

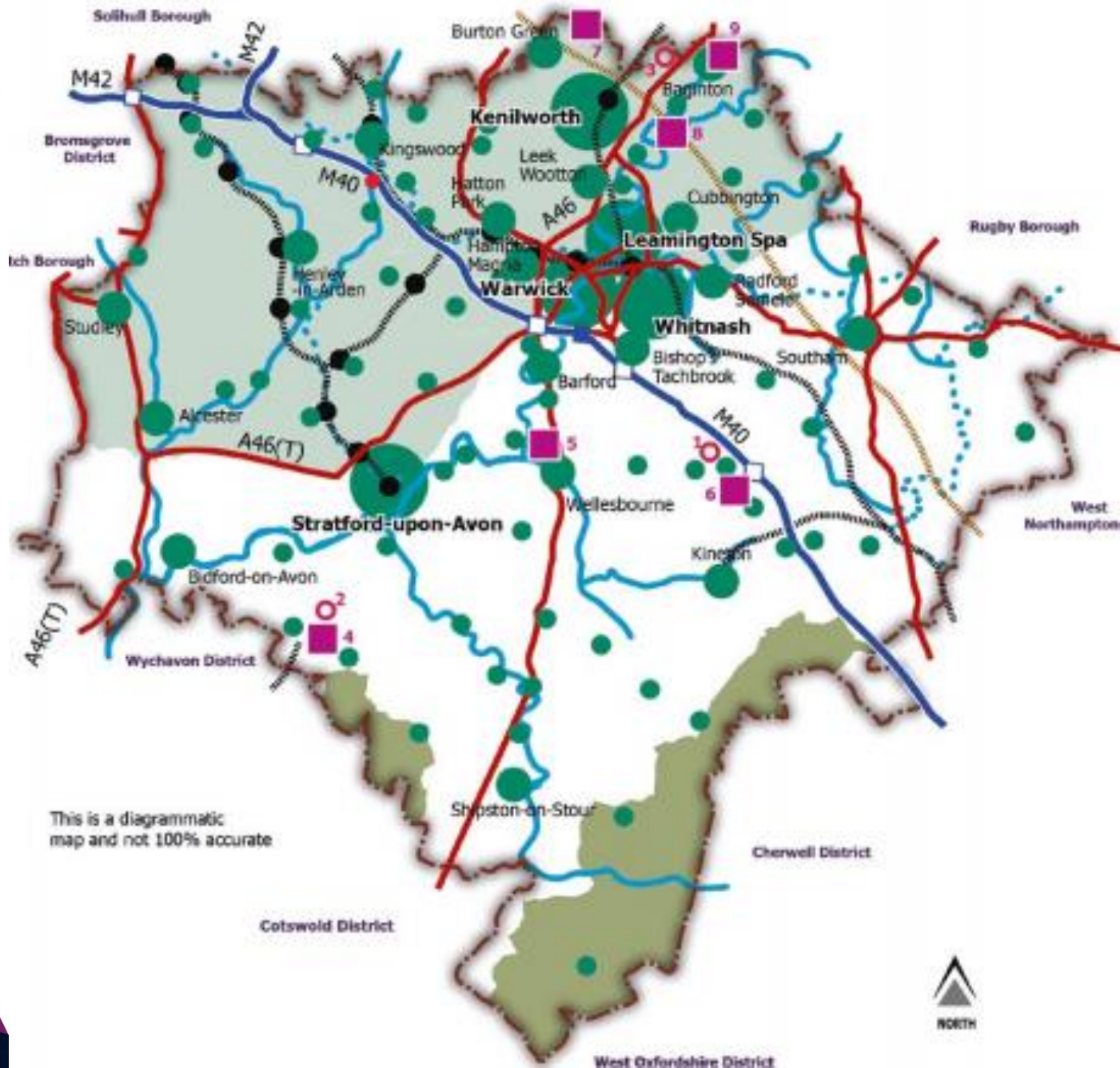
# South Warwickshire Local Plan

## Member Briefing

8<sup>th</sup> and 22<sup>nd</sup> 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

