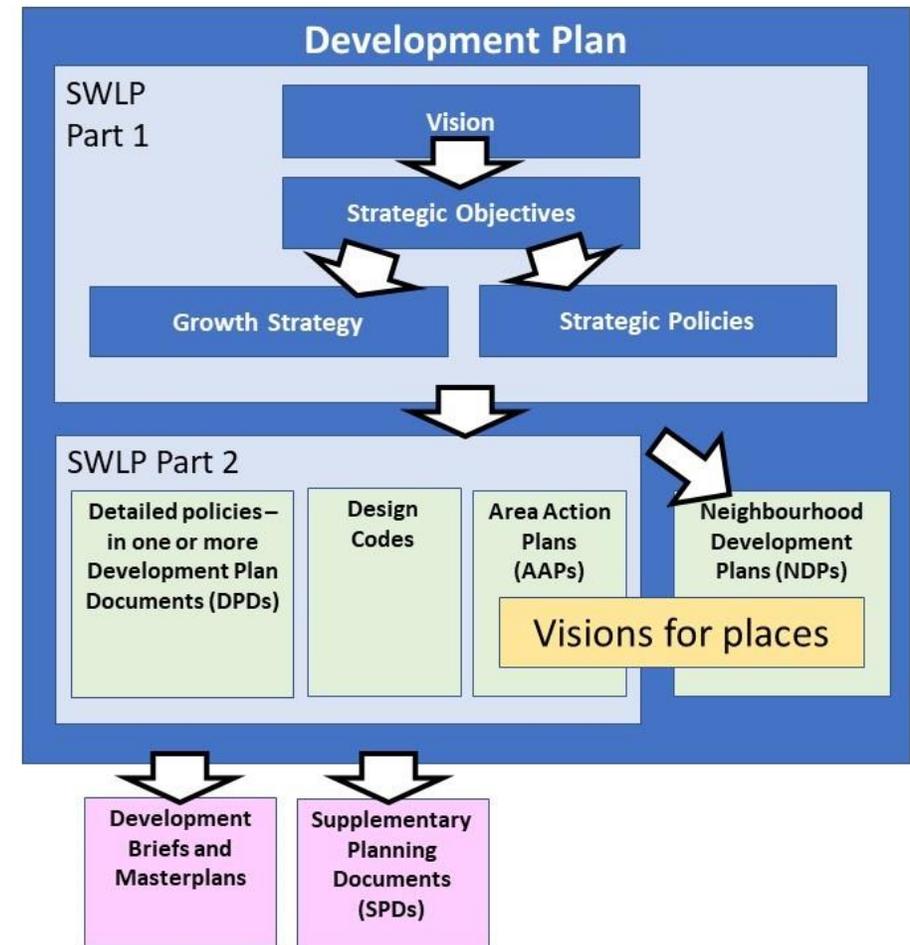
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Clarifying the Scope of Part 1

- **Part 1 Local Plan** to comprise:
 - Vision and Strategic Objectives
 - Development Strategy
 - Strategic development sites
 - Development principles
- **Range of lower level plans** to then come forward to sit underneath the Part 1 Plan
- Work on **some of these could commence prior to adoption of Part 1** to ensure timely suite of planning policies and prevent any delay to delivery



Approach to sites in the Part 1 Plan

- **New Settlements**
 - ‘Broad locations’ approach proposed with accompanying policy setting out development principles including design and infrastructure
 - Enables flexibility with more detailed Area Action Plans and Masterplans to follow
- **Extensions to existing settlements / development and along corridors and at key nodes**
 - Combination of ‘broad locations’ and specific strategic allocations depending on scale with accompanying development principle policies

Approach to sites in the Part 1 Plan (2)

- **Exception for Green Belt locations**
 - Necessary to identify exact area(s) to be removed for Green Belt removal to provide certainty
- **5 year delivery**
 - To ensure certainty of delivery for first 5 years of Plan, those sites expected to come forward in this initial period to be identified as strategic allocations with defined boundaries
 - For larger areas with broad locations, timely production of lower-level detailed plans needed to avoid delivery delays

Approach to policies in the Part 1 Plan

- **Saving and deleting existing policies**
 - By focusing on certain aspects of planning policies in Part 1, those existing policies within the existing plans that **relate more to Part 2 or other subsequent plans will be ‘saved’** until the policy is reviewed/updated as part of the plan-making process for that particular plan
 - Policies from the existing plans that had been **wholly superseded** would likely be **deleted**
 - Issues and Options consultation document to include a table identifying which policies fall into which category

Next Steps towards consultation

Undertaking Issues and Options Consultation

Political agreement to Issues and Options consultation document & supporting evidence

- SWLP Advisory Group – 5th October
- SDC and WDC Scrutiny Committees - October
- Joint Committee – 3rd November
- 8 week public consultation from mid/late November to early/mid January

Questions

