

South Warwickshire Local Plan Update

Parish Council Briefing

May 2024

South Warwickshire Local Plan Update

1	Context	What is the SWLP / national planning context / geography of South Warwickshire
2	Preparing the South Warwickshire Local Plan	Timetable / governance / links with other strategies / the work so far
3	Evidence base	HEDNA / Green Belt Review / Sustainability Appraisal / settlement analysis / place analysis
4	Towards a preferred option	Growth strategy / new settlements / next steps

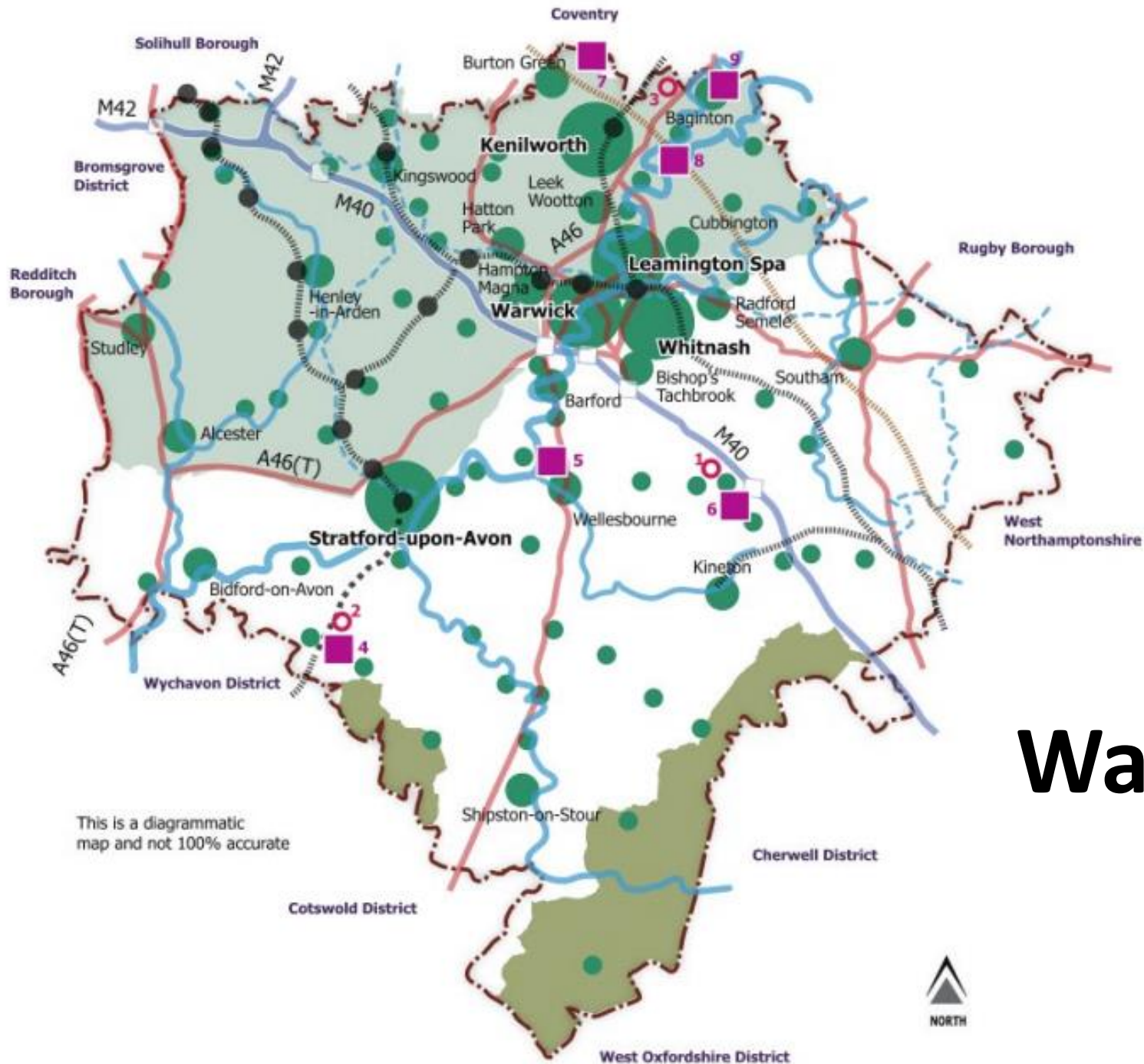
What is the South Warwickshire Local Plan?

- Obligation on each LPA to prepare and keep up-to-date a Local Plan for their area
- Covers period 2025-2050
- Will supersede SDC Core Strategy and WDC Local Plan
- A Development Plan: address the main development challenges, deliver sustainable development and ensure that the development needs of the area are met
- South Warwickshire:
 - provides a more coherent planning geography
 - offers potentially more solutions



National Planning Reform

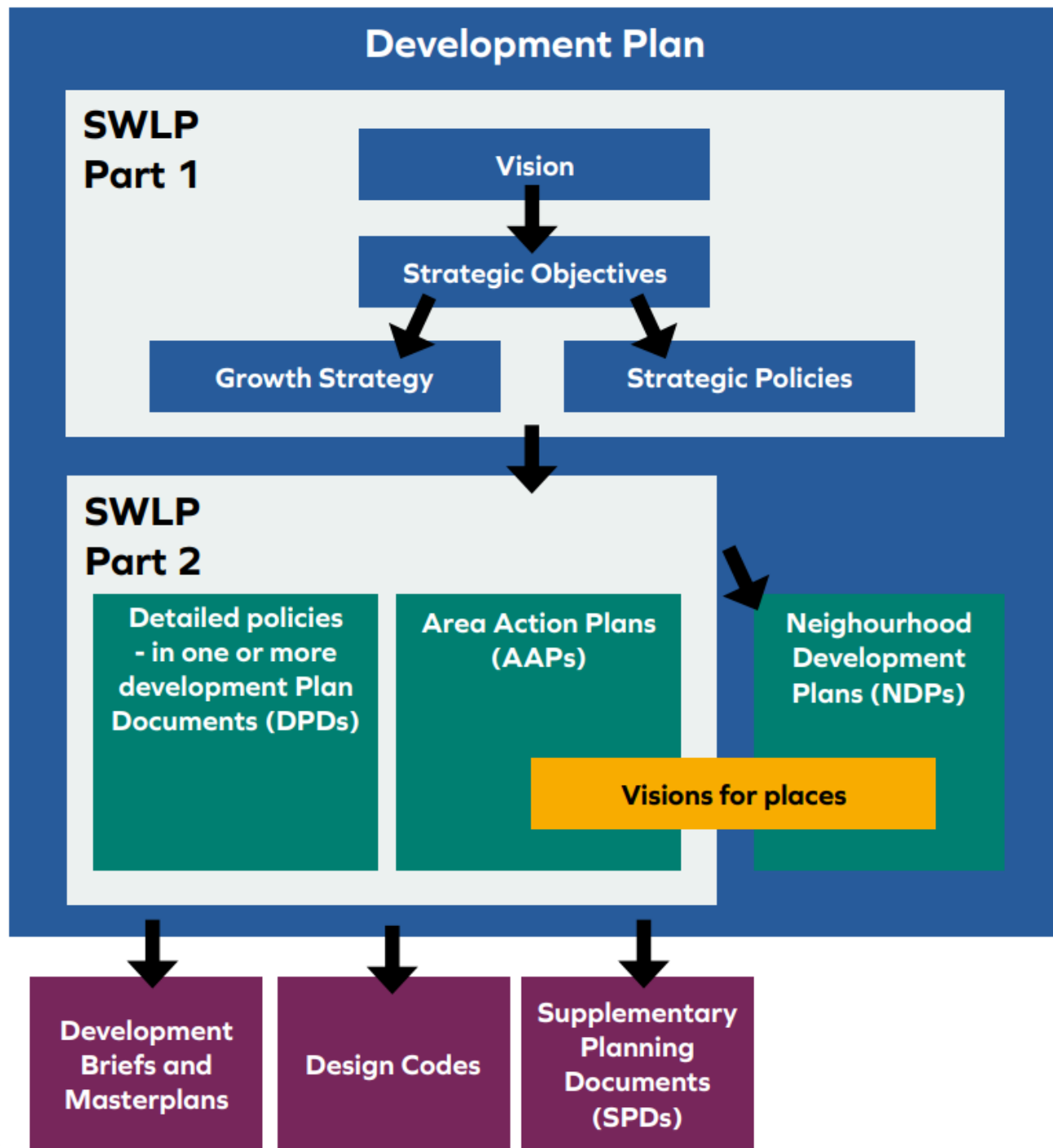
- National Development Management Policies
- Local Plan preparation
 - 30-month timescale
 - Less consultation?
 - Less onerous evidence-base requirements
 - Replace Duty to Co-operate with “Alignment Test”
 - Plans submitted in “waves”
- Possible June 2025 cut off for submission of ‘old style’ plans