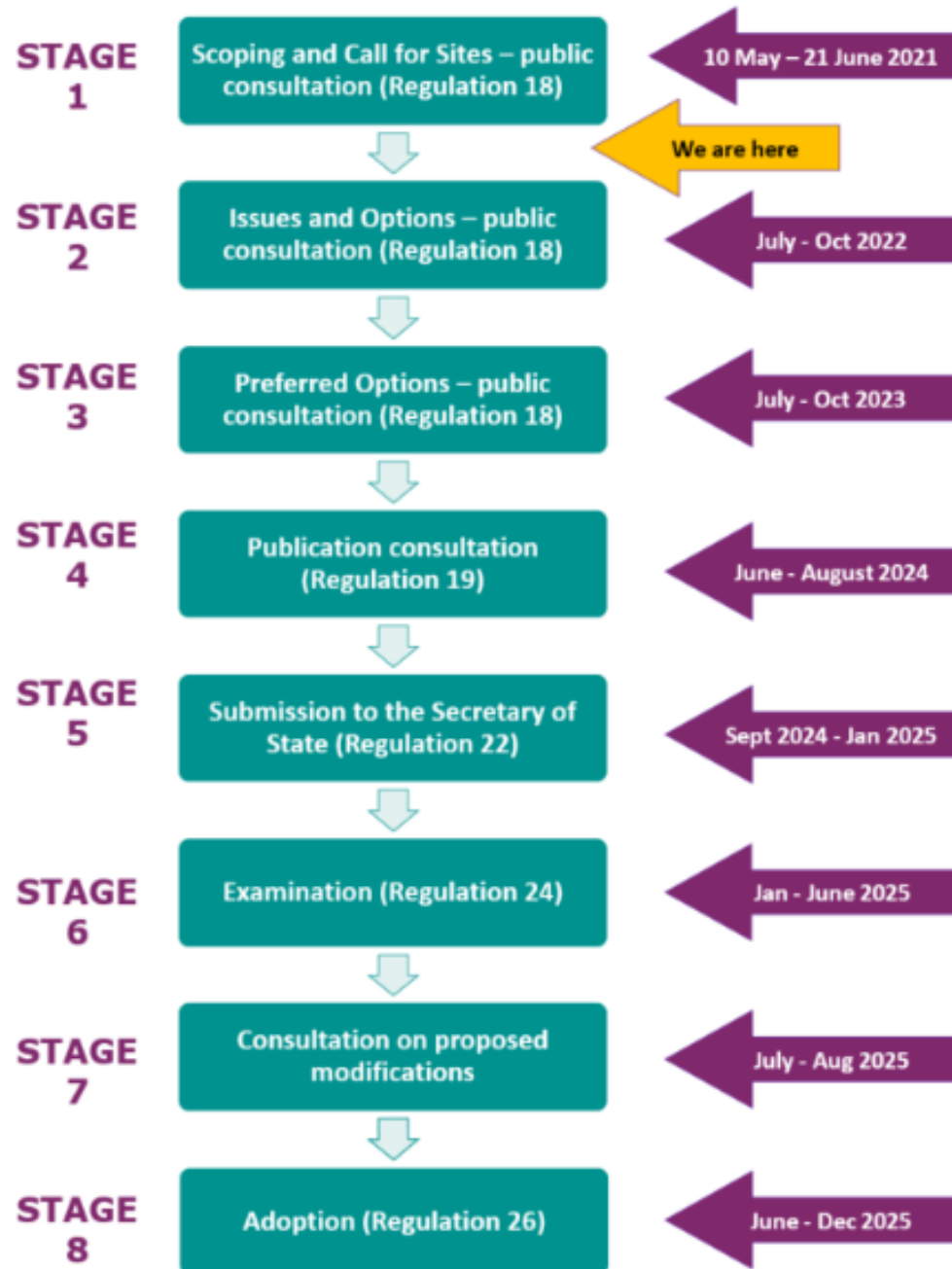
- Shared economic geography
- Potential for better solutions
- Infrastructure, climate and biodiversity do not stop at District boundaries!

