

# **South Warwickshire Local Plan**

**Town and Parish Council briefing  
19<sup>th</sup> / 20<sup>th</sup> May 2026**

# House-keeping rules

- **Presentation**
- **Please put questions in the Q&A or chat - open from beginning**
- **Replies might be done directly rather than reading out following presentation**
- **Need to be respectful and courteous to views**
- **Please note this is being recorded (for internal use)**
- **A copy of presentation will be put on website**

# South Warwickshire Local Plan Town and Parish Council briefing

1. The importance of having an up-to-date Local Plan
2. Quick recap on the work on the SWLP so far
3. Housing and employment land requirements
4. The SWLP Spatial Growth Strategy
5. Housing and employment allocations
6. Planning for infrastructure
7. A quick overview of the SWLP document
8. **What happens next – the Regulation 19 consultation.**
9. Q&A

# 1) Why it is important to have an up-to-date Local Plan



Allows the Councils to **manage where development occurs** and preventing unplanned development (particularly relevant as neither SDC or WDC have 5-year housing land supplies)



Provides the best opportunity to **deliver the infrastructure** that communities need in a timely manner



Maximises the ability to **deliver community facilities and benefits** including through s106 agreements and CIL



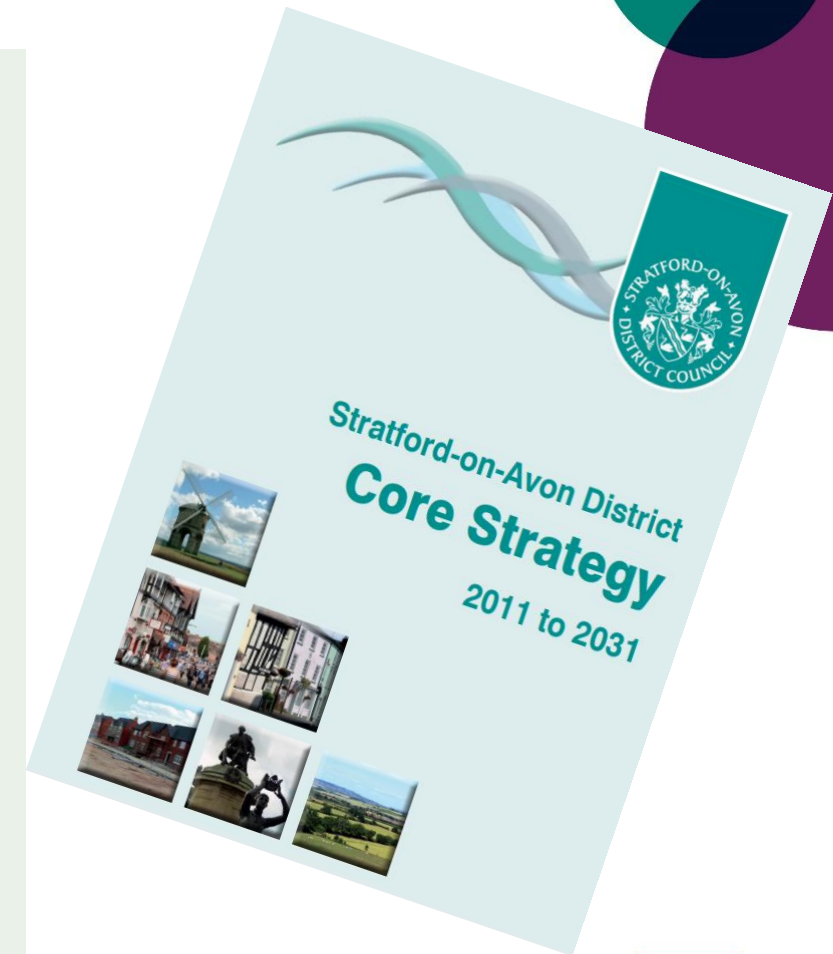
Allows the Councils to **deliver on our ambitions**, and locally specific policies, for example in response to the climate change emergency