South Warwickshire



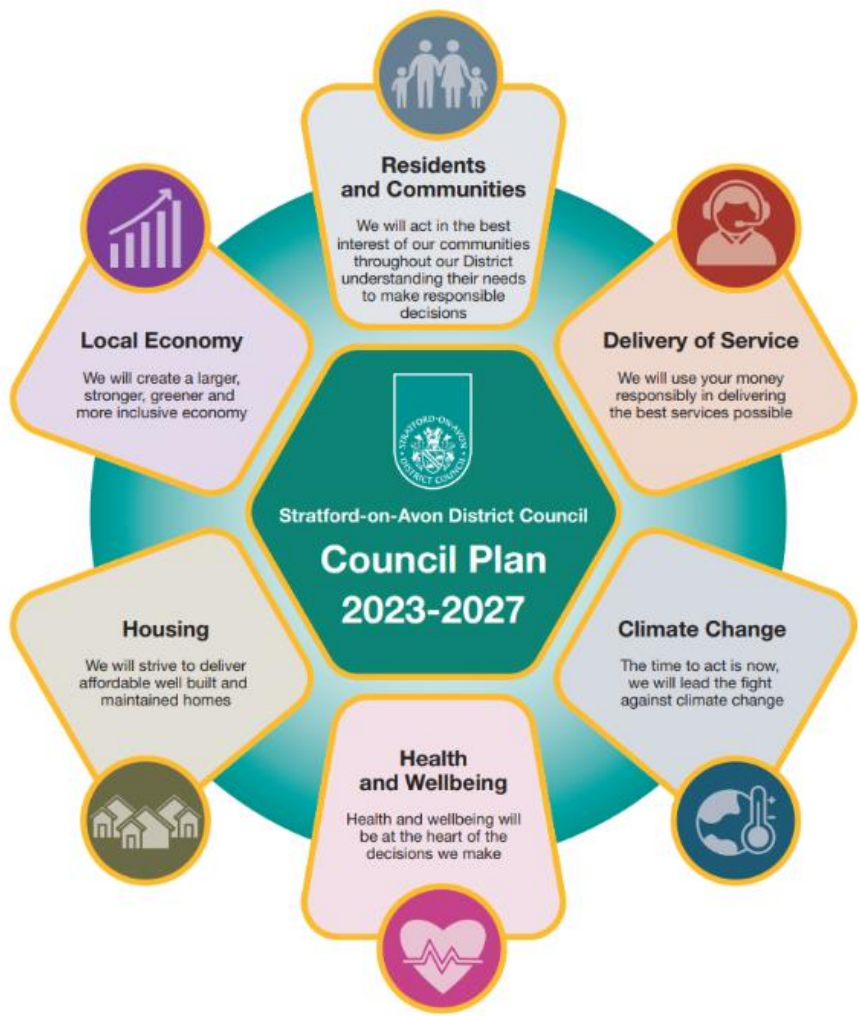
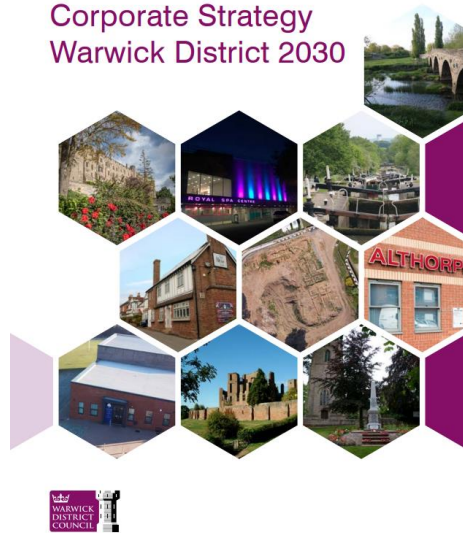
Working Together



SWLP Relationships



Working Together



Strategic Priorities

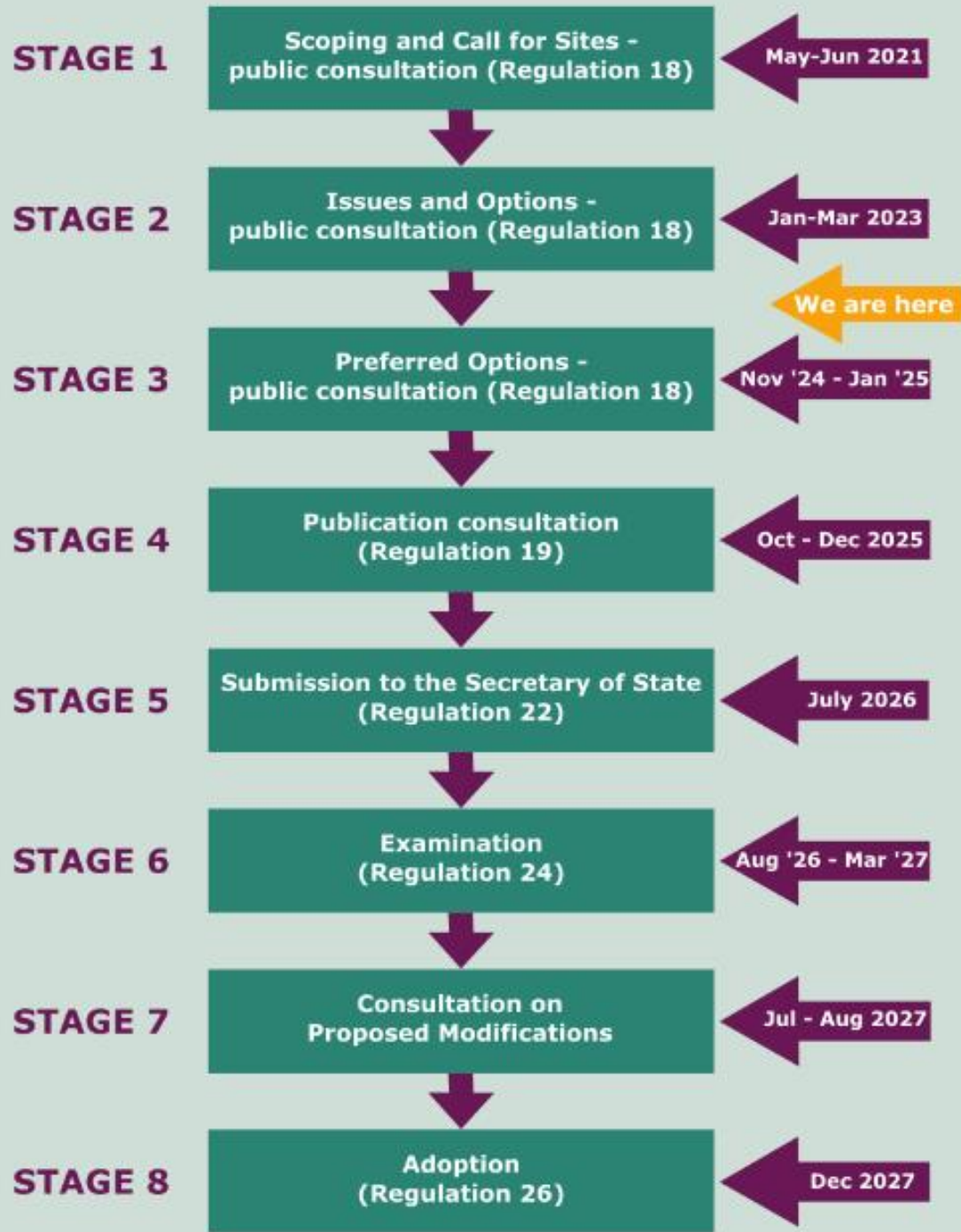
The three strategic priorities of the Council are:

- 1. Delivering valued, sustainable services**
In order that the Council can continue to focus its efforts and activities on the needs of its residents, communities and businesses, this priority will be underpinned by continued demonstration of financial sustainability through the medium term. This is the foundation for ensuring there are resources to continue to enable residents to receive excellent high-quality services that are responsive and accessible to local needs.
- 2. Low cost, low carbon energy across the district**
The Council will look to find ways to reduce energy consumption and bills in Council civic buildings, Council housing, and help others to do the same, such as privately owned homes, businesses and other public and voluntary sector organisations. Support programmes and initiatives will be developed that meet national standards of accreditation to ensure performance in use is optimised. A performance measurement approach will be developed to assess the long-term benefits of the improvements made.
- 3. Creating vibrant, safe and healthy communities of the future**
We will work with communities, businesses and public sector partners to enable and support improvements where people's community, economic and housing needs can be met. This will facilitate a better and more sustainable balance with the natural world that will allow our communities and businesses to thrive in a sustainable and safe way.