# 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



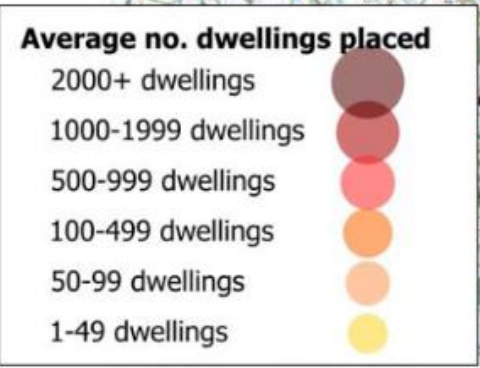
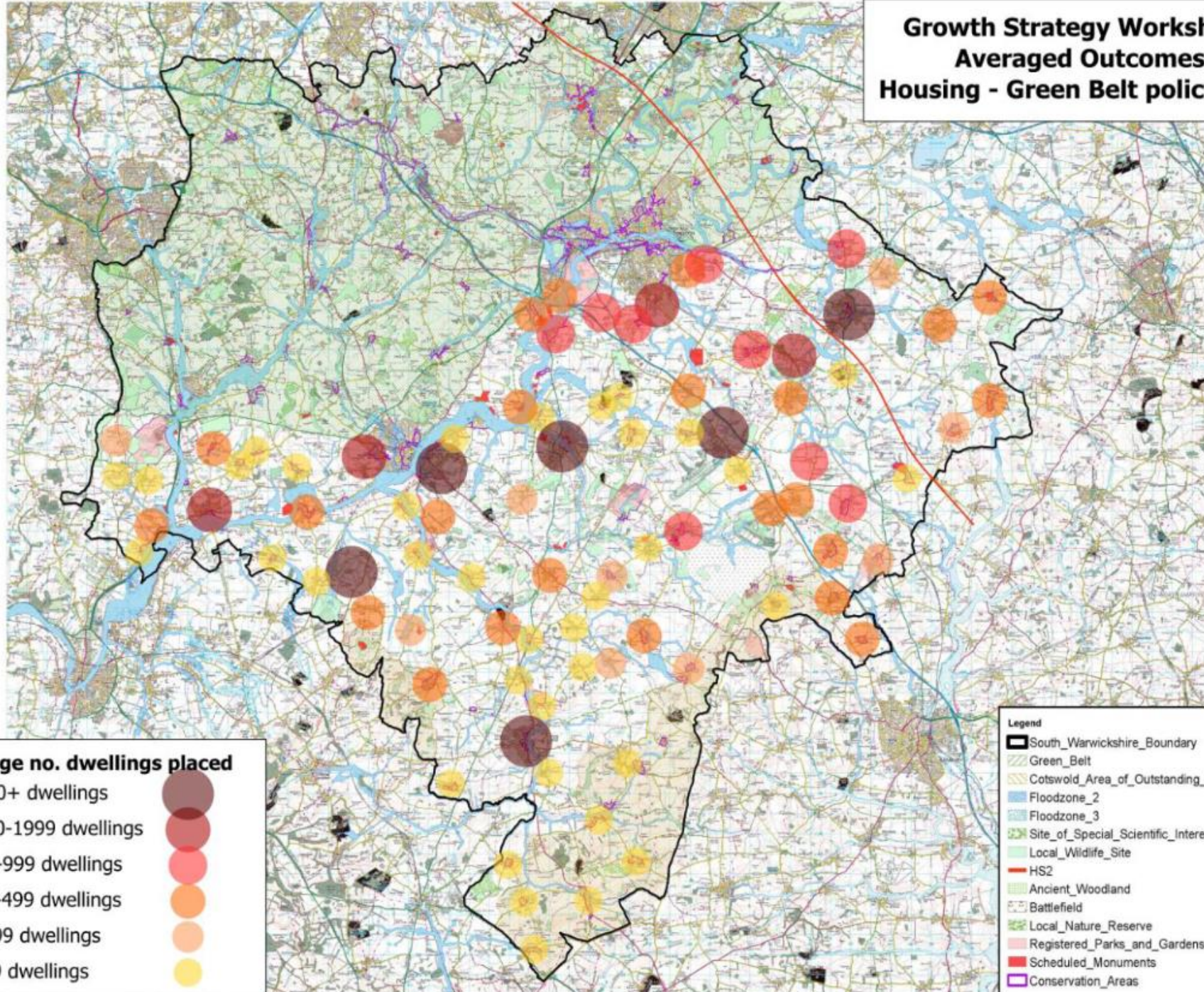
# Workshops – Key Findings