## 2) Recap: What is the SWLP?



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

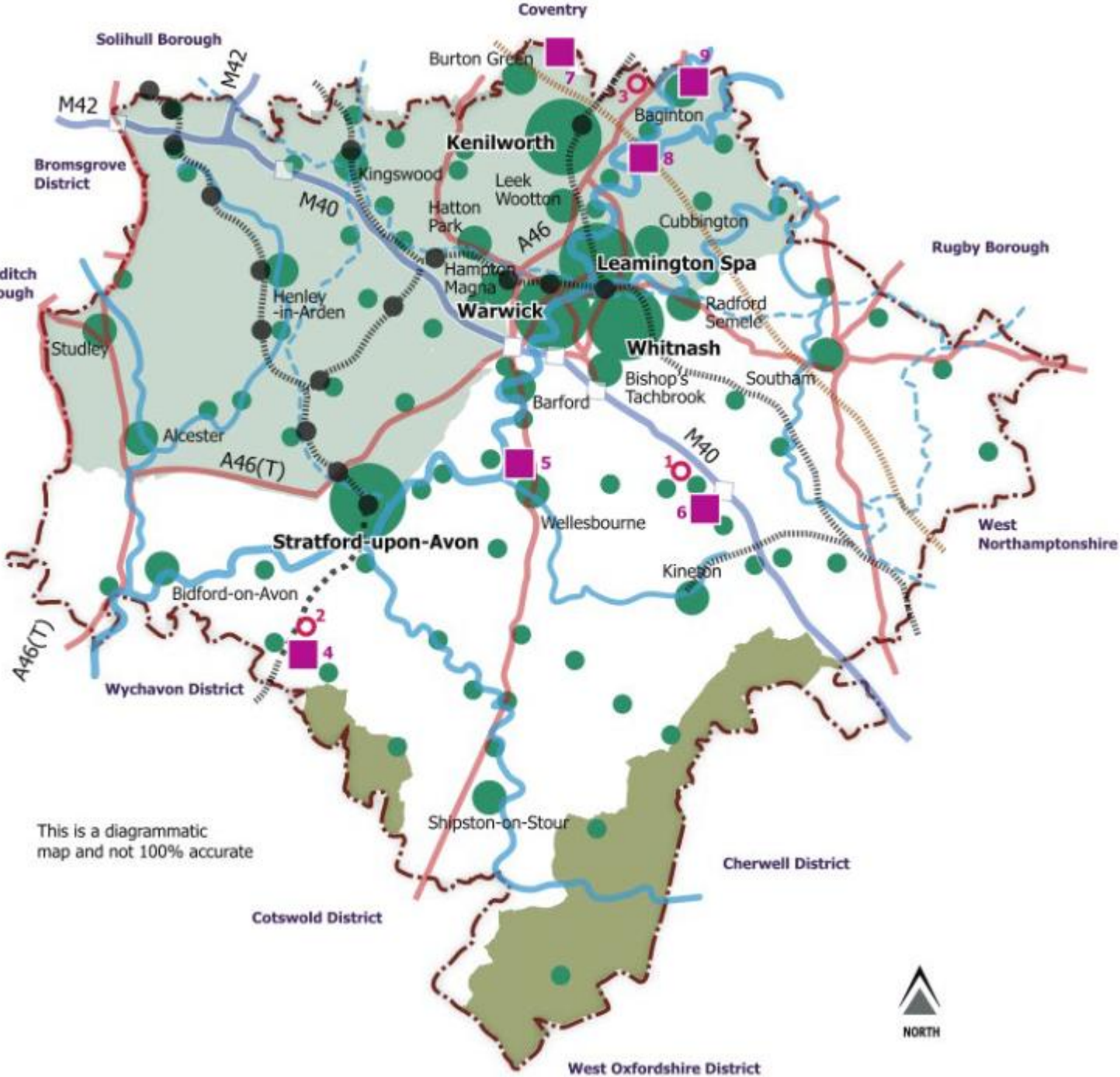
- Identify a **growth strategy** to meet future development needs in terms of jobs, housing, infrastructure and open space
- Set out the **allocations and planning policies** that the Councils will use to determine planning applications





## 2) Recap: Why a joint Local Plan?

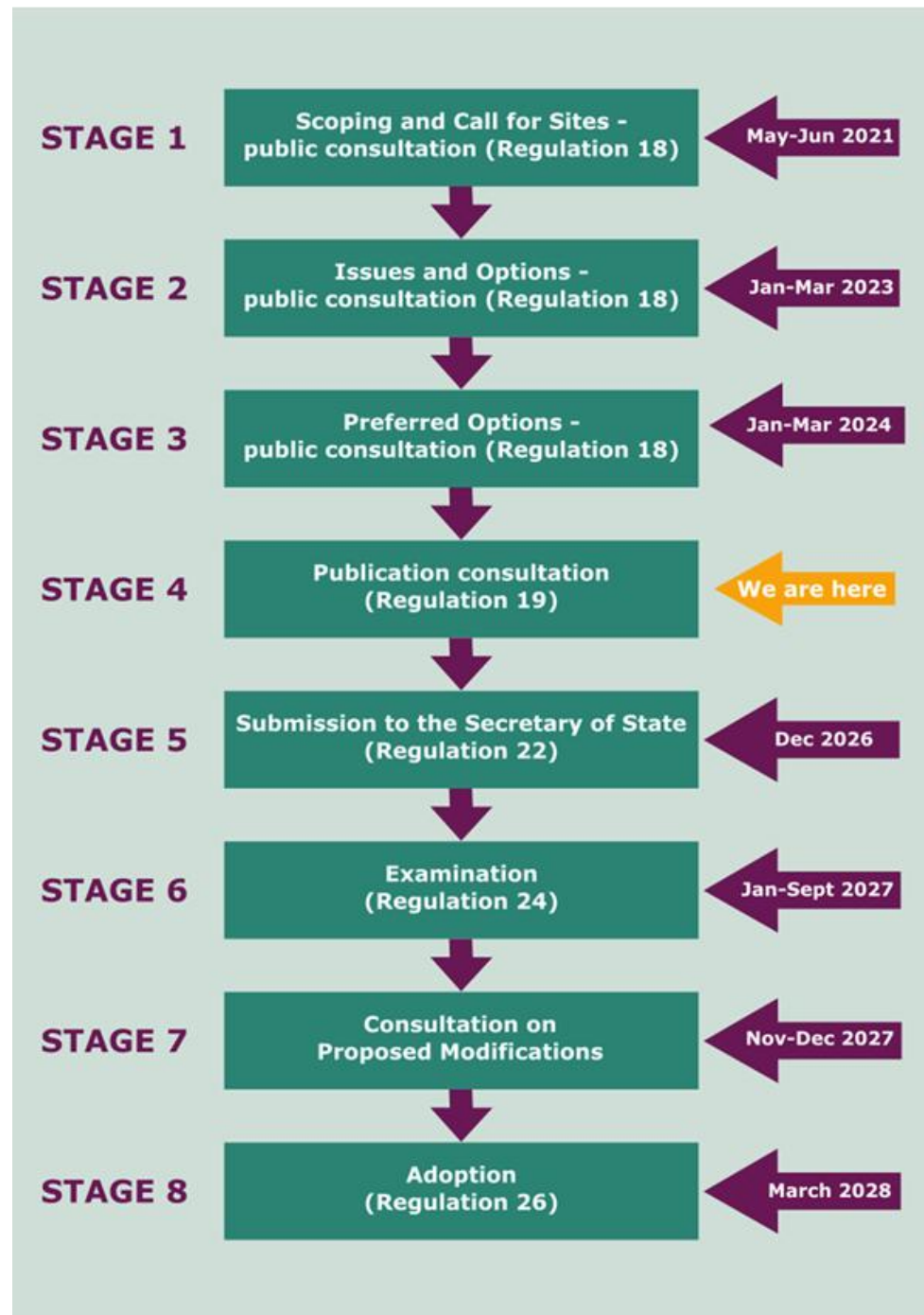
- Shared economic geography
- Potential for better solutions/funding
- Infrastructure, climate and biodiversity do not stop at District boundaries!



