

## Overview & Scrutiny Committee

7 April 2021

An additional meeting of the above Committee will be held remotely on 7 April 2021, at 6.00pm and available for the public to watch via the Warwick District Council [YouTube channel](#).

Councillor Milton (Chair)

Councillor G Cullinan

Councillor R Margrave

Councillor I Davison

Councillor M Noone

Councillor A Dearing

Councillor D Norris

Councillor O Jacques

Councillor P Redford

Councillor P Kohler

Councillor D Russell

### Agenda

#### 1. Apologies & Substitutes

- (a) to receive apologies for absence from any Councillor who is unable to attend; and
- (b) to receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Chief Executive, together with the name of the Councillor for whom they are acting.

#### 2. Declarations of Interest

Members to declare the existence and nature of interests in items on the agenda in accordance with the adopted Code of Conduct.

Declarations should be disclosed during this item. However, the existence and nature of any interest that subsequently becomes apparent during the course of the meeting must be disclosed immediately. If the interest is not registered, Members must notify the Monitoring Officer of the interest within 28 days.

Members are also reminded of the need to declare predetermination on any matter.

If Members are unsure about whether or not they have an interest, or about its nature, they are strongly advised to seek advice from officers prior to the meeting.

#### 3. Joint Cabinet/Executive Committee of Stratford-on-Avon and Warwick District Councils Agenda – Wednesday 14 April 2021 - Item 4 - South Warwickshire Local Plan - Scoping Report

To consider item 4 on the Joint Cabinet/Executive Committee of Stratford-on-Avon and Warwick District Councils agenda which falls within the remit of this Committee.

**(Circulated separately)**

Published Thursday 25 March 2021

General Enquiries: Please contact Warwick District Council, Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire, CV32 5HZ.

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For enquiries about specific reports, please contact the officers named in the reports.

You can e-mail the members of the Committee at

[oandscommittee@warwickdc.gov.uk](mailto:oandscommittee@warwickdc.gov.uk)

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# Joint Cabinet/Executive Committee

## Notice of Meeting

**Wednesday 14 April 2021**

**4.00 p.m.**

Virtual meeting held via Teams

available for the public to watch via the Joint Stratford-on-Avon District Council and Warwick District Council [YouTube channel](#)

Members of the Committee are requested to attend

Chairman: To be appointed at each meeting

Councillors:

Stratford-on-Avon

Warwick

M Jennings

J Cooke

A Parry

A Day

D Pemberton

R Hales

Observers

Chairman of the Stratford-on-Avon District Council  
Overview & Scrutiny Committee

Councillor O'Donnell

Chair of the Warwick District Council Finance &  
Audit Scrutiny Committee

Councillor Nicholls

Chair of the Warwick District Council Overview &  
Scrutiny Committee

Councillor Milton

Stratford-on-Avon District Council Liberal Democrat  
Observer

Councillor Juned

Warwick District Council Green Group Observer

Councillor Davison

Warwick District Council Liberal Democrat Group  
Observer

Councillor Boad

Warwick District Council Labour Group Observer

Councillor Mangat

General Enquiries: Please contact either:

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Stratford-upon-Avon CV37 6HX  
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For enquiries about specific reports, please contact the officers named in the reports

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# **JOINT CABINET/EXECUTIVE COMMITTEE (STRATFORD-ON-AVON AND WARWICK DISTRICT COUNCILS)**

14 April 2021

## **AGENDA**

### **1. Appointment of Chairman**

To appoint a Chairman at the start of each meeting.

### **2. Apologies for Absence**

### **3. Disclosures of Interest**

Members to declare the existence and nature of interests in items on the agenda in accordance with the adopted Code of Conduct.

Declarations should be disclosed during this item. However, the existence and nature of any interest that subsequently becomes apparent during the course of the meeting must be disclosed immediately. If the interest is not registered, Members must notify the Monitoring Officer of the interest within 28 days.

Members are also reminded of the need to declare predetermination on any matter.

If Members are unsure about whether or not they have an interest, or about its nature, they are strongly advised to seek advice from officers prior to the meeting.

### **4. South Warwickshire Local Plan - Scoping Report (Pages 1 - 100)**

*To note the work carried out to date by both councils to prepare a Local Plan for South Warwickshire and to seek agreement to undertake a Scoping and Call for Sites consultation.*

### **5. Urgent Business**

To consider any business which, in the opinion of the Chairman, is urgent in accordance with the provisions of Section 100B (4) of the Local Government Act 1972.

David Buckland  
Chief Executive  
(Head of Paid Service)  
Stratford-on-Avon District Council  
Elizabeth House, Church Street  
Stratford-upon-Avon  
CV37 6HX

Chris Elliott  
Chief Executive  
(Head of Paid Service)  
Warwick District Council  
Milverton Hill  
Royal Leamington Spa  
CV32 5HZ

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**Joint Cabinet/Executive Committee****14 April 2021**

**Subject:** South Warwickshire Local Plan - Scoping Report

**Lead Officers:** John Careford (Policy Manager (Enterprise, Housing & Planning), Stratford on Avon district Council)  
**Contact by telephone on 01789 260801 or email at [john.careford@stratford-dc.gov.uk](mailto:john.careford@stratford-dc.gov.uk)**  
 Philip Clarke (Head of Development Services, Warwick District Council)  
**Contact by telephone on 01926 456518 or email at [philip.clarke@warwickdc.gov.uk](mailto:philip.clarke@warwickdc.gov.uk)**

**Portfolio Holders:** Councillor Daren Pemberton (Stratford-on-Avon District Council)  
 Councillor John Cooke (Warwick District Council)

**Summary**

The purpose of this report is to outline the work that has been carried out to date by both Councils to prepare a Local Plan for South Warwickshire and to seek agreement to undertake a Scoping and Call for Sites consultation.

**Recommendations:**

- 1) That Members note the work that has been carried out to date on commencing preparation of the South Warwickshire Local Plan;**
- 2) That Members agree that the consultation document "South Warwickshire Local Plan: Stage 1: Scoping and Call for Sites Consultation" (attached as Appendix 1) be approved for consultation with the public and stakeholders; and**
- 3) That the two lead officers, in consultation with the Portfolio Holders for Place (Stratford-on-Avon District Council) and Development (Warwick District Council), be authorised to make any final editorial amendments to the Scoping Document prior to consultation.**

**1 Background/Information**

- 1.1 Members will be aware that in July 2020, Stratford-on-Avon District Council's (SDC) Cabinet and Warwick District Council's (WDC) Executive agreed a joint statement that had been prepared by the Leaders of the two councils. This included the statement: *"that agreement be given in principle to conducting a Joint Core Strategy/Local Plan Review and that a further paper be presented setting out details of a proposed programme, a member and officer governance"*.
- 1.2 Subsequently, in October 2020 the Councils both approved a paper prepared by officers, in consultation with Cllr Daren Pemberton, the Portfolio Holder for Place (SDC) and Cllr John Cooke, the Portfolio Holder for Development (WDC) which confirmed the agreement to prepare a single Local Plan for South Warwickshire which will, in time, replace both the SDC Core Strategy and WDC Local Plan. These report also supported the principle of establishing a Joint Committee of Councillors from both Councils to

consider and agree key reports relating to the Local Plan. The reports also agreed the establishment of a Joint Member Advisory Group.