- 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

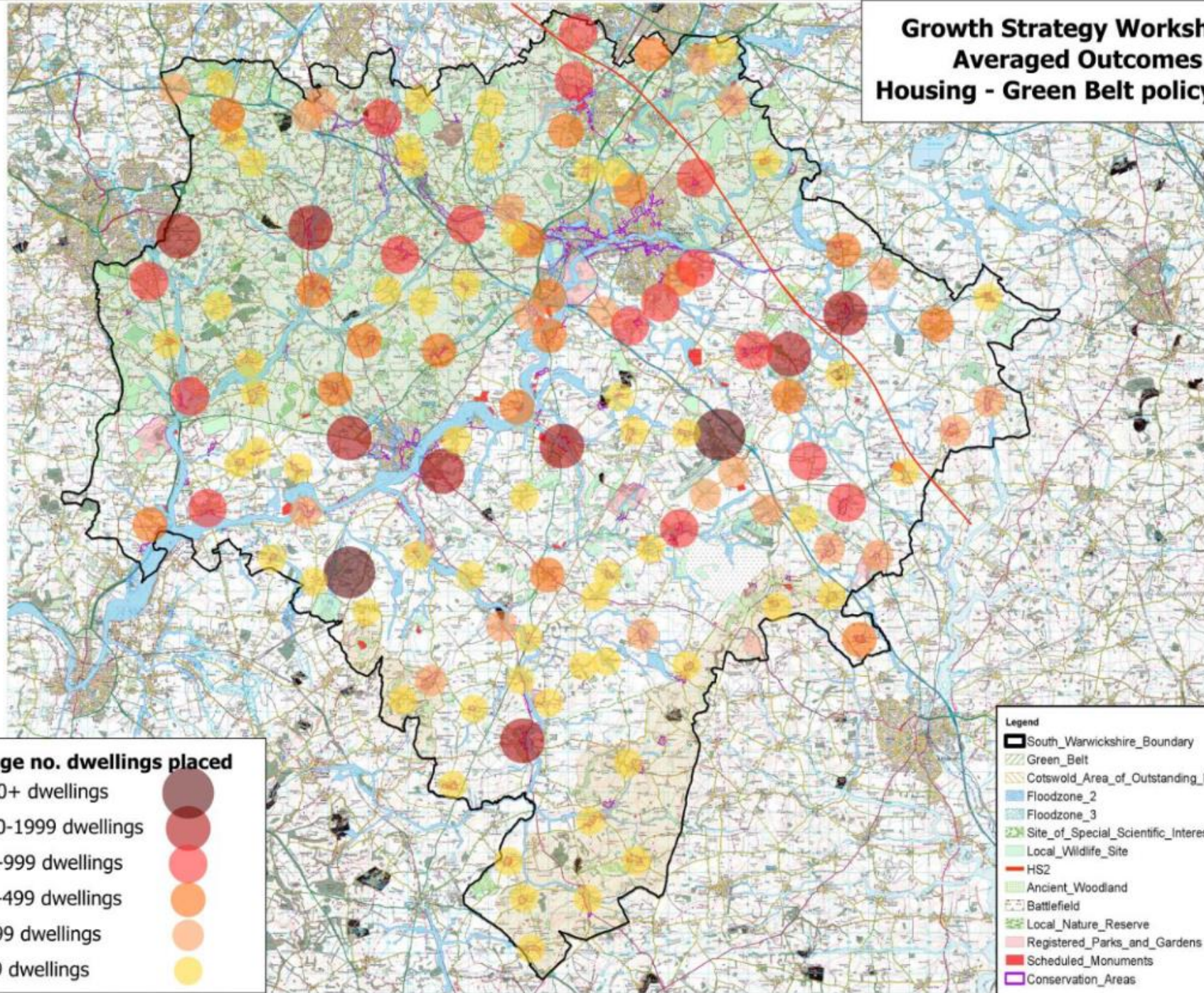
# Growth Strategy Workshops Averaged Outcomes Housing - Green Belt policy "on"