## 2) Recap: SWLP – the story so far

- Work on SWLP began 2021
- A joint officer team & joint member working
- A large evidence base
- 3 stages so far:-
  - Scoping report – May 2021
  - Issues & options – January 2023
  - Preferred options - January 2025
- **NOW – the Publication version**

## 2) Recap: Where are we now?



# 3) Housing land requirements

Housing need: Standard Method	Stratford-on-Avon	Warwick	South Warwickshire
Total housing need (per annum)	1,112	1,085	2,197
Total housing need (25-year plan period)	<b>27,800</b>	<b>27,125</b>	<b>54,925</b>
Existing commitments (with permission 1/4/25)	3,825	6,149	9,974
Carried forward allocations	421	2,807	3,228
Assumed windfall allowance in SWLP from 2025 (per annum)	164	83	248
Assumed windfall allowance in SWLP from 2025 (25-year plan period)	3,608	1,826	5,456
<b>To-Find Figure</b>	<b>19,924</b>	<b>16,343</b>	<b>36,267</b>

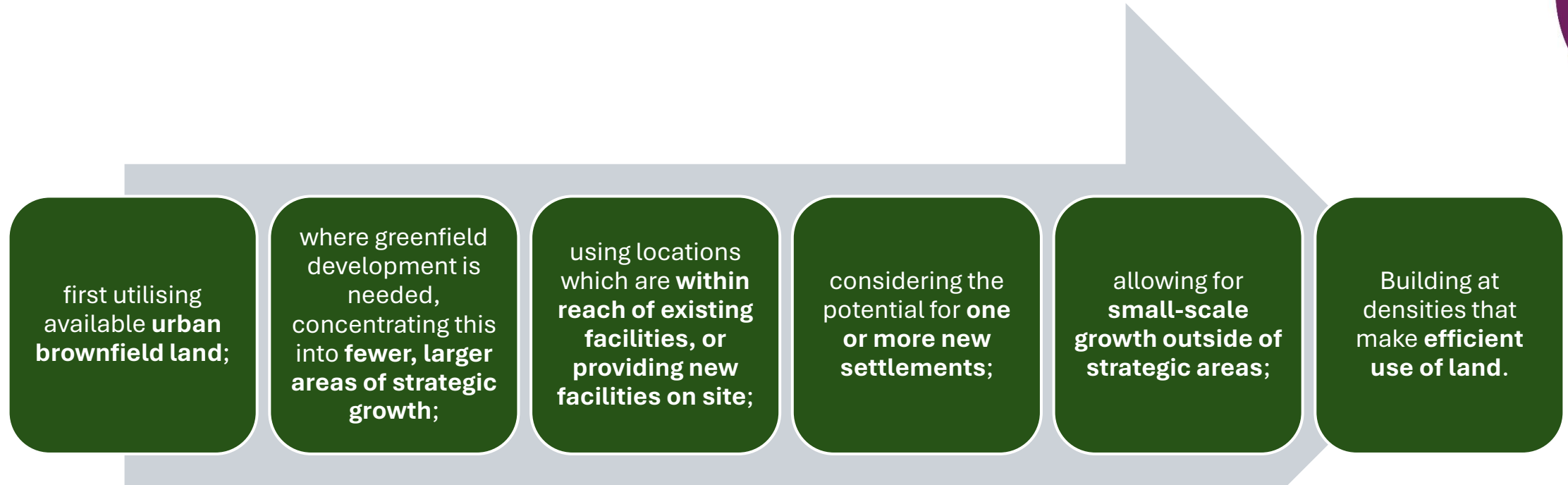
- Note: need figure will fluctuate as affordability ratios published every year. The housing need will be the SM figure at the point of submission
- Unmet housing need from GBBCHMA?