Council Plans

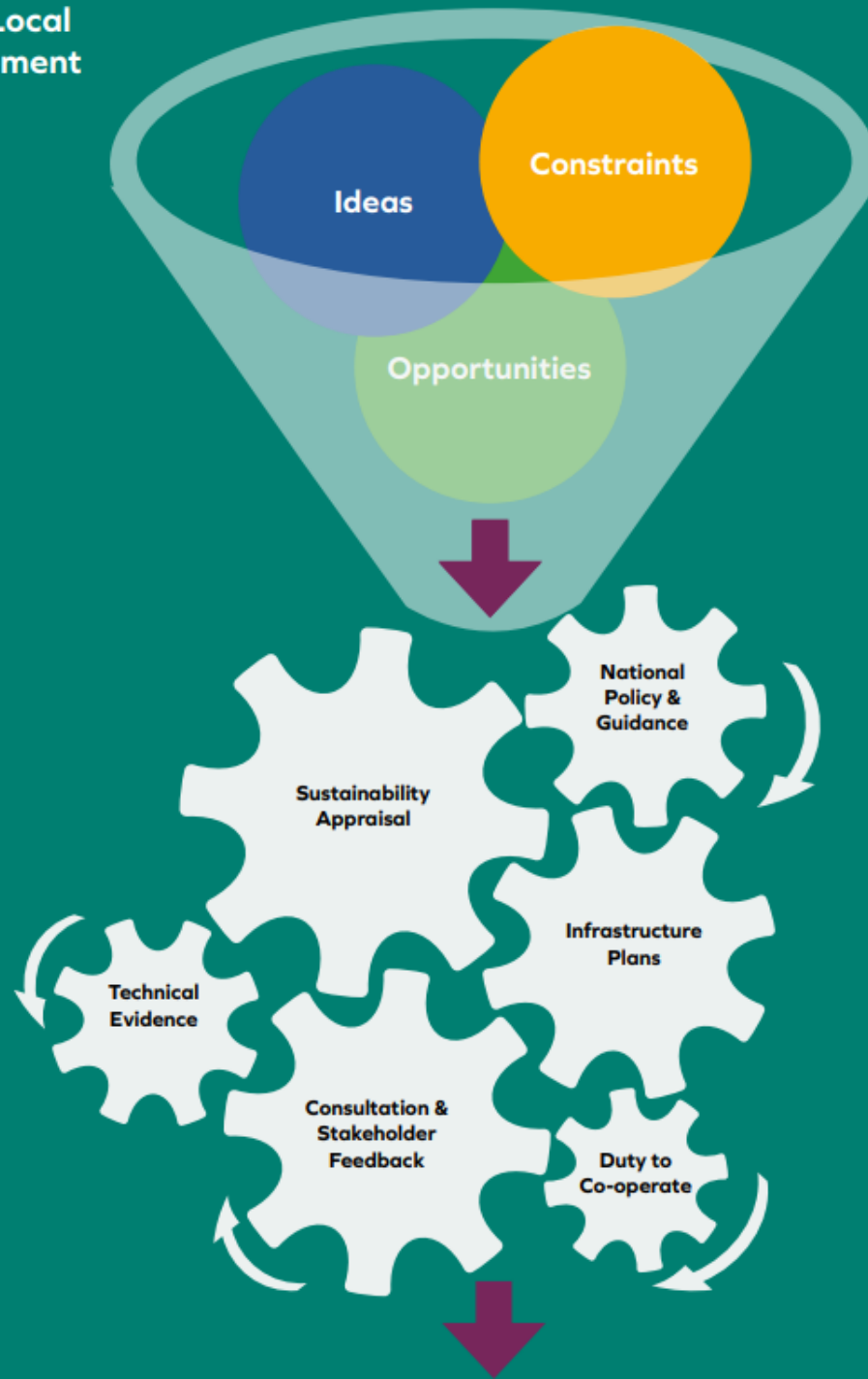
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Stages of Plan Preparation

Figure 4 - Local Plan Refinement



Local Plan Preparation

Local Plan Governance

SDC & WDC Full Councils

SWLP Joint Cabinet

SWLP Leaders & Portfolio Holders

SWLP Member Advisory Group

SWLP Officer Steering Group

SWLP Stakeholder Forums (inc. parishes)

SWLP Joint Management Team

SWLP Project Groups

SDC & WDC Policy Staff

SWLP Place Board

What is the Call for Sites?

- A list of suggested sites for potential inclusion as allocations in the SWLP
- No status at this stage – sites still to be assessed for their suitability along with other locations
- Plan-led and not developer-led
- Transparency
- Deliverability
- 2 Call for Sites: 2021 and 2023

Interactive Call for Sites Map: [South Warwickshire Local Plan \(arcgis.com\)](#)

SWLP Objectives

- Development needs:
 - Infrastructure
 - Employment
 - Housing



A CLIMATE RESILIENT AND
NET ZERO CARBON SOUTH
WARWICKSHIRE



A WELL DESIGNED AND
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ENVIRONMENTALLY
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WARWICKSHIRE

- Find out more @ www.southwarwickshire.org.uk/swlp



Working *Together*

Issues and Options Consultation

- Full public consultation – January to March 2023
- Online consultation portal and consultation statement
- Consultation videos and events

Issue V1: Vision for the Local Plan

The Scoping Consultation put forward a Vision and Strategic Objectives for the South Warwickshire Local Plan. These have been modified in light of responses to that consultation, discussions with stakeholders, and other emerging evidence.

What you said:

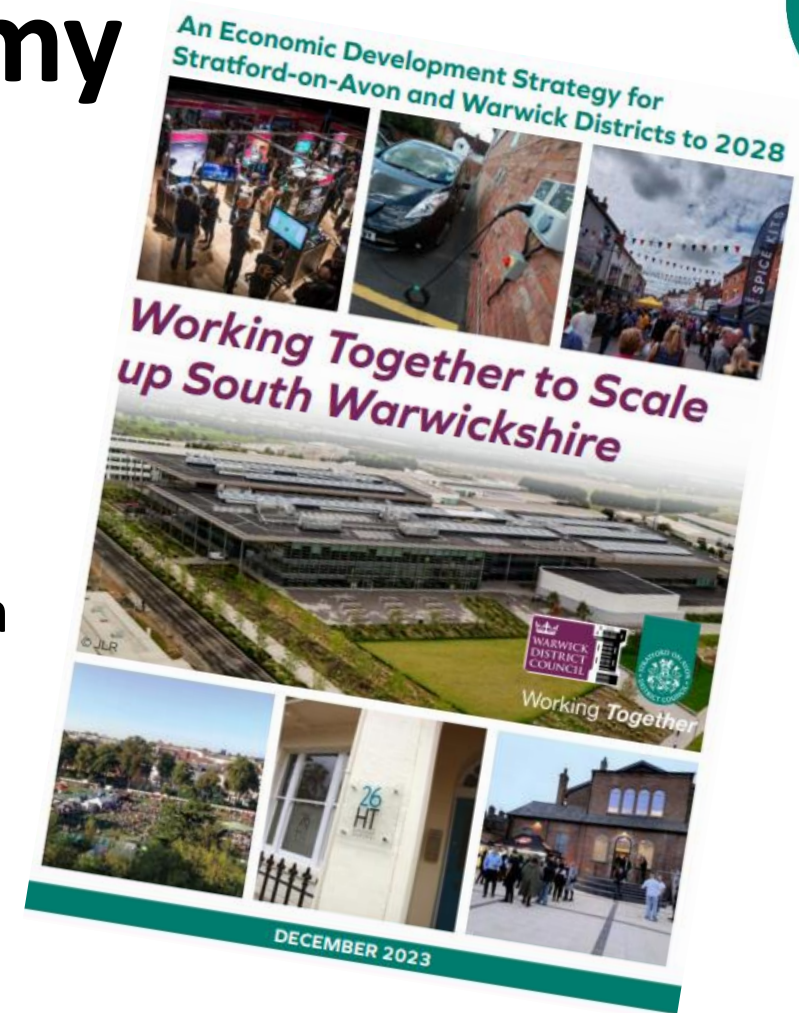
- Should include a reference to sustainable development, in line with the requirements of the NPPF
- Should include a specific reference to housing
- Be pro-active regarding economic growth
- Prioritise climate change
- A disconnect between the vision and the strategic objectives