Together



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



## Average no. dwellings placed

2000+ dwellings

1000-1999 dwellings

500-999 dwellings

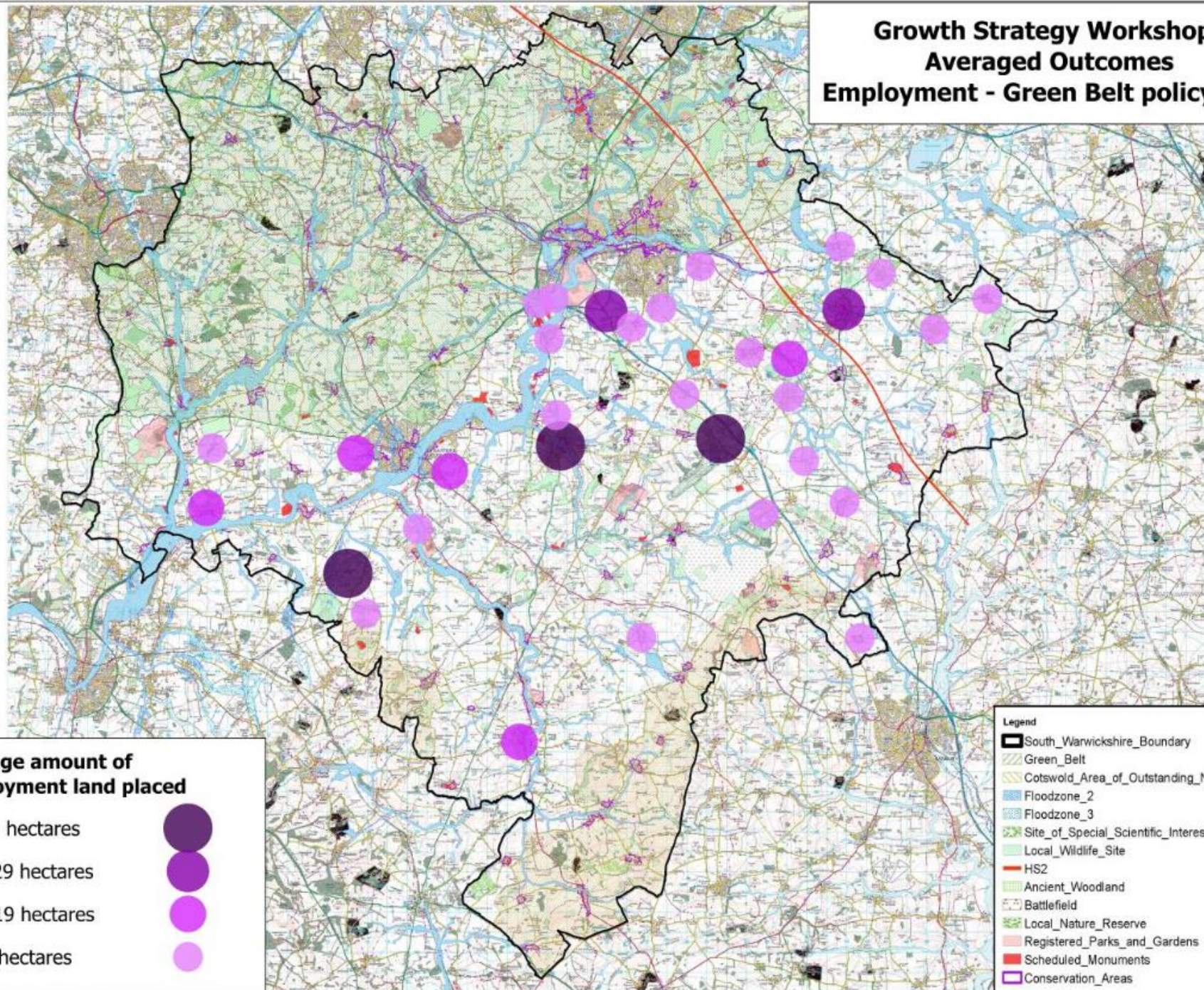
100-499 dwellings

50-99 dwellings