### 3) ...and employment land requirements

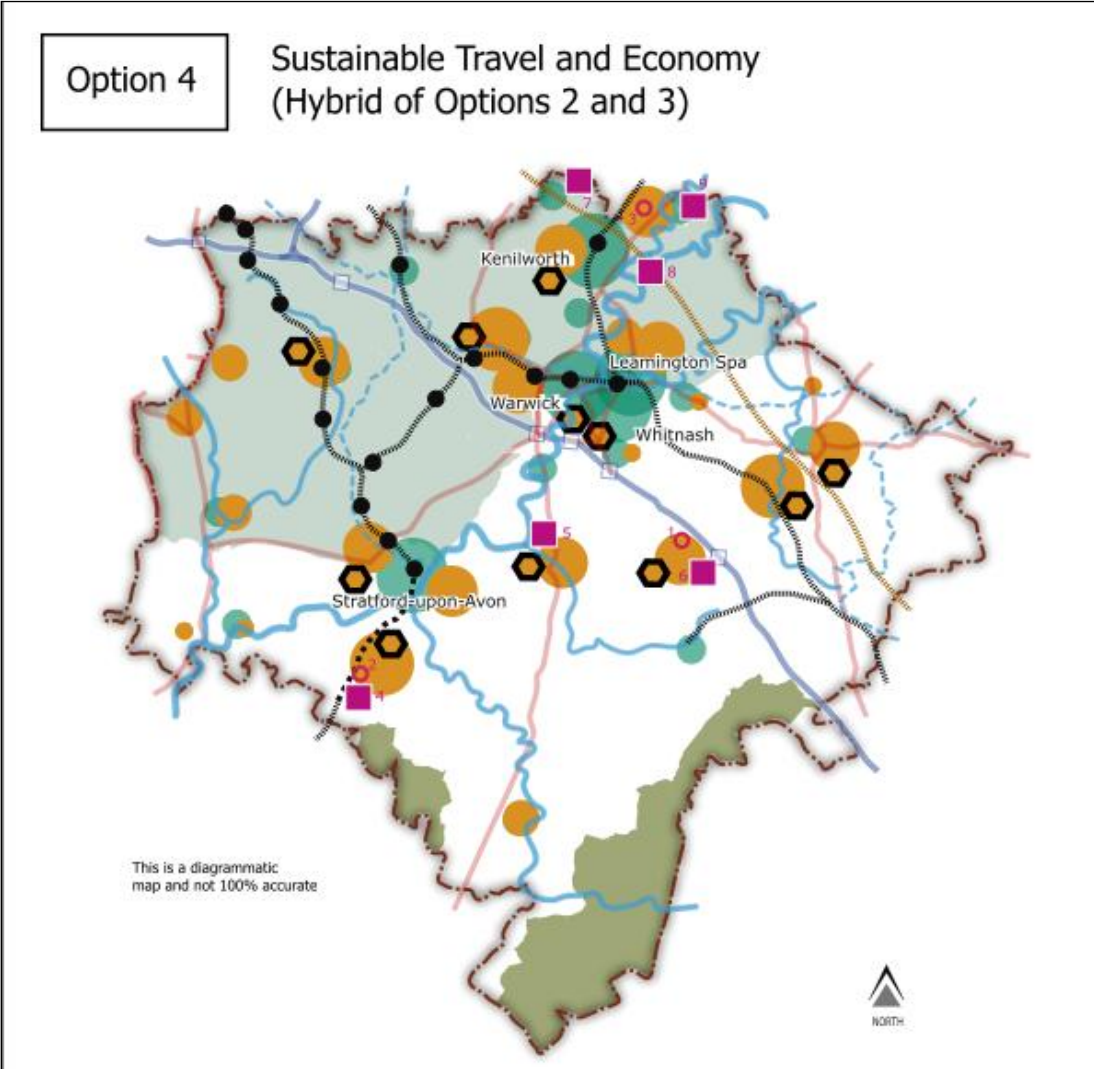
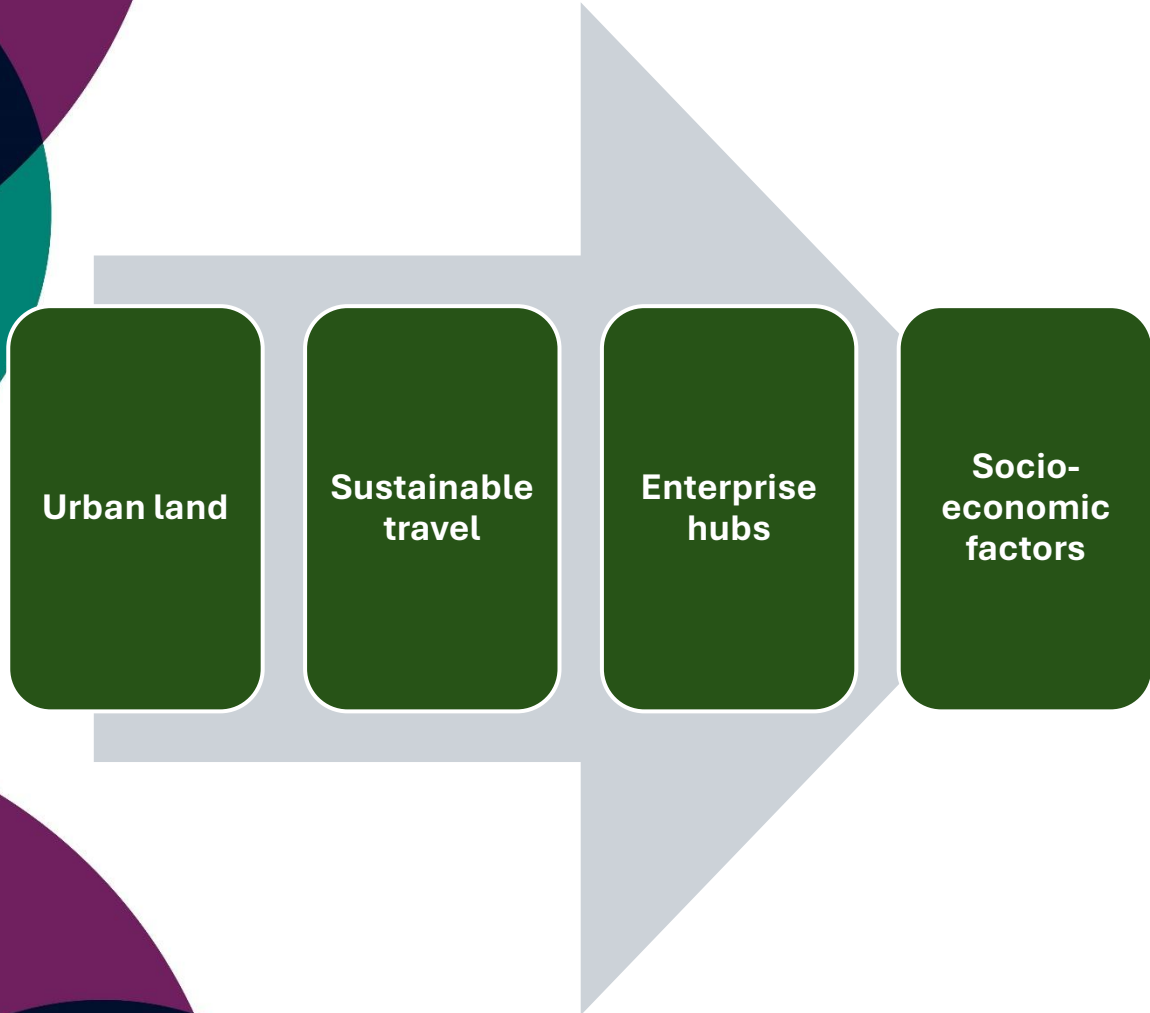
Employment Need (figures in hectares)	Stratford	Warwick	South Warwickshire
Residual (net) non-strategic industrial & office need (2021-50)	147.7	86	233.7
Potential unmet need from other areas	-	9 (*)	9
Residual (net) strategic industrial need (2021-45)	75 to 125		