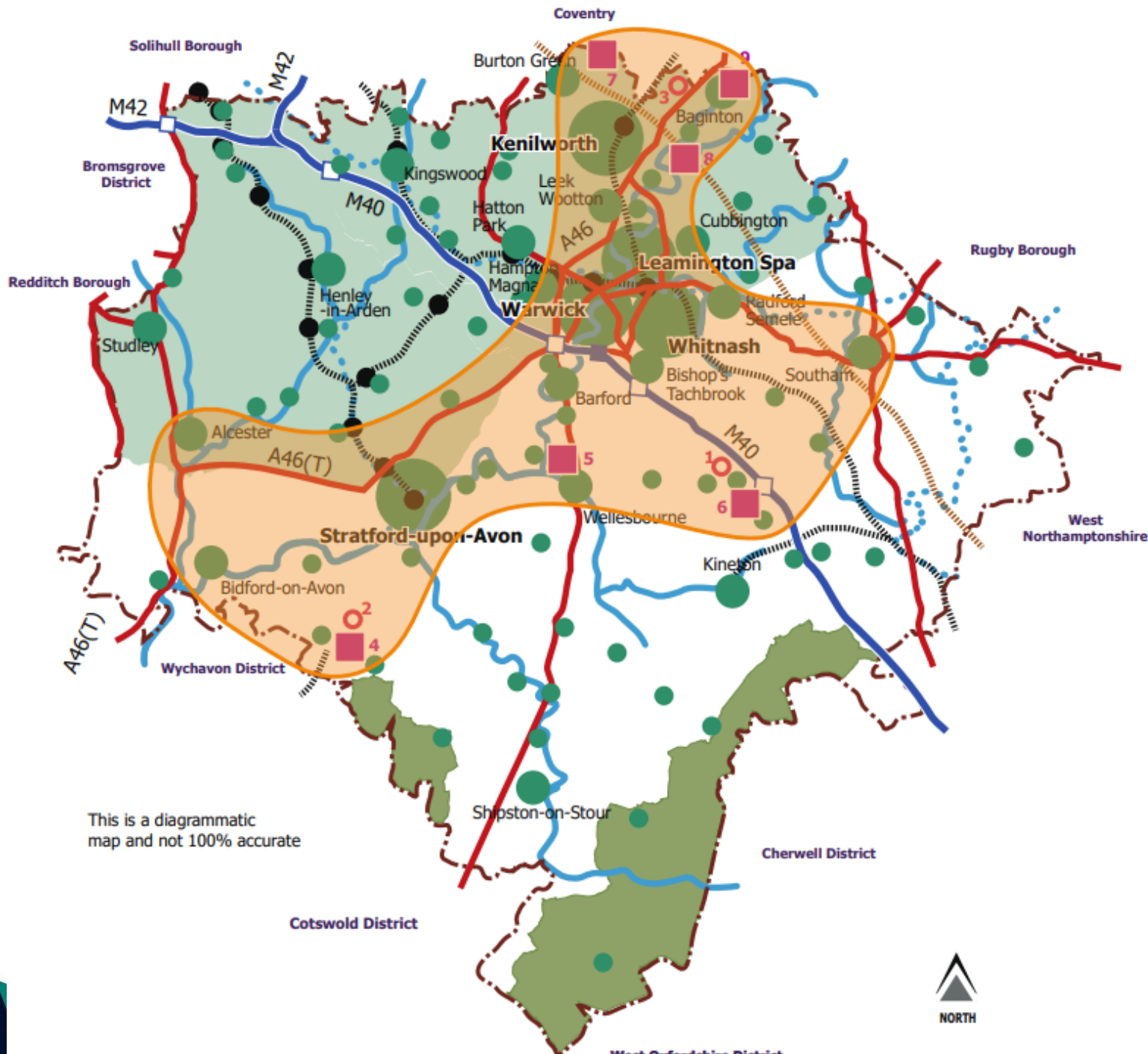
Current adopted policy

Policy document	Policy reference	Page no.	Policy Summary
Stratford-on-Avon District Core Strategy	AS.10	192	Seek to avoid the loss of large areas of higher quality agricultural land
Warwick District Local Plan	NE5	120	Developments expected to demonstrate that they avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes.

Growing the Local Economy

- South Warwickshire Economic Strategy
- Rebuilding and growing the local economy post-COVID
- Net-zero carbon growth
- 5 year strategy 2023-2028 including an action plan for each district
- 3 themes:
 - *the creativity of its people*
 - *the innovation of its businesses*
 - *the opportunity of its places*





This is a diagrammatic map and not 100% accurate

Core Opportunity Area



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Technical Evidence

Housing & Economic Development Needs Assessment (HEDNA)	Heritage Analysis
Housing and Economic Land Availability Assessment Methodology (HELAA)	Gypsy & Traveller Accommodation Assessment (GTAA)
Urban Capacity Study	Sustainability Appraisal/Strategic Environmental Assessment/Habitats Regulation Assessment (SA/SEA/HRA)
Climate Change Study	C&W Strategic Flood Risk Assessment (SFRA)
Transport Assessment	Settlement Analysis
Green Belt Review	Plan Viability Assessment
Green Infrastructure Study	Playing Pitch Strategy
Retail & Town Centres Study	Strategic Employment Sites Study
Infrastructure Delivery Plan	

What is a Housing & Economic Development Needs Assessment (HEDNA)

- A joint and integrated assessment of the likely future needs for housing and employment land
- Commissioned by all authorities in the Coventry & Warwickshire “Housing Market Area”
- Independent work – commissioned from Icenis Projects
- Published in November 2022 alongside Issues & Options document.
- What level of housing do we need to support our expected growth in jobs.

Population Change (2011-20) shown by mid-year population estimates – Coventry-Warwickshire

	2011	2020	Change	Per annum
Coventry	316,915	379,387	62,472	6,941
North Warwickshire	62,089	65,452	3,363	374
Nuneaton and Bedworth	125,409	130,373	4,964	552
Rugby	100,496	110,650	10,154	1,128
Stratford-on-Avon	120,824	132,402	11,578	1,286
Warwick	137,736	144,909	7,173	797
Coventry & Warwickshire	863,469	963,173	99,704	11,078