- 1.3 A further report, approved by both Councils in February 2021, agreed the establishment of this Joint Committee. This is the first report to be considered by that Committee.
- 1.4 Since October, officers and councillors have been working together to commence work on this Local Plan. It has been agreed that the document will be called the South Warwickshire Local Plan (SWLP). To date, the work on the SWLP has had three main elements: (1) early technical work undertaken by officers in consultation with Portfolio Holders, (2) engagement with the Member Advisory Group and (3) early stakeholder engagement. This has culminated in the document attached as **Appendix 1** for consideration today.

1.5 ***Technical and other work undertaken on the South Warwickshire Local Plan***

- 1.5.1 An officer team, drawn from officers of both Councils, has been brought together to commence work on the SWLP. This work has involved several elements which have come together to inform the scoping document. This work has included the following:
- Early engagement with key internal and external stakeholders to understand the key issues affecting the SWLP;
  - Discussions with the Programme Director for Climate Change who acted as a critical friend to consider the climate change implications of the various options for growth (see below);
  - An initial Health Impact Screening;
  - An initial Equality Impact Assessment screening; and
  - An initial high-level sustainability assessment.

- 1.5.2 In addition, officers have been considering the wide number of additional practical and logistical issues that are created when two separate authorities start to work together on a major project such as this. These issues have included matters such as document and data sharing (including managing how public consultation information is received, stored and shared), branding of the SWLP, a consultation and communication strategy, website design and GIS / mapping considerations.

1.6 ***Councillor engagement***

- 1.6.1 Day-to-day oversight of the work of the officer team and the wider SWLP process has been managed by the authors of this report in consultation with the Portfolio Holders for Place (SDC) and Development (WDC).
- 1.6.2 Wider Member involvement has been provided through the formation of the South Warwickshire Local Plan Advisory Group (SWLPAG). The role of this group is to provide guidance in preparing the SWLP. It is not a decision-making group and does not have a formal scrutiny function but acts as an informal working / steering group to inform the preparation of the SWLP.
- 1.6.3 The SWLPAG is made up of five Councillors from each Council with the chairing of each meeting shared between two Chairmen. The two Portfolio Holders also attend, however do not have voting rights. Currently the membership of the Advisory Group is as follows:
- SDC: Cllrs Harvey (Joint Chairman), Crump, Fojtik, Forman and Rock
  - WDC: Cllrs Boad (Joint Chairman), Davison, Margrave, Rhead and Weber
- 1.6.4 The SWLPAG has considered all of the papers before the Committee today, and has given its broad support to them. Comments made by the Advisory Group Members have been taken into account and considered as part of the preparation of the Scoping Document.

1.7 ***Early stakeholder engagement***

- 1.7.1 Following early consideration of the potential scope of the SWLP by the SWLPAG, some early stakeholder engagement sessions took place in January 2021. The objectives of this has been to introduce and raise awareness amongst stakeholders of the SWLP, and

to seek a steer on key issues relating to the scope of the Plan in order to inform the initial Scoping and Options consultation. Ten (online) events took place which were attended by approximately 140 different stakeholder groups including 42 parish and town councils, 44 developers, agents and consultants, and a wide number of other bodies ranging from infrastructure providers to bodies such as the Warwickshire Wildlife Trust and Historic England. The views of these groups have been reported to the SWLPAG and has in turn helped shape the documents before the Joint Committee today.

## **1.8 South Warwickshire Local Plan Scoping Report**

- 1.8.1 The draft Scoping Report is attached as **Appendix 1** to this report. It is subject to final formatting and typographical checks prior to publication. Recommendation 3 seeks approval to make any final editorial changes in consultation with the two Portfolio Holders.
- 1.8.2 The Scoping Report has been structured to provide some background information on the SWLP and ask some important initial questions which will underpin all the work on the SWLP going forward. The document has been structured as follows:
- 1.8.3 Introduction (section 2): This provides some background information including a brief spatial portrait of South Warwickshire and information about the process of preparing the Plan.
- 1.8.4 About the Plan (section 3): This section provides information on matters such as the relationship between the SWLP and other plans and strategies, and the evidence base of the Plan. It also includes some key initial questions, notably about the scope of the SWLP (whether it should be a high level strategic plan to be followed with more detailed Policies and specific site allocations, or a single comprehensive plan) and the Plan period. The report proposes that the plan period is to 2050.
- 1.8.5 Key strategic issues (section 4): This section identifies 12 key strategic issues; People, Housing, Design, Transport, Economy, Utilities, Resources, Land, Climate, Water, Health and Cultural. It provides a commentary and then asks questions about each one.
- 1.8.6 Vision and Strategic Objectives (section 5): This provides an vision for the SWLP based on four overarching principles that it is intended will run through the heart of the Plan:
  - tackling climate change
  - promoting wellbeing
  - improving connectivity
  - increasing biodiversity.
- 1.8.7 It then considers whether each of the places that will have a key role in shaping the future of South Warwickshire to 2050 should have its own vision. The section then proposes some of the strategic objectives that the Plan will need to address:
  - Delivering homes that meet the needs of all our communities
  - Creating attractive places
  - Connecting people to places
  - Developing opportunities for jobs
  - Supporting vibrant and distinctive centres
  - Providing infrastructure in the right place at the right time
  - Protecting and enhancing our most important historic and environmental assets
  - Contributing towards net carbon zero targets
  - Improving the health and quality of life of our communities
  - Enriching the tourism potential
- 1.8.8 Options for growth (section 6): This section begins to explore the options that should inform the spatial development strategy for the SWLP. At this stage, no decision is

being made about either how much development needs to be accommodated in the District, or where this should go. An understanding of the various options for growth will, however, help inform this in due course. The suggested options for growth are:

- Option A: Rail Corridors
- Option B: Main Bus Corridors
- Option C: Main Road Corridors
- Option D: Enterprise Hubs
- Option E: Socio Economic
- Option F: Main Urban Areas
- Option G: Dispersed

#### **1.9 Call for sites consultation**

- 1.9.1 As well as setting out planning policies that will apply to proposals for development, the SWLP will meet the development needs of South Warwickshire by identifying new sites for development and protecting existing uses on existing sites, as appropriate. It is usual practice when commencing a Plan review to undertake a “call for sites” consultation to provide landowners, developers and agents with an opportunity to submit suggestions for development and land use for consideration and assessment as the South Warwickshire Plan is being prepared. Sites that the Councils consider suitable can then be allocated in the plan in due course.
- 1.9.2 It is therefore proposed that alongside the consultation on the scoping report, the Councils undertake a “call for site” consultation. Details of this, and the questions that will be asked as part of this consultation, are included in section 3.7 of the Scoping Report in **Appendix 1**.