1-49 dwellings



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



**Average amount of employment land placed**

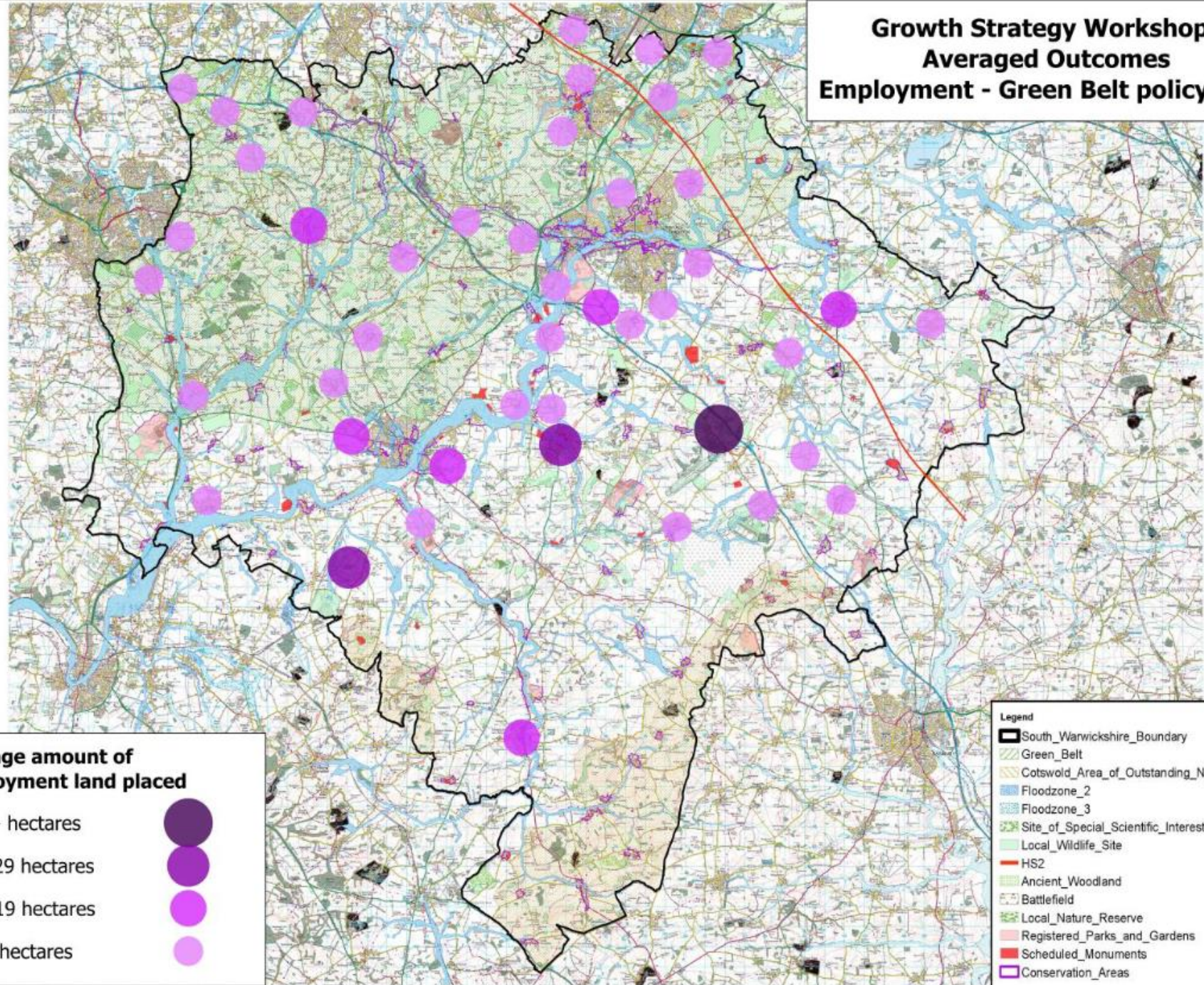
- 30+ hectares 
- 20-29 hectares 
- 10-19 hectares 
- 1-9 hectares 