Population Change (2011-21) shown by Census data – Coventry-Warwickshire

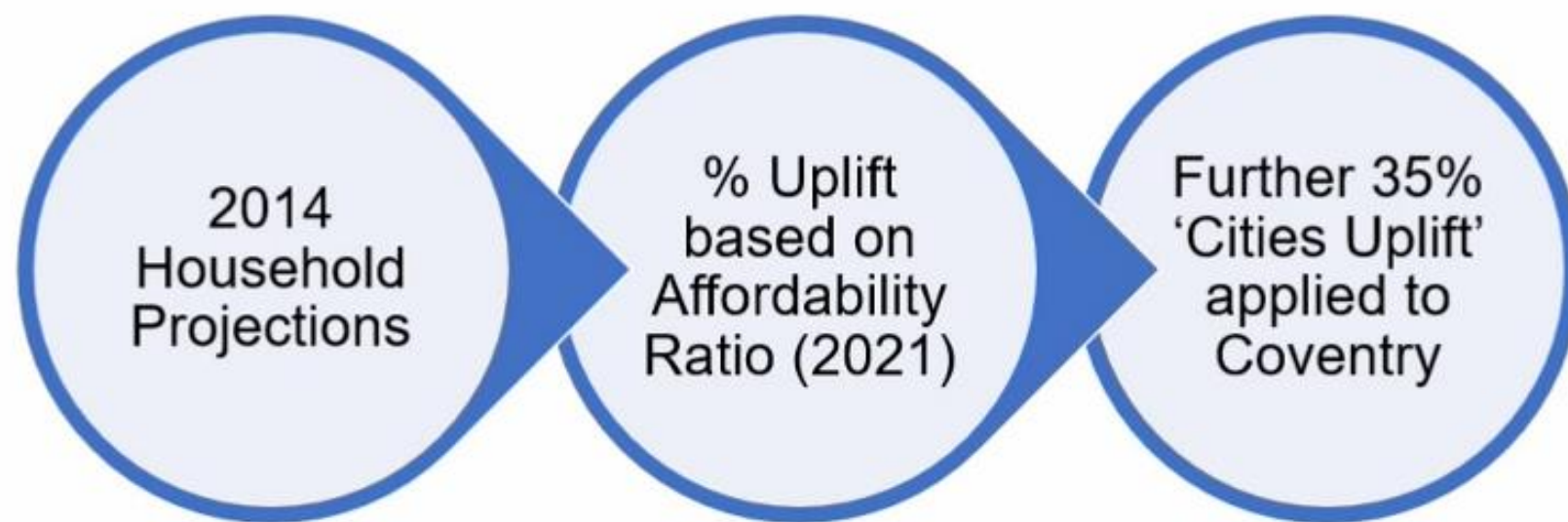
	2011	2021	Change	Per annum
Coventry	316,960	345,300	28,340	2,834
North Warwickshire	62,014	65,000	2,986	299
Nuneaton and Bedworth	125,252	134,200	8,948	895
Rugby	100,075	114,400	14,325	1,433
Stratford-on-Avon	120,485	134,700	14,215	1,422
Warwick	137,648	148,500	10,852	1,085
Coventry & Warwickshire	862,434	942,100	79,666	7,967

Employment Land Needs 2021-2050 (ha)

	Office	General Industrial	Sub-Total	Strategic B8
N. Warwickshire	7.0	81.4	88.4	
N. and Bedworth	3.0	66.0	69.0	
Rugby	6.5	218.2	224.7	
Stratford-on-Avon	7.2	240.9	248.1	
Warwick	15.8	81.4	97.2	
Coventry	10.0	214.0	224.0	
Total	49.5	901.8	951.3	735

Housing Need – Standard Method

- Standard method introduced by Government in 2018 to provide ‘simpler, quicker and more transparent’ means of calculating minimum housing need
- Need to demonstrate “exceptional circumstances” to justify a lower figure which then must also reflect both demographic trends and market signals



Overall housing need (dwellings pa)

	Coventry	North Warks	Nuneaton & Bedworth	Rugby	Stratford-on-Avon	Warwick	HMA
2014-based Projections	3,188	176	435	516	564	675	5,554
HEDNA	1,964	119	409	735	868	811	4,906

Green Belt Review

- Applies to the South Warwickshire part of the West Midlands Green Belt
- Green Belt is not a landscape or environmental designation
- Review seeks to confirm that designated land still meets the 5 Tests
- Identifies land parcels that may be suitable for removal from Green Belt – but decision is for the SWLP itself
- Potential to identify new areas of Green Belt
- Potential through SWLP to ‘green’ the Green Belt

Sustainability Appraisal – Assessments

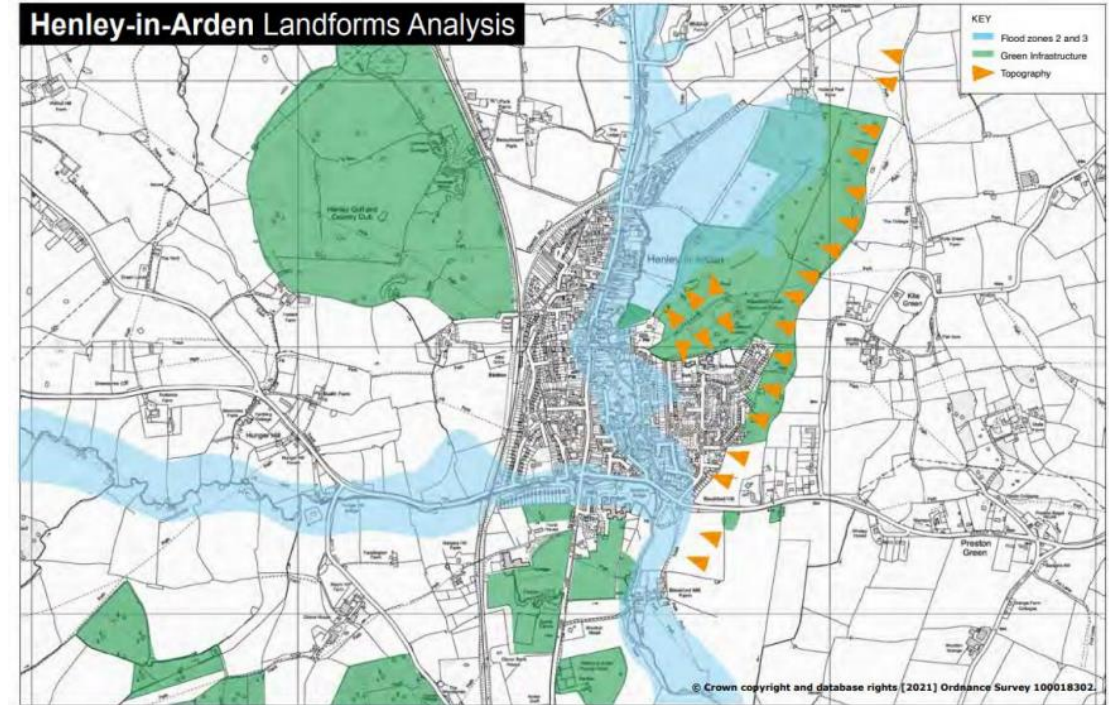
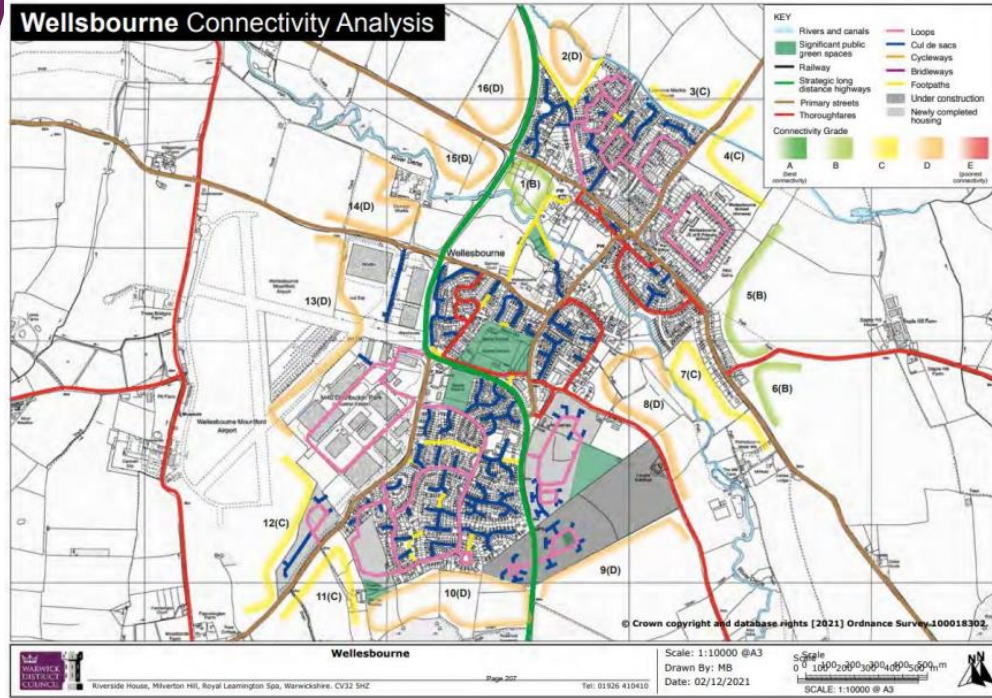
Spatial Option	1	2	3	4	5
Description	Rail Corridors	Sustainable Travel	Economy	Sustainable Travel and Economy	Dispersed
SA Objective 1 Climate change	-	-	-	-	--
Objective 2 Flood risk	0	0	0	0	0
Objective 3 Biodiversity	+/-	-	-	-	--
Objective 4 Landscape	-	+	-	-	+
Objective 5 Cultural Heritage	+/-	+/-	+/-	+/-	+
Objective 6 Pollution	+	+	-	-	+
Objective 7 Natural Resources	+	+	-	-	0
Objective 8 Waste	-	-	-	-	-
Objective 9 Housing	++	++	++	++	++
Objective 10 Health	+/-	+/-	+/-	+/-	--
Objective 11 Accessibility	++	+	-	+	--
Objective 12 Education	+/-	+/-	+/-	+/-	-
Objective 13 Economy	+	+	++	++	-