\* Potential need identified by Coventry City Council. NB: May be subject to change.

## 4) The SWLP Spatial Growth Strategy



# 4) Spatial Growth Strategy

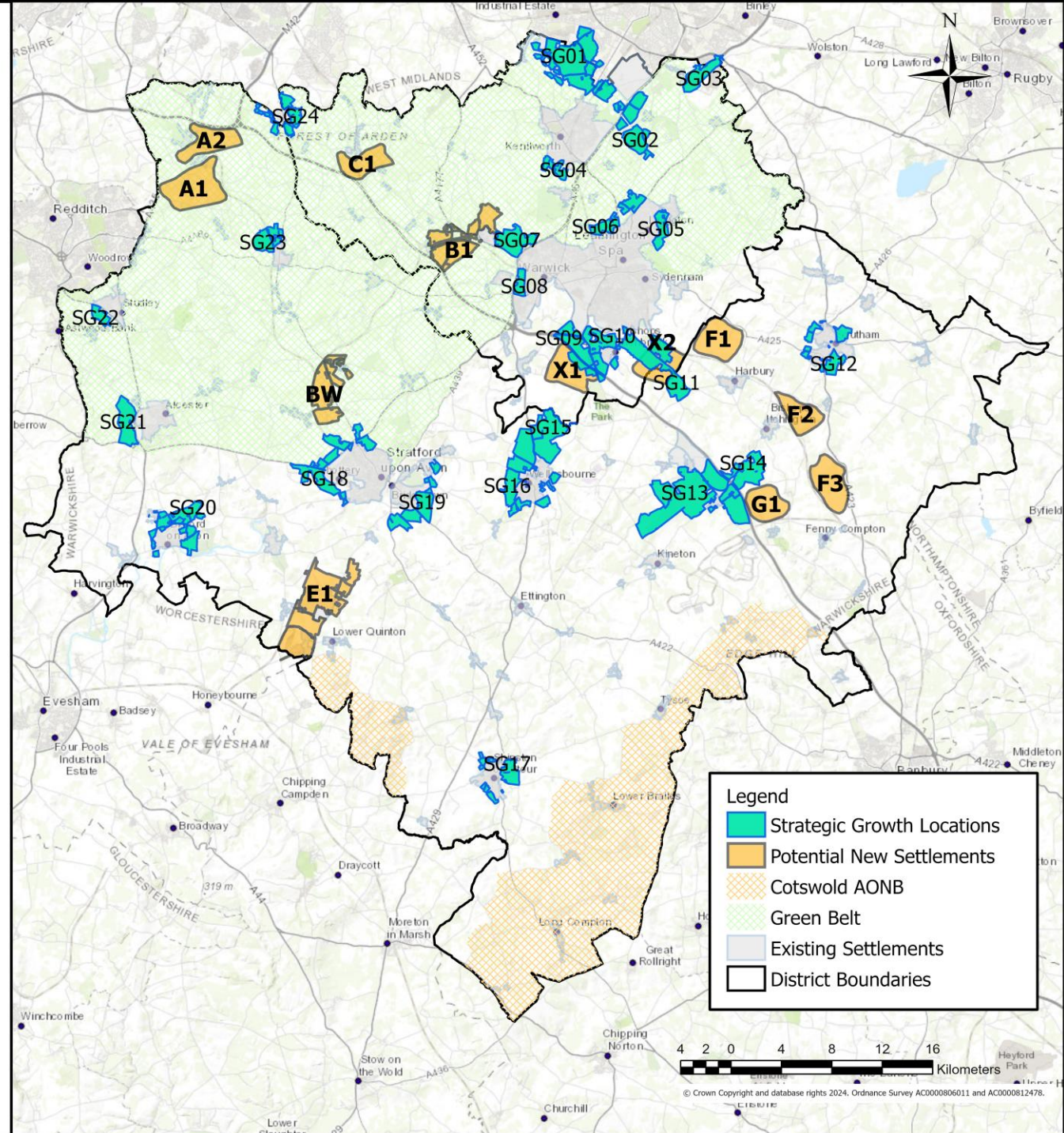


# South Warwickshire Local Plan

## 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

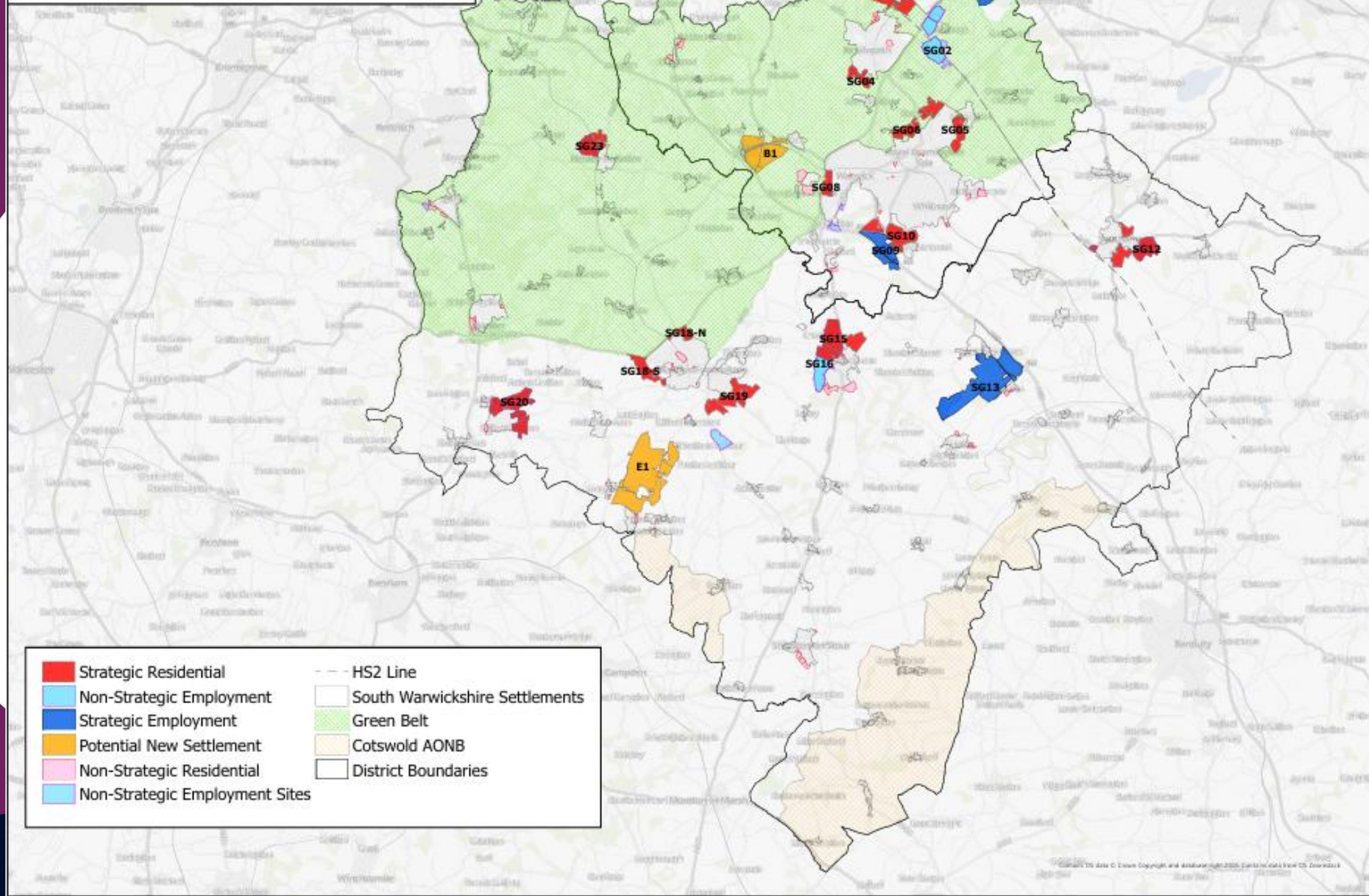
- Potential New Settlements:**
- A1 - Land south of Tanworth-in-Arden
  - A2 - Land east of Wood End
  - B1 - Land at Hatton
  - C1 - Land south of Kingswood
  - E1 - Long Marston Airfield
  - F1 - Land to the west of Ufton
  - F2 - Lands south of Deppers Bridge
  - F3 - Land north-east of Knightcote
  - 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 (Preferred Options, January 2025)