**Legend**

-  South\_Warwickshire\_Boundary
-  Green\_Belt
-  Cotswold\_Area\_of\_Outstanding\_Natural\_Beauty
-  Floodzone\_2
-  Floodzone\_3
-  Site\_of\_Special\_Scientific\_Interest
-  Local\_Wildlife\_Site
-  Ancient\_Woodland
-  Battlefield
-  Local\_Nature\_Reserve
-  Registered\_Parks\_and\_Gardens
-  Scheduled\_Monuments
-  Conservation\_Areas



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



**Average amount of employment land placed**

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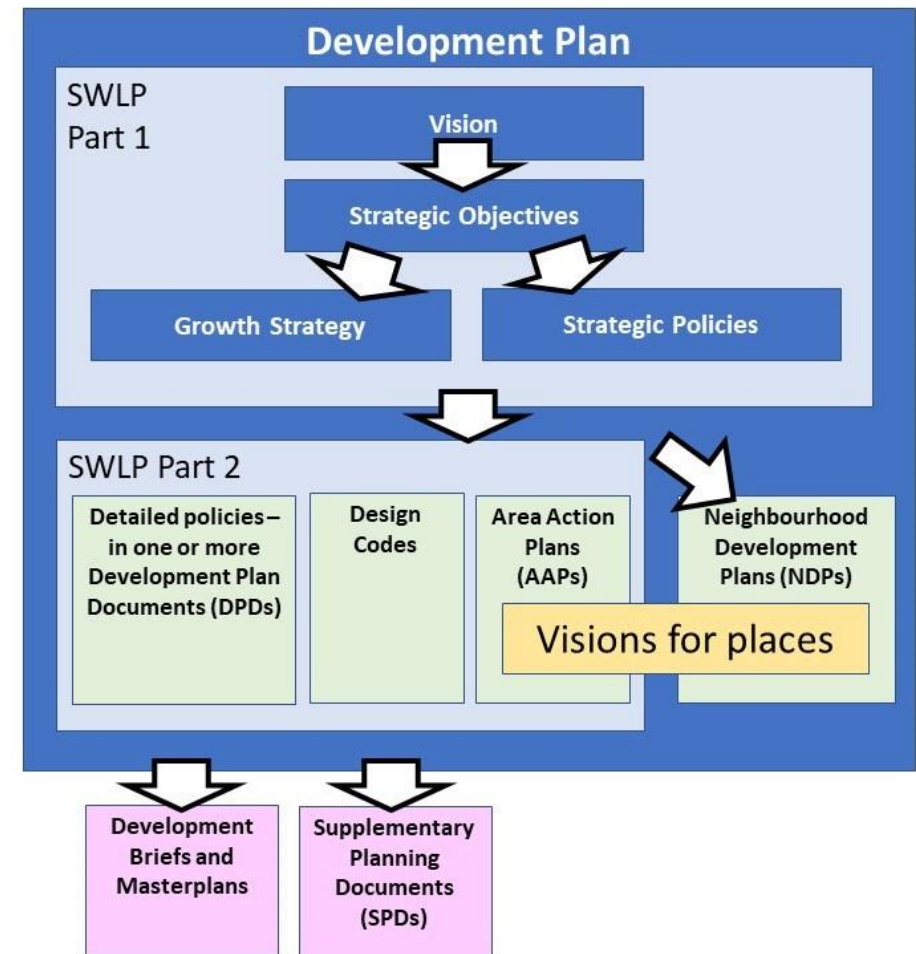
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# Clarifying the Scope of Part 1

- **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 – 5<sup>th</sup> October
- SDC and WDC Scrutiny Committees - October
- Joint Committee – 3<sup>rd</sup> November
- 8 week public consultation from mid/late November to early/mid January



# Questions