### **2 Alternative Options available to the Joint Cabinet/Executive**

- 2.1 There are potentially two options available to the Joint Committee. The first would be to amend the scoping document before consulting in due course. The second option would be for the Joint Committee not to undertake a public consultation on the scoping document.
- 2.2 In respect of the first option, Members are reminded that the scoping document is simply the first stage in a process and does not make any decisions itself. It is a discussion document about how we can best meet the development challenges facing South Warwickshire to 2050. It makes some suggestions in order to elicit responses. As the document itself stresses, further detailed technical work still needs to be undertaken to assess the suitability and/or appropriateness of any locations for future development. This consultation will help focus where and how we move forward.
- 2.3 In respect of the second option, such an approach is not supported. Early engagement with the public and key stakeholders is important to help local communities understand the Local Plan process and to help inform both Councils as they make key decisions on the strategy and policies of the Local Plan at a later stage. Early engagement with surrounding planning authorities is also important to underpin the Councils’ Duty to cooperate requirements.

### **3 Ward Councillor and Portfolio Holder Members’ Comments**

- 3.1 As noted above, the two Portfolio Holders for Place (SDC) and Development (WDC) have been fully involved throughout this process and are fully supportive of the proposed consultation document. The views of a number of Ward Councillors has been canvassed via the work of the SWLP Advisory Group.

### **4 Implications of the proposal**

#### **4.1 Legal/Human Rights Implications**

- 4.1.1 The South Warwickshire Local Plan is a Development Plan Document and as such, when adopted, will form part of the statutory Development Plan for both Districts. As such, its preparation has to comply with a number of statutory requirements including public consultation, regard to national policy, the achievement of sustainable development and

fulfilment of the Duty to Co-operate. As a Development Plan Document it will be subject to independent scrutiny through an examination in public to ensure that it is 'sound' (fit for purpose) and satisfies all necessary legal requirements. This includes ensuring that residents and stakeholders can engage meaningfully in the process.

#### 4.2 **Financial**

- 4.2.1 There are no direct financial implications arising from this report. The budget to fund this work, and its broad apportionment between the two councils, has been agreed.

#### 4.3 **Environmental/Climate Change Implications**

- 4.3.1 Tackling climate change and responding to the Climate Emergencies that both Councils have declared is at the heart of the South Warwickshire Local Plan. In order to maximise opportunities for climate change adaptation and mitigation, and to meet net carbon zero targets, it is critical that the evolving Plan is informed by assessments on its impact on climate change. To support this scoping consultation an assessment of the options for growth (see Section 6 in **Appendix 1**) has been undertaken to assess their potential impacts on climate change.

#### 4.4 **Council Plan**

- 4.4.1 As a Development Plan Document, the South Warwickshire Local Plan will help the Stratford-on-Avon District Council achieve all five objectives of the Council Plan.

- 4.4.2 In respect of Warwick District Business Plan, the following comments can be made.

##### 4.4.3 **External impacts of proposal(s)**

**People - Health, Homes, Communities** – The SWLP will have a major impact on the Council's ability to meet its housing needs, including the provision of affordable housing, and to provide sports, recreation, leisure, community and cultural facilities to serve its population.

**Services - Green, Clean, Safe** – The SWLP will have a major impact on all the Council's "green, clean and safe" aspirations. It will support the Council's ability to meet its climate change targets through the planning policies it puts in place regarding the location of new development and standards for new buildings. Policies in the Local Plan will also support safer communities.

**Money- Infrastructure, Enterprise, Employment** – The SWLP will have a major impact on the Council's ability to support the local economy through providing appropriate and affordable places of work in the right locations and by other policies to support the economy including within the district's town centres.

##### 4.4.4 **Internal impacts of the proposal(s)**

**People - Effective Staff** – It will be integral to the success of the SWLP that staff are properly trained and supported to undertake a wider range of tasks. As this is a Joint Local Plan then the Councils will need to work together to ensure that proper training and support is given to staff across both Councils.

**Services - Maintain or Improve Services** - Good stakeholder engagement and public consultation are key to ensuring the success of the SWLP.

**Money - Firm Financial Footing over the Longer Term** - It is anticipated that the SWLP will save costs over each authority undertaking its Local Plan review separately. This will be kept under close review throughout the process.

#### 4.5 **Analysis of the effects on Equality**

- 4.5.1 An Equalities Impact Assessment is required for the SWLP to ensure that strategies and policies contribute towards eliminating discrimination, promoting equality and fostering good relations. An initial screening assessment has been prepared for this scoping document.

#### **4.6 Data Protection**

- 4.6.1 Both Councils will ensure that any all data protection requirements are adhered to. This will particularly be the case in respect of personal or commercially sensitive information that is provided to the Council through either the scoping of “call for sites” public consultation.

### **5 Risk Assessment**

- 5.1.1 There are many risks associated with undertaking a Local Plan review. These are financial, reputational and, sometimes, legal. All local authorities are required to prepare Local Plans and both Councils are experienced in managing these risks. All stages of the Local Plan are subject to Councillor advice, scrutiny and approval and so there is plenty of opportunity for Councillors to have proper oversight of the technical work and procedures that are being undertaken.
- 5.1.2 There are additional risks in undertaking a Joint Local Plan review with another local authority as is being undertaken here. These are largely political and relate to the willingness of both Councils to continue to work together to approve the document. These risks are, however, wider ones about the process of preparing a Joint Local Plan.
- 5.1.3 In respect of the risks associated with this particular stage of the process, these are considered to be low. The main risks are around a lack of public understanding of (a) the purpose of a development plan, (b) why this is being done by the two Councils working together (as opposed to separately as has always been the case in the past) and (c) what is the status of these proposals and this consultation. These risks have already been discussed by the South Warwickshire Local Plan Advisory Group, and a consultation strategy has been agreed with this group to ensure that all messages are given as clearly and consistently as possible. These risk will continue to be managed through close joint management of the Local Plan by both Councils together, and significant levels of involvement from Councillors of both Councils, particularly through the Advisory Group.
- 5.1.4 Ultimately, as local planning authorities, both Stratford-on-Avon and Warwick District Councils are obliged to prepare and keep up-to-date a Development Plan for their area. The SDC Core Strategy will be 5 years old in July 2021 and WDC’s Local Plan will reach that milestone in September 2022. Whilst both plans remain up-to-date, it is prudent to start to consider now planning for the period post 2031 / 2029 when those plans expire. It is also timely, in light of the COVID-19 pandemic to use the Development Plan process to support economic growth and the rebuilding of the South Warwickshire economy.