Likely Impact	Description	Impact Symbol
Major Positive Impact	The proposed option contributes to the achievement of the SA Objective to a significant extent.	++
Minor Positive Impact	The proposed option contributes to the achievement of the SA Objective to some extent.	+
Negligible Impact	The proposed option has no effect or an insignificant effect on the achievement of the SA Objective.	0
Uncertain Impact	The proposed option has an uncertain relationship with the SA Objective or insufficient information is available for an appraisal to be made.	+/-
Minor Adverse Impact	The proposed option prevents the achievement of the SA Objective to some extent. Mitigation solutions are achievable, and or complex, with a relatively low level of intervention.	-
Major Adverse Impact	The proposed option prevents the achievement of the SA Objective to a significant extent. Mitigation solutions are likely to be complex, if at all possible. A high level of intervention is required.	--

Growth of Existing Settlements

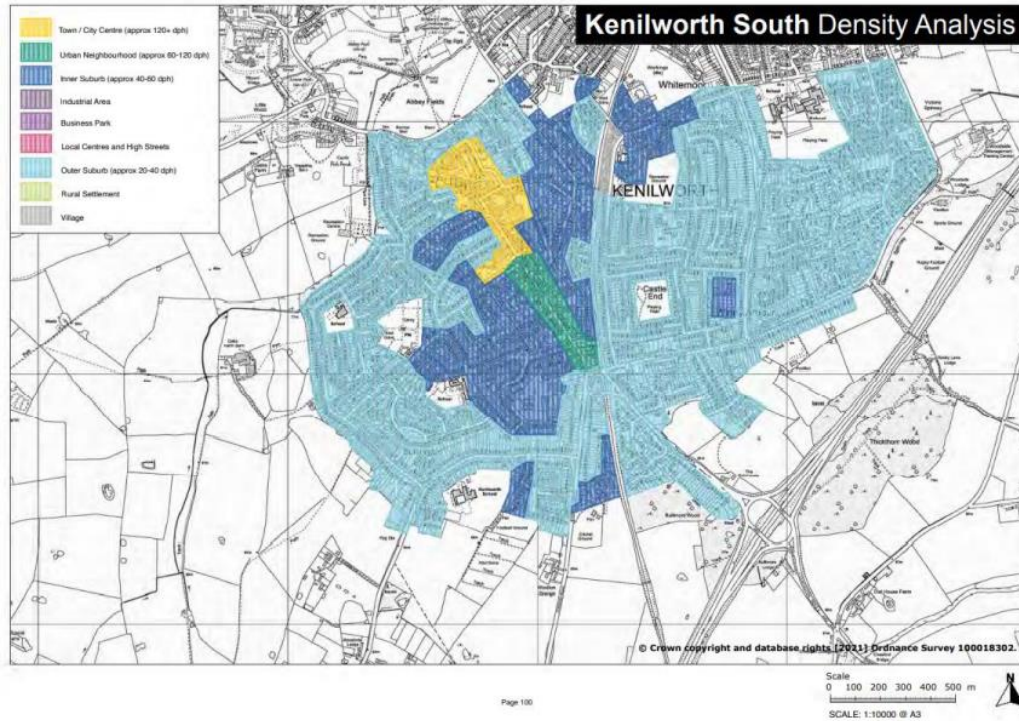
- Dispersed settlement pattern and home to a significant number of existing settlements
- Potential for growth around the edges of existing settlements
- Existing settlements have varying levels of services and facilities
- 20-minute neighbourhoods
- Technical evidence (i.e. Connectivity, Accessibility, Density, Heritage)

Analysis of Existing Settlements



Scale
 0 100 200 300 400 500 m
 SCALE: 1:10000 @ A3

Analysis of Existing Settlements



Settlement	Location	RAG score	Notes
Barford	North-west	Red	Area to the north of the River Avon, including the Sherbourne conservation area, Scheduled Monuments and non-designated heritage assets are highly sensitive to change and there is no scope for large-scale development in this area
Barford	North-east	Yellow	Barford Conservation Area and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development in this area subject to appropriate mitigation
Barford	South-east	Green	There may be scope for development subject to appropriate mitigation of the impact on the setting of the Conservation Area boundary and the Listed Building
Barford	South-west	Yellow	Sherbourne Conservation Area, two Listed Buildings and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development subject to appropriate mitigation

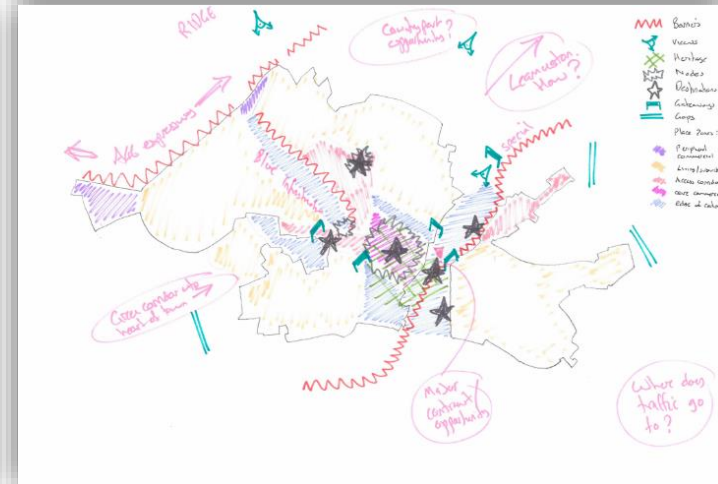
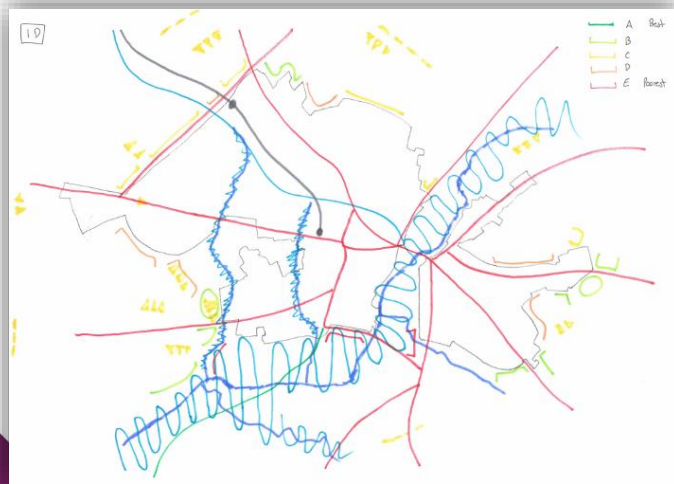
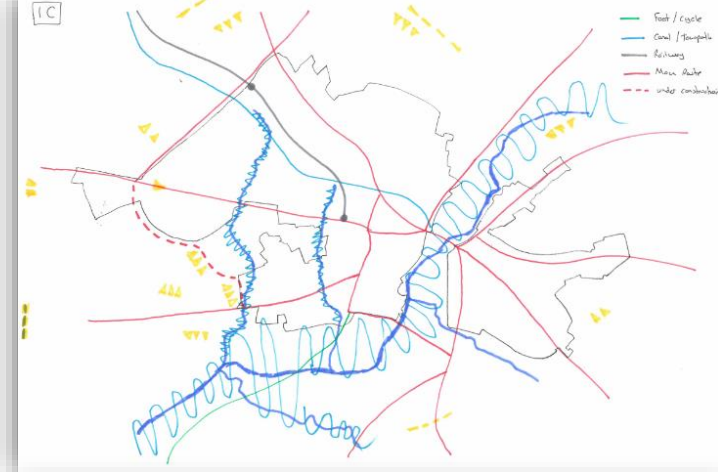
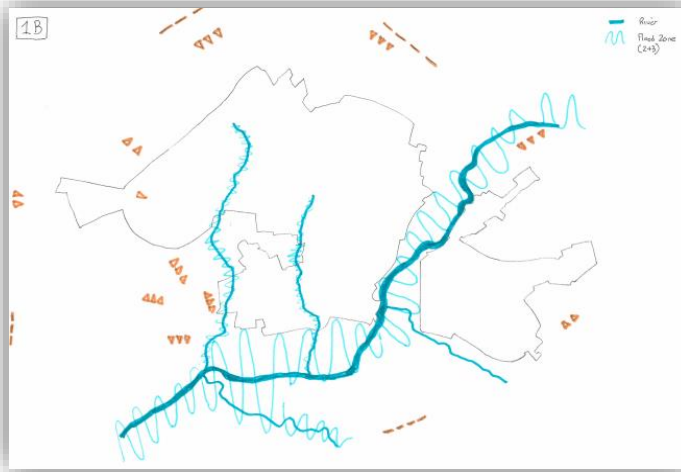
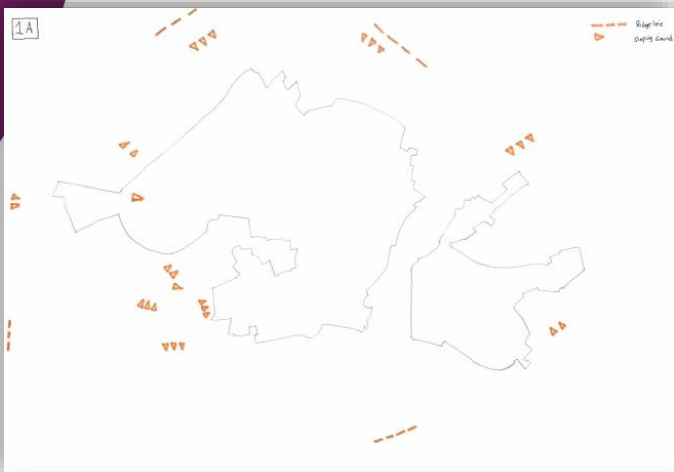
Place Analysis – Spring 2024