# South Warwickshire Local Plan

## Potential Site Allocations (May 2026)



	Strategic Residential		HS2 Line
	Non-Strategic Employment		South Warwickshire Settlements
	Strategic Employment		Green Belt
	Potential New Settlement		Cotswold AONB
	Non-Strategic Residential		District Boundaries
	Non-Strategic Employment Sites		



Working Together

## 5) Housing - Strategic Growth Locations (Stratford)

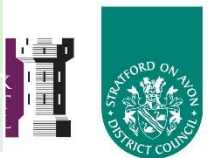
Policy ref	Site	Capacity within plan period	Capacity beyond Plan period
BID.1	Bidford	2,551	
HEN	Henley	1,969	
SOU.1	Southam	3,086	
STR.1	Stratford N	768	
STR.2	Stratford S	2,827	
STR.3	Stratford W	687	806
WEL.1	Wellesbourne	1,331	
LMA	Greater Long Marston Airfield	4,500	5,700
<b>Total Strategic</b>		<b>17,719</b>	
<b>Total local growth</b>		<b>3,618 (*)</b>	
<b>Total allocations</b>		<b>21,337</b>	

\* Includes NDP allocations



# 5) Housing - Strategic Growth Locations (Warwick)

Policy ref	Site	Capacity within plan period	Capacity beyond Plan period
COV.1	South of Coventry	3,940	262
KEN	South of Kenilworth	751	
LEA.1 & 2	North of Leamington	1,784	
LEA.3	East of Lillington	916	
WAR.1	West of Warwick	493	
BISH.1	West of Europa Way	558	
BISH.3	Bishop's Tachbrook	1,550	
HAT	Hatton New community	4,000	1,250
<b>Total Strategic</b>		<b>13,992</b>	
<b>Total local growth</b>		<b>2,710</b>	
<b>Total allocations</b>		<b>16,702</b>	



# 5) Housing – Local growth (non-strategic) sites

## (1) Stratford District

Settlement	No. of sites	Total Capacity
Alcester	2	365
Bidford-on-Avon	1	110
Gaydon	2	116
Kineton	4	199
Lighthorne	1	18
Long Marston	3	51
Meon Vale	2	123
Quinton	1	42
Shipston	5	442
Stratford	4	921
Studley	3	406
Wellesbourne	4	394
<b>Total</b>		<b>3187</b>

# 5) Housing – Local growth (non-strategic) sites

## (2) Warwick District

Settlement	No. of sites	Total Capacity
Barford	2	156
Hampton Magna	2	751
Kenilworth	4	449
Kingswood	3	434
Leamington, Warwick & Whitnash	8	591
Radford Semele	2	329
<b>Total</b>		<b>2,710</b>

# 5. Employment - Growth Locations (Stratford)

Strategic Employment Sites	Major Investment Sites
Land north of B4100 (GLH) ~ circa 100ha Land south of JLR ~ circa 50ha	Long Marston RIC JLR + AML @ Gaydon Wellesbourne Campus Wellesbourne Airfield
<b>Local Employment Sites (circa 148ha)</b>	
Land South of Leamington Road, Southam Land at Welsh Road and Daventry Road, Southam Paradise (AML expansion land) Land West of Jaguar Land Rover, Gaydon Henley Golf Centre University of Warwick Wellesbourne Campus Wellesbourne West (Wellesbourne Airfield) Land adjacent to Jill Lane, Studley Atherstone Airfield and adjacent land Land at Bidford	

# 5. Employment - Growth Locations (Warwick)

Strategic Employment Sites	Major Investment Sites
Land between M40 J13 & 14 (BIS.2) ~ circa 120 ha <i>Land at Coventry airport ~ circa 123 ha</i>	South of Coventry Airport (Segro Park) Stoneleigh Park University of Warwick Fen End (Honiley)
Local Employment Sites (circa 100ha)	
Land in and around Stoneleigh Park including:- <ul style="list-style-type: none"> <li>• Kingswood Business Park</li> <li>• Manor fields Farm</li> </ul> Stratford Road, Warwick Land at Longbridge island (M40 - J15) Princes Drive, Kenilworth	

## 6) Planning for essential infrastructure (1)

- Mixed use/neighbourhood centre
- Secondary school (s)
- Primary school(s)
- Health facilities
- Allotments
- Upgrades to the existing highway network
- New bridges
- Green and blue infrastructure
- Sports facilities
- Transport hubs
- Park and ride
- Enhancements to rail infrastructure
- Active travel – e.g. enhancements to existing network or creation of new network
- Any unique facilities, e.g. extension to an existing sewage treatment works