**Tony Perks**  
**Deputy Chief Executive, Stratford-on-Avon District Council**

**Philip Clarke**  
**Head of Development Services, Warwick District Council**

Background papers:

- Discussions with the Programme Director for Climate Change who acted as a critical friend to consider the climate change implications of the various options for growth (see below)
- An initial Health Impact Screening
- An initial Equality Impact Assessment screening
- An initial high-level sustainability assessment





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# Planning for South Warwickshire

**South Warwickshire Local Plan  
Stage 1: Scoping and Call for Sites Consultation**

DRAFT FOR APPROVAL - TO BE FORMATTED

**March / April 2021**

# Summary

This consultation is the first stage in preparing the South Warwickshire Local Plan – a new Plan for Stratford-on-Avon and Warwick Districts. The new Local Plan will affect the way we live, work, visit and play in South Warwickshire to 2050. Stratford-on-Avon District Council and Warwick District Council are working together to prepare this plan. Both councils are also preparing other plans on specific topics relevant to their District. Those plans are entirely separate to this South Warwickshire Local Plan.

A Local Plan sets out the planning policies that the councils will use to assess applications for development and change of use as well as identifying (allocating) sites for new development proposals to meet our future development needs in terms of housing and job growth. We also want to use the South Warwickshire Local Plan to facilitate the provision of the necessary infrastructure to support this growth and to help us mitigate and adapt to climate change.

The first part of the document (chapters 1, 2 and 3) explains the context for preparing the Local Plan, the process for doing so and how you can get involved.

Chapter 4 assesses the key strategic issues facing South Warwickshire centred on twelve sustainability themes.

Chapter 5 sets out a vision and overarching principles that will underpin the approach to the whole Plan as well as ten strategic objectives the plan will need to achieve. The four overarching principles that will sit at the heart of the South Warwickshire Local Plan are:

- **Tackling climate change**
- **Promoting wellbeing**
- **Improving connectivity**
- **Increasing biodiversity**

Chapter 6 suggests seven growth options which consider where future development in South Warwickshire might go. No further development is not an option. At this first stage no detailed work has been undertaken to ascertain the suitability of these locations. We want to hear your views about these options to inform which locations we explore further. There are no right or wrong answers and each option generates different impacts and has a range of pros and cons.

This Scoping and Call for Sites consultation is intended to start the conversation about the kind of place we want South Warwickshire to be in the future. We have included a glossary which explains some of the more technical / planning terms in **Appendix 1**. The best way to share your views is to respond to the questions throughout this document. A full list of all the questions is in **Appendix 2**.

We are consulting now because we need to ensure that the plans for Stratford-on-Avon and Warwick Districts remain up to date. The Stratford-on-Avon Core Strategy is already 5 years old, and plans take a little while to prepare. We also need to rebuild the economy post COVID and the South Warwickshire Local Plan sets out how and where we will attract investment and create new jobs to grow and rebalance the local economy. Lastly, and most importantly, we need to have a plan that helps us move to net zero carbon.

**At the same time as consulting on this document, we are also running a 'Call for Sites' inviting suggestions for development and land use. Further information on the Call for Sites can be found in Section 3.7 and at Appendix 3.**

DRAFT FOR APPROVAL - TO BE FORMATTED

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# 1. How to get involved

Comments on any aspect of this consultation document are invited. The period for submitting comments and for responding to the Call for Sites is between **Monday 10 May 2021** and **5pm on Monday 21 June 2021**. Comments received after the deadline will not be considered.

## How to View the Consultation

**Website** - The consultation document and supporting information is available to view at **INSERT WEB ADDRESS**

**Paper Copies** - Subject to changing restrictions resulting from the COVID-19 pandemic, the document is also available to view at:

- Stratford-on-Avon District Council offices (Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX)
- Warwick District Council offices (Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ)
- Main public libraries across Stratford-on-Avon and Warwick Districts. Please check the COVID-19 restriction at your local library before visiting.

## How to Comment

**Do it online** - use the interactive document which allows you to click on specific sections and comment online at [www.southwarwickshire.org](http://www.southwarwickshire.org)

**Do it by email** - download and fill in a comment form and email it to either:

[swlp@stratford-dc.gov.uk](mailto:swlp@stratford-dc.gov.uk) or [swlp@warwickdc.gov.uk](mailto:swlp@warwickdc.gov.uk)

**Do it by post** - post your completed comment form to either:

<b>Stratford-on-Avon District Council</b>	<b>Warwick District Council</b>
Address: Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX Email: <a href="mailto:swlp@stratford-dc.gov.uk">swlp@stratford-dc.gov.uk</a> Telephone: 01789 267575	Address: Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ Email: <a href="mailto:swlp@warwickdc.gov.uk">swlp@warwickdc.gov.uk</a> Telephone: xxxxxxxxxxxxxxxxx

## Call for Sites

The Call for Sites form (Appendix 3) can be found separately at **INSERT WEB ADDRESSSES**. Once downloaded and completed please submit via email. More information is available in section 3.7 of this document.

If you have any queries regarding this document or the consultation please contact us at [swlp@stratford-dc.gov.uk](mailto:swlp@stratford-dc.gov.uk) or [swlp@warwickdc.gov.uk](mailto:swlp@warwickdc.gov.uk). If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

## 2. Introduction

### 2.1 South Warwickshire Today

Located to the south of the West Midlands's conurbation, South Warwickshire covers 488 square miles of predominately open countryside. Its 2019 population is estimated as just nearly 273,000 people representing some 47% of Warwickshire<sup>1</sup>.

It has a dispersed settlement pattern, with the main towns of Royal Leamington Spa, Warwick, Stratford-upon-Avon, Kenilworth and Whitnash accompanied by smaller historic market towns such as Alcester, Henley-in-Arden, Shipston-on-Stour and Southam and well in excess of a hundred villages of varying size. Royal Leamington Spa (population 52,002) is the largest town followed by Warwick (population 32,623) and Stratford-upon-Avon (population 29,984).

South Warwickshire includes parts of the following national landscape character areas, the most important of which being the Cotswolds Area of Outstanding Natural Beauty, comprising approximately 8% of the total area of South Warwickshire):

- [NCA Profile: 95 Northamptonshire Uplands - NE565 \(naturalengland.org.uk\)](#)
- [NCA Profile: 96 Dunsmore and Feldon - NE469 \(naturalengland.org.uk\)](#)
- [NCA Profile: 97 Arden - NE337 \(naturalengland.org.uk\)](#)
- [NCA Profile: 106 Severn and Avon Vales - NE336 \(naturalengland.org.uk\)](#)
- [NCA Profile: 107. Cotswolds - NE420 \(naturalengland.org.uk\)](#)

South Warwickshire's central geographic feature is the River Avon which flows northeast to southwest together with its tributaries of the Arrow, Dene, Leam and Stour being main rivers in their own right. Historically, the Fosse Way has been and remains an important route.