- Place-based as opposed to a site-based approach
- Part of the wider plan-making jigsaw
- Packaging up existing urban design approaches

- **What are the fundamental planning issue(s) that need be addressed that are specific to this place?**
- **How can we use development to address those issues?**

- Step 1 – Mapping Layers
- Step 2 – Urban Design Analysis
- Step 3 – Opportunities and Solutions (inc. SWOT + proposals)
- Step 4 - Consultation

Place Analysis



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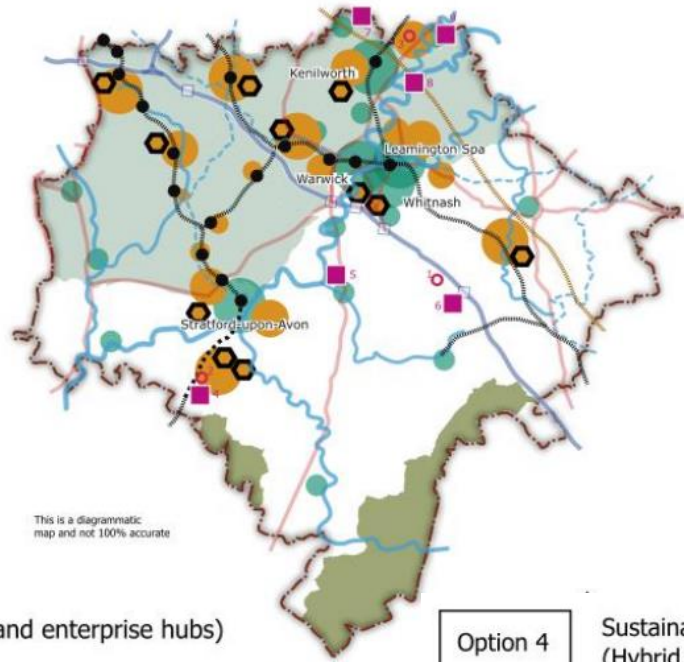
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Spatial Growth Strategy

- How development will be distributed across South Warwickshire / settlement hierarchy
- Based on technical evidence and stakeholder feedback
- Indicative locations at this stage – exploring ideas
- Evolution and refinement
 - Scoping = 7 spatial options
 - Issues and Options = 5 spatial options
 - Preferred Options = 1 spatial option + potentially various locations
 - Submission = Finalised option and locations

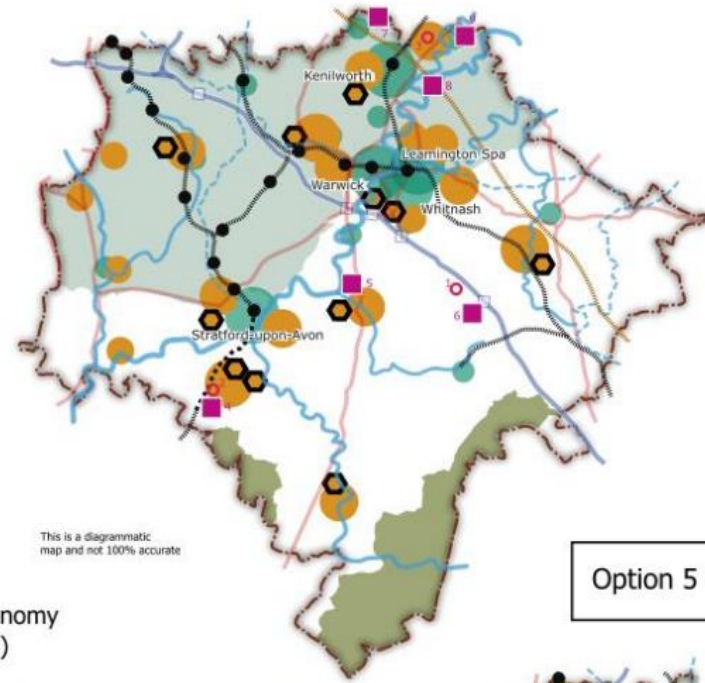
Option 1

Rail Corridors



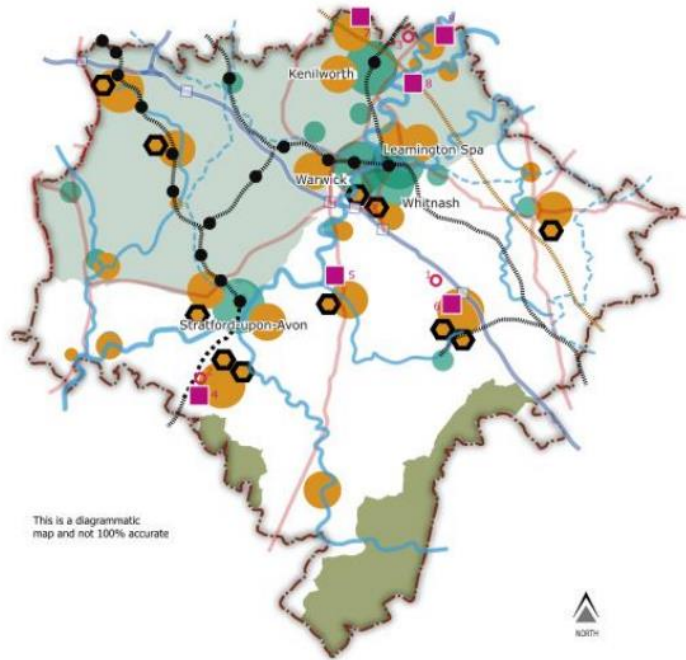
Option 2

Sustainable Travel
(Hybrid of rail and main bus corridors)