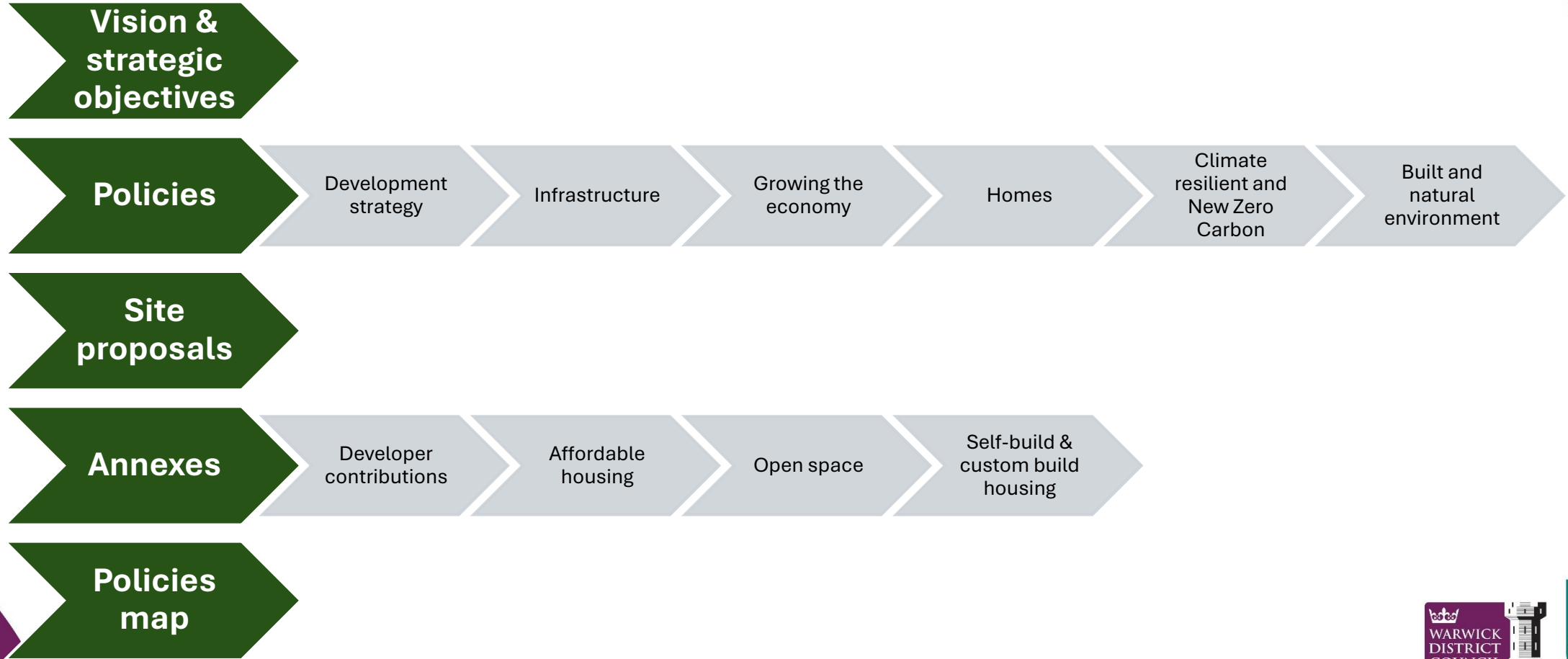
## 6) Planning for essential infrastructure (2)

- New, extended and improved country parks (south of Coventry, Bishop's Tachbrook, Henley, Stratford)
- Active travel improvements in all strategic growth locations
- New junction on M40 – between J13 & 14
- New Park & Ride facilities (Warwick/Leamington / south of Coventry)
- New bypasses for Stratford and Stoneleigh
- New primary & secondary schools
- Safeguarding land for new railway station – south of Coventry

## 7) The structure of the SWLP

- No longer a “Part 1” Plan
- Large section on key principles for all strategic sites and new settlements
- Includes some “supplementary” guidance previously included in SPDs as annexes:-
  - Developer contributions
  - Affordable housing
  - Open Space
  - Self and Custom build housing
- Quite a lengthy document – apologies!

# 7) The structure of the SWLP



## 8) What happens next (1)



## 8) What happens next (2) – Public consultation

- Public consultation (subject to approval by both councils) – 12<sup>th</sup> June – 27<sup>th</sup> July
- Consultation strategy currently being prepared

### **PLEASE NOTE....**

- “Public consultation” or “period for representations”?
- Regulation 19 SWLP is the Plan that the Councils propose to submit to the Secretary of State
- Last chance to comment before SWLP submitted to Government

# 8) What happens next (3) – Public consultation



Purpose of consultation:  
to seek views as to  
whether the plan is legally  
compliant and sound, and  
if not, what modifications  
would make it so.



Use of a model  
representations form –  
available electronically on  
the online consultation  
portal



Guidance notes will also  
be available



Will aim to make as user  
friendly as possible,  
however form must meet  
legal requirements



# 8) What happens next (4) – Regulation 19 questions

Which part of the Local Plan or submission documents does this representation relate?

- Can comment on a specific **paragraph** or **policy, proposals map, Sustainability Appraisal** or **Habitat Regulations Assessment**

Is the SWLP legally **compliant / sound?**

Need to give details of **why** you have responded (500 words max).

Can **support** the legal compliance or soundness of the Local Plan

# 8) What happens next (5) – Regulation 19 questions

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound  to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

# 8) What happens next (7) – after the Reg 19 consultation

Stage in preparing SWLP	Timetable
Approval of Publication version (Regulation 19)	1 <sup>st</sup> June (WDC) / 8 <sup>th</sup> June (SDC) 2026
Publication version consultation	12 <sup>th</sup> June – 27 <sup>th</sup> July 2026
Submission version (Regulation 22)	December 2026 (*)
<i>Examination in Public (Regulation 24)</i>	<i>January – October 2027 (**)</i>
<i>Proposed modifications consultation (Regulation 25)</i>	<i>November – December 2027</i>
<i>Adoption (Regulation 26)</i>	<i>March 2028</i>
(*) Full Council approval (both councils) will be required before submission.	
(**) All dates following submission are subject to the Planning Inspectorate.	

# Where to find out more?

**Policies map (available only via web link)**  
**Agenda papers for Joint Cabinet Committee**  
**SWLP evidence base**

**Any questions?**