South Warwickshire is traversed by the A46 which like the River Avon runs on a northeast – southwest axis. The M40, the Chiltern mainline railway and the route of High Speed 2 run on a southeast-northwest axis. Other key route corridors include the M42, A422, A425, A429, A435, A445 and A452.

Nearly a third of South Warwickshire is designated as part of the West Midlands Green Belt, designed to prevent the unplanned expansion of urban areas.

South Warwickshire is home to several major businesses including the automotive brands of Aston Martin Lagonda and Jaguar Land Rover. The town of Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare attracting over 2 million visitors to the town alone. Warwick and Kenilworth, with their castles are also tourist destinations in their own right. In recent years, Royal Leamington Spa has reinvented itself from an eighteenth century spa town to the creative centre of the UK gaming industry.

In 2019, some 83% of the working age population were economically active. Educational attainment is above both the West Midlands and national average. South Warwickshire is also home to the University of Warwick, one of two UK COVID 'megabab', and is the preferred location for a battery 'gigafactory'.

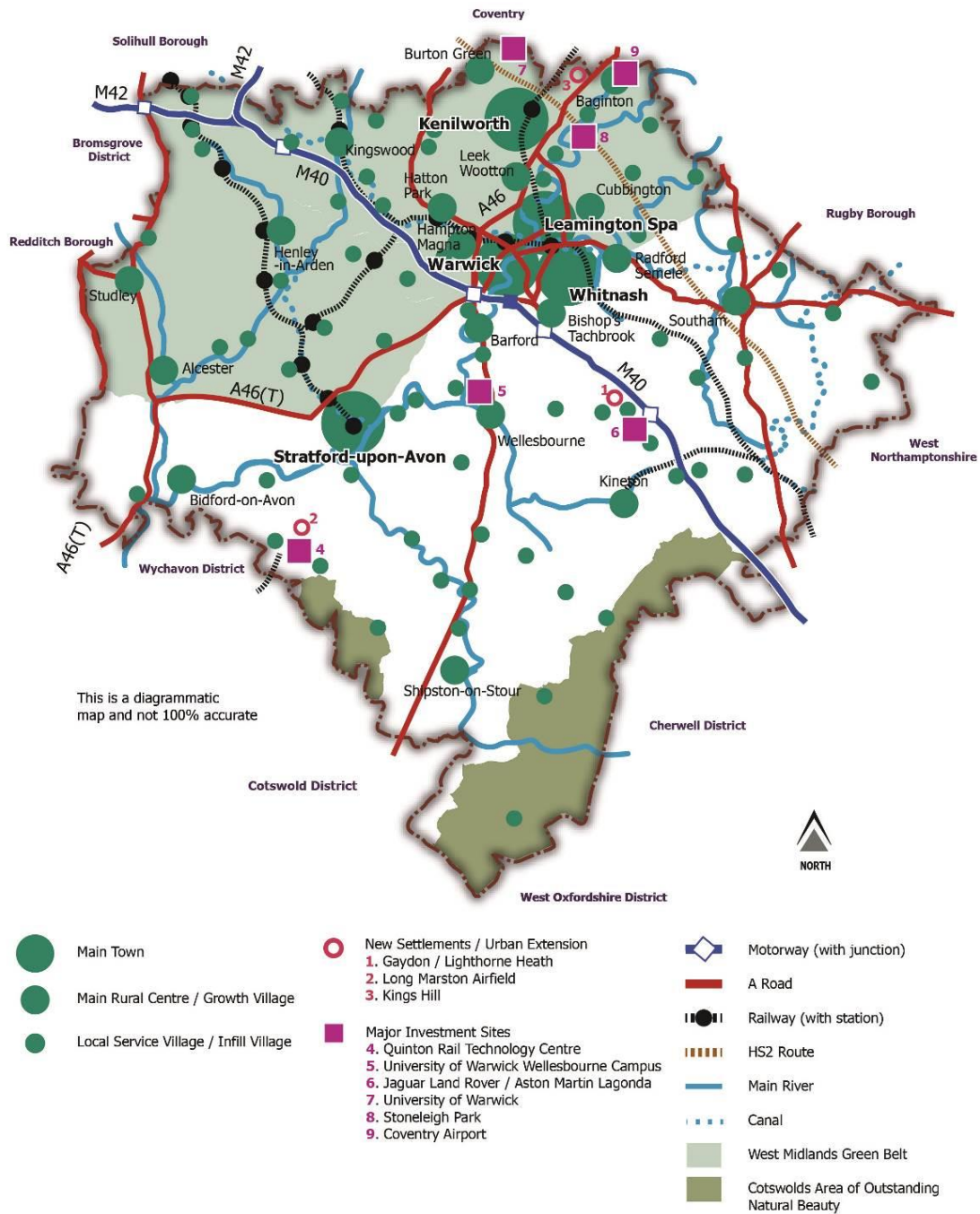
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<sup>1</sup> Population data in this section taken from ONS 2018 mid-year estimates.

Individual settlements based on parish areas: Alcester 6,271, Henley-in-Arden 2,246, Kenilworth 21,616, Shipston-on-Stour 5,243, Southam 7,098, Whitnash 8,569.



## South Warwickshire Key Diagram (as existing)



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Figure 1 - South Warwickshire Key Diagram

## 2.2 Process for preparing the Plan

### National Planning Policy

The National Planning Policy Framework (NPPF) sets out how Local Authorities should achieve sustainable development through the preparation of Local Plans and decisions on planning applications taking into account the economic, social and environmental roles of sustainable development. Local Plans are considered to be 'sound', where they have been:

- Positively prepared
- Justified
- Effective
- Consistent with national policy.

The preparation of the South Warwickshire Local Plan will be guided by national planning policy and legislation in this respect. The Local Plan will set out the strategic policies for development and at a later stage, will provide detailed policies on matters such as the design of development.