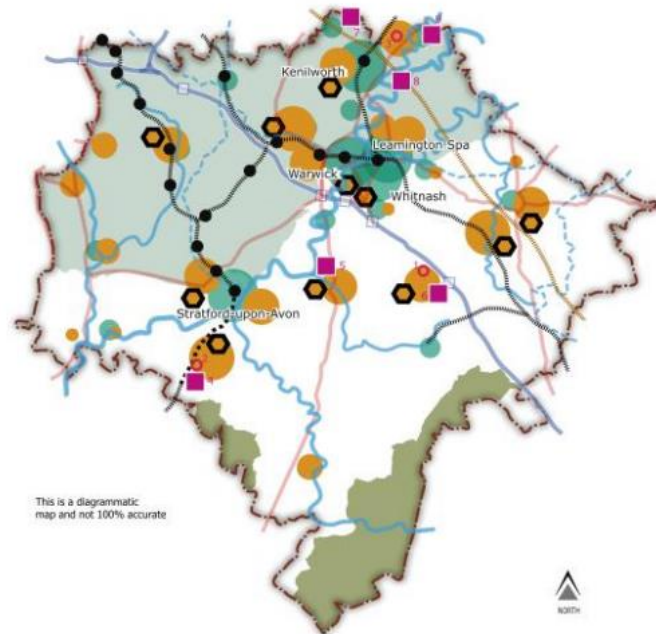
Option 3

Economy
(Hybrid of socio-economic and enterprise hubs)



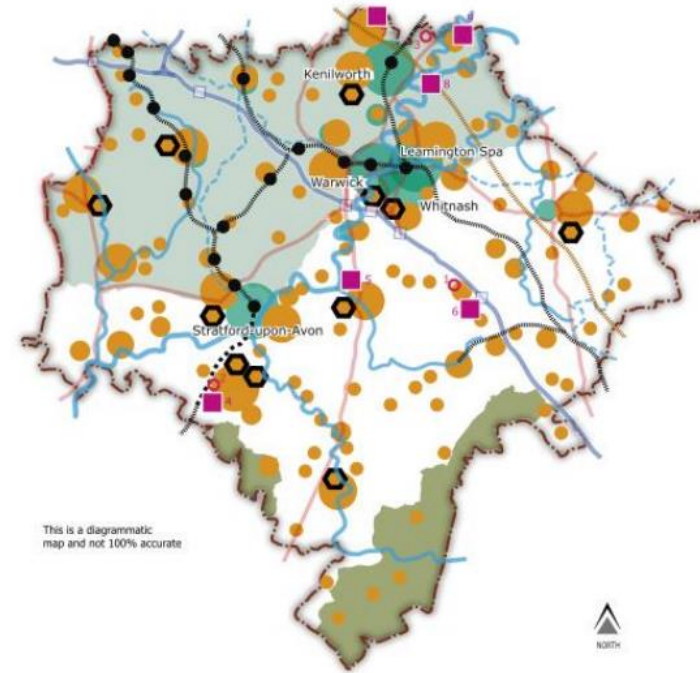
Option 4

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



Option 5

Dispersed



Refining the Growth Options

Table 1. Results from the Issues and Options Consultation, Question S7.2:

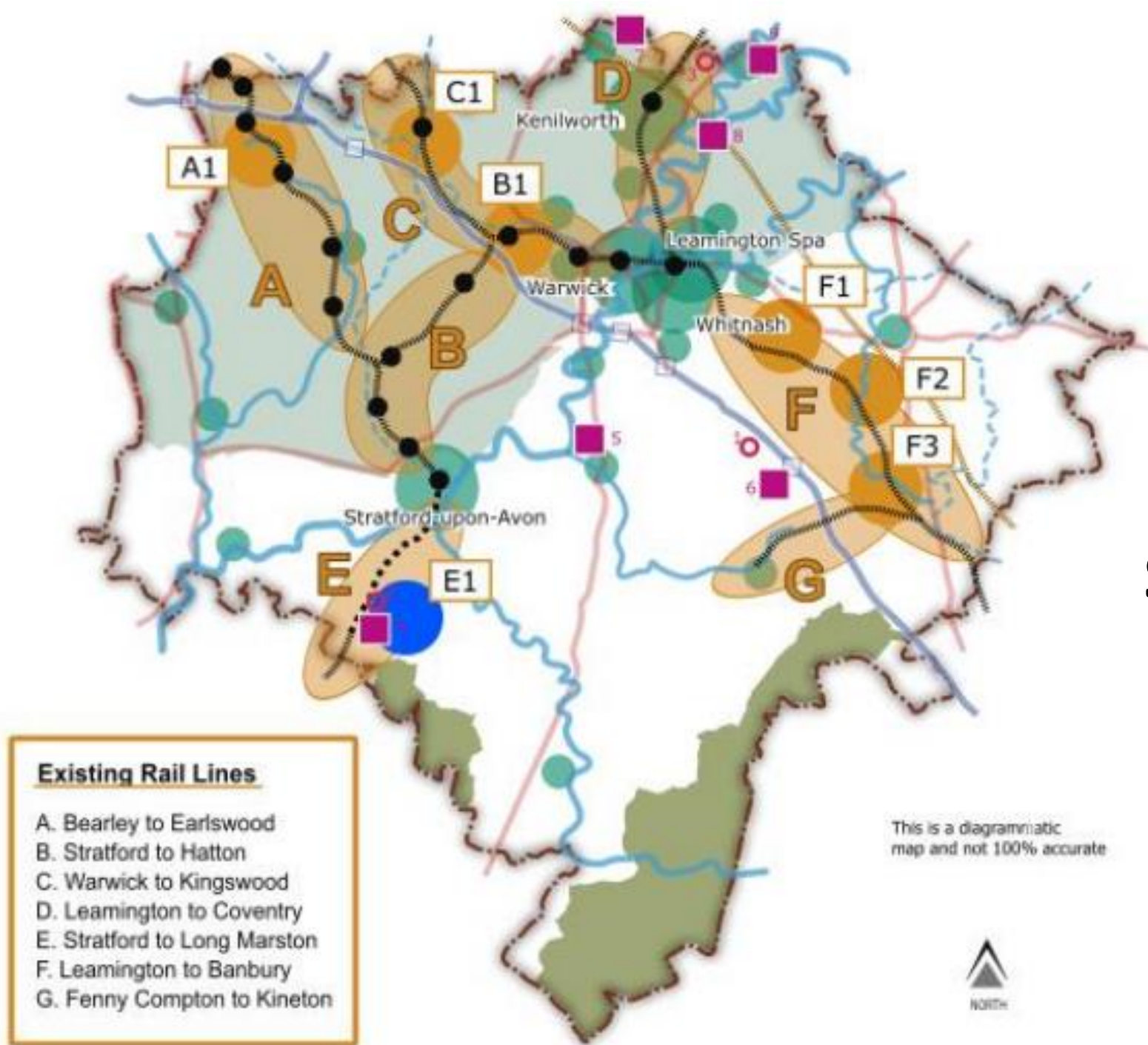
Growth Option:	Appropriate (%)
1. Rail Corridors	52.4%
2. Sustainable Travel	49.1%
3. Economy/Socio economic	39.2%
4. Sustainable Travel and Economy	53.9%
5. Dispersed	27.6%

Table 7 – High level sustainability appraisal of Spatial Growth Options

Spatial Option	1	2	3	4	5
Description	Rail Corridors	Sustainable Travel	Economy	Sustainable Travel and Economy	Dispersed
SA Objective 1: Climate change	-	-	-	-	--
Objective 2: Flood risk	0	0	0	0	0
Objective 3: Biodiversity	+/-	-	-	-	--
Objective 4: Landscape	-	+	-	-	+
Objective 5: Cultural Heritage	+/-	+/-	+/-	+/-	+
Objective 6: Pollution	+	+	+/-	+/-	+/-
Objective 7: Natural Resources	+	+	-	-	0
Objective 8: Waste	-	-	-	-	-
Objective 9: Housing	++	++	++	++	++
Objective 10: Health	+/-	+/-	+/-	+/-	--
Objective 11: Accessibility	++	+	-	+	--
Objective 12: Education	+/-	+/-	+/-	+/-	-
Objective 13: Economy	+	+	++	++	-

Potential for new settlements

- Can be an effective and sustainable way of meeting the challenges of delivering high-levels of housing growth
- Can relieve the pressure on other areas helping them to retain their special character and qualities
- Will transform the landscape but can provide many benefits including new infrastructure provision
- Seven potential locations identified
- Further detailed analysis required to refine potential locations



New Settlements: Potential locations

Next Steps

- Place Analysis Stakeholder and local Ward Member Engagement
- Agree housing requirements
- Further work and engagement RE potential new settlements
- Ongoing technical work e.g. Green Belt, Transport Assessment, Climate Change
- Ongoing dialogue with infrastructure providers
- Preferred Options Consultation – end of 2024

Questions