### Stages in the plan-making process

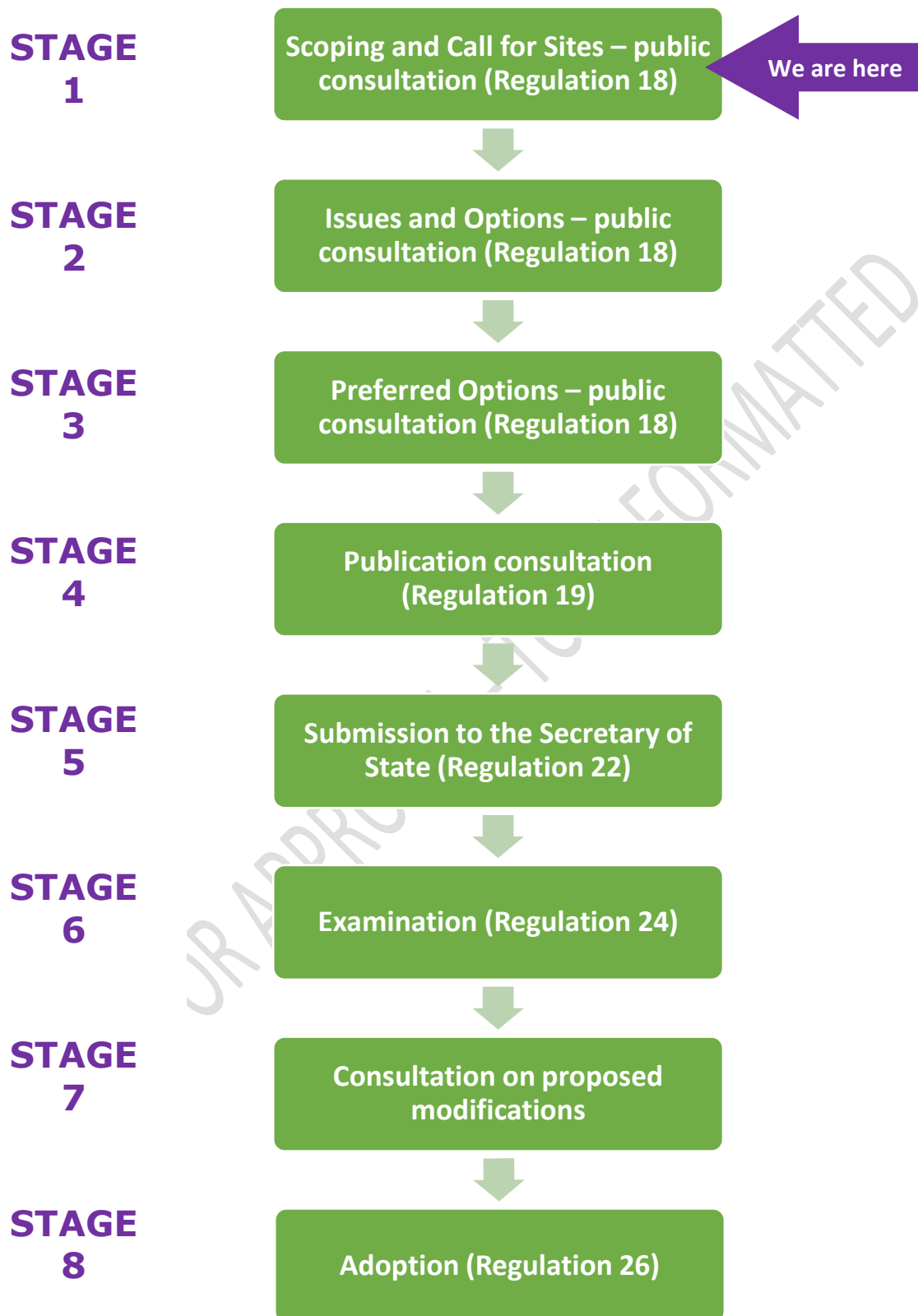
Figure 2 outlines the eight stages we are required to follow to prepare the South Warwickshire Local Plan. This Scoping and Call for Sites consultation is the first stage in the plan-making process. The timetable will be set out following feedback from this initial Scoping consultation.

## 2.3 Next Steps

Following the Scoping and Call for Sites consultation, we will consider all of the responses received, along with other sources of evidence and information. We will make any amendments to the proposed scope of the Local Plan as necessary. We will then prepare an updated "Issues and Options" consultation document for the next stage of development of the Local Plan. This will propose more specific issues for the Plan to address, taking into account the consultation responses to this scoping document. In addition, it will identify some potential options as to how the South Warwickshire Local Plan could address these issues.

Further rounds of consultation on the Local Plan will take place following this Scoping and Call for Sites Consultation, as summarised in the Figure 2. When finished and formally adopted by both Councils it will replace the equivalent policies in the adopted Stratford-on-Avon District Core Strategy and the Warwick District Local Plan. It can then be used to shape development and assess planning applications in both Districts.

Figure 2 - Stages in the South Warwickshire Local Plan process<sup>2</sup>



<sup>2</sup>[The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#) as amended

## 2.4 Stakeholder Engagement

The meaningful involvement of local communities, businesses and other interested parties in the preparation of the Local Plan will ensure that a wide variety of views can be taken into account. We have set up a number of discussion groups and forums that will operate at key stages throughout the plan-making process so that we can capture as many views as possible. The purpose of these groups is to threefold:

- to keep stakeholders informed on progress on the South Warwickshire Local Plan
- to seek a steer on key aspects of the plan as it progresses ahead of any formal public consultation on the South Warwickshire Local Plan
- to enable stakeholders to keep us informed of their plans and strategies

To help prepare the South Warwickshire Local Plan, the following stakeholder groups have been established:

- Business Forum
- Citizens Forum
- Developer Forum
- Green & Blue Infrastructure Partnership
- Infrastructure Partnership
- Parish Forums
- Place Board
- Youth Forum

Preparation of the South Warwickshire Local Plan is being led by an advisory group comprising District Councillors from both Stratford-on-Avon and Warwick District Councils.

In January 2021 we ran a series of sessions with these groups to provide an overview and to invite initial thoughts on the scope of this consultation document. The views gained from these sessions have been taken into account as much as possible in preparing this document.

The preparation of the Local Plan is also subject to a 'Duty to Co-operate' requirement. This means we need to engage with other strategic policy-making authorities to ensure that relevant strategic and cross boundary issues are considered. In order to help identify the key issues that the Local Plan will need to address we have undertaken some early engagement with our strategic partners.

Both the Stratford-on-Avon District Council Statement of Community Involvement and the Warwick District Council Statement of Community Involvement set out how and when we will consult during the preparation of the Local Plan.

- Stratford-on-Avon District Council Statement of Community Involvement - [www.stratford.gov.uk/sci](http://www.stratford.gov.uk/sci)
- Warwick District Council Statement of Community Involvement - [www.warwickdc.gov.uk/sci](http://www.warwickdc.gov.uk/sci)

## 3. About the Plan

### 3.1 A new Local Plan for South Warwickshire

A local plan is a legal document that councils are required to prepare, and which sets out the future land use and planning policies for the area over a set period of time.

A local plan typically corresponds to the boundaries of local planning authorities e.g. Stratford-on-Avon District Council and Warwick District Council. Both Councils have committed to undertaking reviews (i.e. replacements) of their existing respective Core Strategy and Local Plan. The Stratford-on-Avon Core Strategy runs to 2031 and the Warwick District Local Plan runs to 2029. New plans are needed to plan for the development challenges beyond these dates.

Aside from the common history of being within Warwickshire, Stratford-on-Avon District and Warwick District have similar economies, demographics and face common challenges. Many of these challenges such as climate change, biodiversity and infrastructure, do not stop at the District boundaries. Plan-making is also expensive. We think preparing a single plan for a larger geography will be both more effective and efficient.

We think that we should prepare a single Local Plan for the whole of South Warwickshire.

This work is being done in advance of any formal merger between Stratford-on-Avon and Warwick district councils that is currently being proposed. It is entirely separate to that proposal; many councils across the country work together on joint plans for their areas e.g. South Worcestershire Development Plan, Leicestershire Strategic Growth Plan. A single South Warwickshire Local Plan could still be prepared therefore, even if the merger between the two councils were not to go ahead.

**Q1. Do you agree that we should prepare a Local Plan for South Warwickshire?  
If not, why not?**

### 3.2 Scope of the Plan

The scope is the content of the Plan and what planning policies it should contain.

Rather than prepare a single comprehensive plan, we think we should break the plan-making process into at least two separate parts.

- Development Strategy and Strategic Policies (Part 1)
- Detailed Policies and specific site allocations

Part 1 will establish a robust and flexible framework setting out where and how much development should take place across South Warwickshire. It will include the core principles and strategic policies that can provide the context for more detailed policies to follow. Figure 3 shows the different scales at which planning and plan-making operate in

that policies can relate to individual buildings right up to whole areas such as South Warwickshire.

*Figure 3 – Different Scales of Plan-making*



This approach will enable us to prepare the first part of the Local Plan much more quickly. This will provide clarity and certainty to communities and landowners. It will also ensure that we can continue to proactively manage development pressures facing South Warwickshire. It will also provide a meaningful role for neighbourhood plans to focus on detailed local policies within the context of the strategic planning framework established by Part 1. In summer 2020 the Government consulted on a package of proposals for fundamental reform of the planning system through the [‘Planning for the Future’ White Paper](#). Whilst we don’t yet know the full extent of the changes or when they will be implemented, the Government has advised us to carry on with preparing our Local Plan. The creation of a high-level plan means we are more able to respond to changes when they are enacted, reducing the risk of wasting time and resources.

**Q2. Do you agree with our approach of starting with a high-level, strategic part 1 Local Plan? If not, why not?**

### 3.3 Plan Period

The plan period is the length of time the policies in the Local Plan should remain valid for.

We think the Plan should run to 2050 and establish a flexible, robust and long-lasting framework for development across South Warwickshire.

National planning policy requires local plans to cover at least 15 years. [Proposed changes to national policy](#) suggest that plans can run for up to 30 years. By planning over a longer time period we will be able to achieve a better fit with infrastructure providers who typically take a longer-term view on investment decisions and help to ensure that new development is supported by the necessary improvements in infrastructure. 2050 is also the date of the Government's goal to achieve a 100% reduction in net greenhouse gas emissions (relative to 1990 levels).

**Q3. Do you agree that the Plan should run to 2050? If not, what alternative end date do you suggest and why?**

### 3.4 Relationship to other Plans and Strategies

#### Local Plans

The South Warwickshire Local Plan will replace the strategic policies in the existing Stratford-on-Avon Core Strategy and Warwick Local Plan. Remaining policies in those plans will continue to have effect until they are superseded in due course.

Both councils are individually, also preparing several other local planning documents (e.g. Stratford-on-Avon's Site Allocations Plan and Warwick's Climate Change Local Plan). Whilst there is some overlap, these plans tackle very specific planning issues; they do not address the fundamental issues relating to the development strategy or the housing and job requirements nor do they cover a plan period up to 2050.

It is both Council's current intentions to continue to prepare these plans alongside the preparation of the South Warwickshire Local Plan.

Find out more about these other local plans at:

- [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy)
- [www.warwickdc.gov.uk/planningpolicy](http://www.warwickdc.gov.uk/planningpolicy)

#### Neighbourhood Plans

Neighbourhood plans are prepared by parish councils or neighbourhood forums. A number of communities across South Warwickshire have taken the opportunity to prepare a neighbourhood plan for their area. The strategic context for these plans is set by the Stratford-on-Avon Core Strategy and Warwick Local Plan (as appropriate).

The new South Warwickshire Local Plan will establish a new strategic context to 2050 and communities may wish to review their neighbourhood plans accordingly. Importantly, however, much of the detailed content of neighbourhood plans won't be



affected by Part 1 of the new South Warwickshire Local Plan and policies set out in neighbourhood plans will continue to be relevant.

### **Neighbouring Authorities' Plans**

South Warwickshire sits in the wider West Midlands region and in preparing the South Warwickshire Local Plan we need to take into account the plans and strategies of a number of neighbouring authorities, including the West Midlands Combined Authority (WMCA) and Warwickshire County Council, including the Local Transport Plan.

Of particular relevance will be the emerging local plans for Birmingham and Coventry City Councils as South Warwickshire sits within both the Coventry & Warwickshire and Birmingham & Black Country housing market areas. Helping address any shortfalls in housing from these areas will be a key challenge for the Local Plan. South Warwickshire also sits astride the wider M40 corridor. The South Warwickshire Local Plan will need to take into account any economic and functional relationships along this corridor.

### **Infrastructure Providers**

The South Warwickshire Local Plan will also need to take account of the plans and proposals of infrastructure providers to ensure that new development is supported by the necessary infrastructure. Using the approach set out in Section 2.4 we are working with infrastructure providers in the preparation of the Local Plan. Key plans and strategies we are taking account of include:

- [A Regional Energy Strategy for the West Midlands 2018](#)
- [West Midlands Local Transport Plan: Movement for Growth](#)
- [The West Midlands Rail Investment Strategy](#)
- [WM2041 Action Plan – A Programme for Implementing an Environmental Recovery](#)
- [West Midlands Key Route Network Studies](#)
- [West Midlands Combined Authority Design Charter](#)
- [West Midlands Local Industrial Strategy \(2019\)](#)
- [West Midlands Regional Tourism Strategy 2019-2029](#)
- [Warwickshire, Coventry and Solihull Green Infrastructure Strategy 2013](#)
- [Coventry & Warwickshire Local Enterprise Partnership: Strategic Economic Plan 2016\)](#)
- [Coventry & Warwickshire Local Enterprise Partnership Strategic Reset Framework 2020](#)
- [Warwickshire County Council Local Transport Plan 2011-2026](#)
- [Warwickshire County Council Local Transport Plan – key themes consultation](#)
- [Warwickshire County Council Annual Education Sufficiency Update \(September 2020\)](#)
- [Warwickshire County Council Visitor Accommodation Futures Study and Development Action Plan 2019](#)
- [Warwickshire County Council Heritage and Culture Strategy 2020-2025](#)
- [Warwickshire County Council Public Health Draft Health & Well-being Strategy 2020](#)
- [Place Based Needs Assessments \(All Areas in South Warwickshire – dates range from February 2019-July 2020\)](#)
- [Environment Agency River Severn River Basin Management Plan 2015](#)

[Severn Trent Water Resources Management Plan 2019](#)[Shakespeare's England Destination Management Plan \(2018\)](#) and covers the period 2015-2025



## Community Infrastructure Levy

Both Stratford-on-Avon and Warwick district councils charge a Community Infrastructure Levy or CIL on new development. Monies obtained from CIL are then spent by each council on key infrastructure projects that help support new development with each District. Given that we are proposing a single Local Plan for South Warwickshire, it makes sense to operate a single CIL charging regime to ensure that the growth set out in the South Warwickshire Local Plan is accompanied by the necessary infrastructure across South Warwickshire and that it can be funded in a consistent and co-ordinated way.

## 3.5 Updating the evidence base

Any plan must be based on up to date and robust evidence. The existing Stratford-on-Avon District Core Strategy and Warwick District Local Plan were adopted a number of years ago. The evidence base upon which they were based now needs to be reviewed.

In addition to using existing and emerging information and studies produced by a wide range of our partner organisations, preparing a new Local Plan for South Warwickshire provides the opportunity to gather land-use planning evidence across the South Warwickshire area. There may also be opportunities for some information to be collected and applied across the wider Coventry and Warwickshire area. Work is ongoing to determine the best option for updating the data to inform the Local Plan.

We think the following new evidence is needed to support the South Warwickshire Local Plan:

<ul style="list-style-type: none"><li>• Biodiversity &amp; Green Infrastructure Assessment</li><li>• Economic Needs Assessment (including Retail, Leisure and Tourism)</li><li>• Habitats Regulations Assessment</li><li>• Housing Needs Assessment</li><li>• Infrastructure Delivery Plan</li><li>• Landscape Character Assessment</li></ul>	<ul style="list-style-type: none"><li>• Settlement Design Analysis</li><li>• Site Delivery &amp; Viability Studies</li><li>• Strategic Flood Risk Assessment</li><li>• Strategic Housing and Employment Land Availability Assessment</li><li>• Transport Assessment</li><li>• Water Cycle Study</li></ul>
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Depending upon the outcomes of some of this new evidence, it may be necessary to undertake a review of the Green Belt so that we can consider whether any land should be removed or added to the existing Green Belt to best meet future development needs within South Warwickshire.

The South Warwickshire Local Plan will also need to take into account approaches set out in Council's existing strategies, such as the Housing Strategy and the Industrial Strategy.

**Q4. Do you agree that this is the right evidence that we need to inform the Local Plan? Is there further evidence that you think will be required?**

## 3.6 Assessing the impacts of the Plan

It is important that we consider the effects of the South Warwickshire Local Plan as it evolves to make sure that it minimises any adverse impacts and optimises the positive effects. There are a number of ways this will be done. The impact assessments undertaken to inform this scoping consultation are available to view at [INSERT WEB ADDRESS](#).

### Sustainability Appraisal

The purpose of a Sustainability Appraisal and Strategic Environmental Assessment (also known as SA/SEA) is to assess the extent to which a local plan will help to achieve relevant environmental, economic and social objectives. It is required to be produced for the new South Warwickshire Local Plan. For this initial scoping consultation, however, we have undertaken an initial high-level assessment of potential positive and negative effects of the options for growth (see Section 6) in relation to the 12 sustainability themes set out in Section 5.

### Climate Change Impact Assessment

In order to maximise opportunities for climate change adaptation and mitigation, and to meet net carbon zero targets, it is critical that the evolving Local Plan is informed by assessments of its impact on climate change. To support this scoping consultation, an assessment of the options for growth (see Section 6) has been undertaken to assess their potential impacts on climate change.

### Health Impact Assessment

To identify and optimise the health and wellbeing impacts of plans, a Health Impact Assessment considers how people and their health can be at the heart of the planning process. The assessment will be used to inform the content of the South Warwickshire Local Plan to address the barriers and enablers for creating healthy places. We are working in conjunction with public health officers at Warwickshire County Council to produce a Health Impact Assessment for the South Warwickshire Local Plan. There are a number of stages in the production of the assessment. An initial screening assessment on this scoping consultation document has been undertaken.

### Equalities Impact Assessment

The purpose of an Equalities Impact Assessment is to ensure that strategies and policies contribute towards eliminating discrimination, promoting equality and fostering good relations. An initial screening assessment has been prepared for this scoping consultation document.

**Q5. Do you have any comments on the impact assessments that accompany the South Warwickshire Local Plan?**

## 3.7 Call for Sites

As well as setting out planning policies that will apply to proposals for development, the South Warwickshire Local Plan will meet our development needs by identifying new sites for development and protecting existing uses on existing sites, as appropriate.

To help us do this, as part of this consultation we are issuing a 'call for sites'. This is an opportunity to submit suggestions for development and land use to us for consideration and assessment through the South Warwickshire Plan process. Sites that we consider suitable can then be allocated in the plan. Allocation means confirming that the principle of a particular land use or uses is acceptable.

We only want to hear about sites that are larger than 0.4 hectares / 1 acre in size (i.e. will provide more than 10 homes).

### **Q6. Please tell us about specific sites you wish to promote for:**

**Q6a. Housing**

**Q6b. Employment / Industrial / Commercial**

**Q6c. Retail**

**Q6d. Leisure / Community**

**Q6e. Gypsies and Travellers**

**Q6f. Open Space / Biodiversity / Green Infrastructure**

**Q6g. Utilities / Infrastructure (inc. renewable energy)**

**Q6h. Other uses**

**Please provide a map to accompany your suggestion clearly showing the boundaries of the site.**

**You do not need to tell us about sites you wish to retain for agricultural use.**

**Please use the form at Appendix 3 to provide as much information as possible.**

*Please note: submitting a site to us does not guarantee that it will be allocated. The sites have to be subject to a technical assessment first. Even those that are deemed suitable following the technical assessment may not necessarily be allocated for development. Allocation for development will also depend on range of policy and practical considerations, some of which may be unique to the requirements of South Warwickshire. In other words, the technical assessment will provide information on the range of sites potentially available to meet needs, but it's for the local plan process itself to determine which of those sites are the most suitable and deliverable for a particular use.*

## 4. Key Strategic Issues

Plan-making is important because it affects how we live our lives. Its ultimate goal is to create sustainable communities by ensuring that development needs are met in the context of achieving positive impacts for the environment, the economy and society. We have devised the Wheel of Sustainability to demonstrate the full spectrum of issues that the plan, to varying degrees, will seek to address.

Within each of these twelve sustainability themes we have explained what we think the key issues are and why that is the case, and set out the questions that we want you to help us answer.

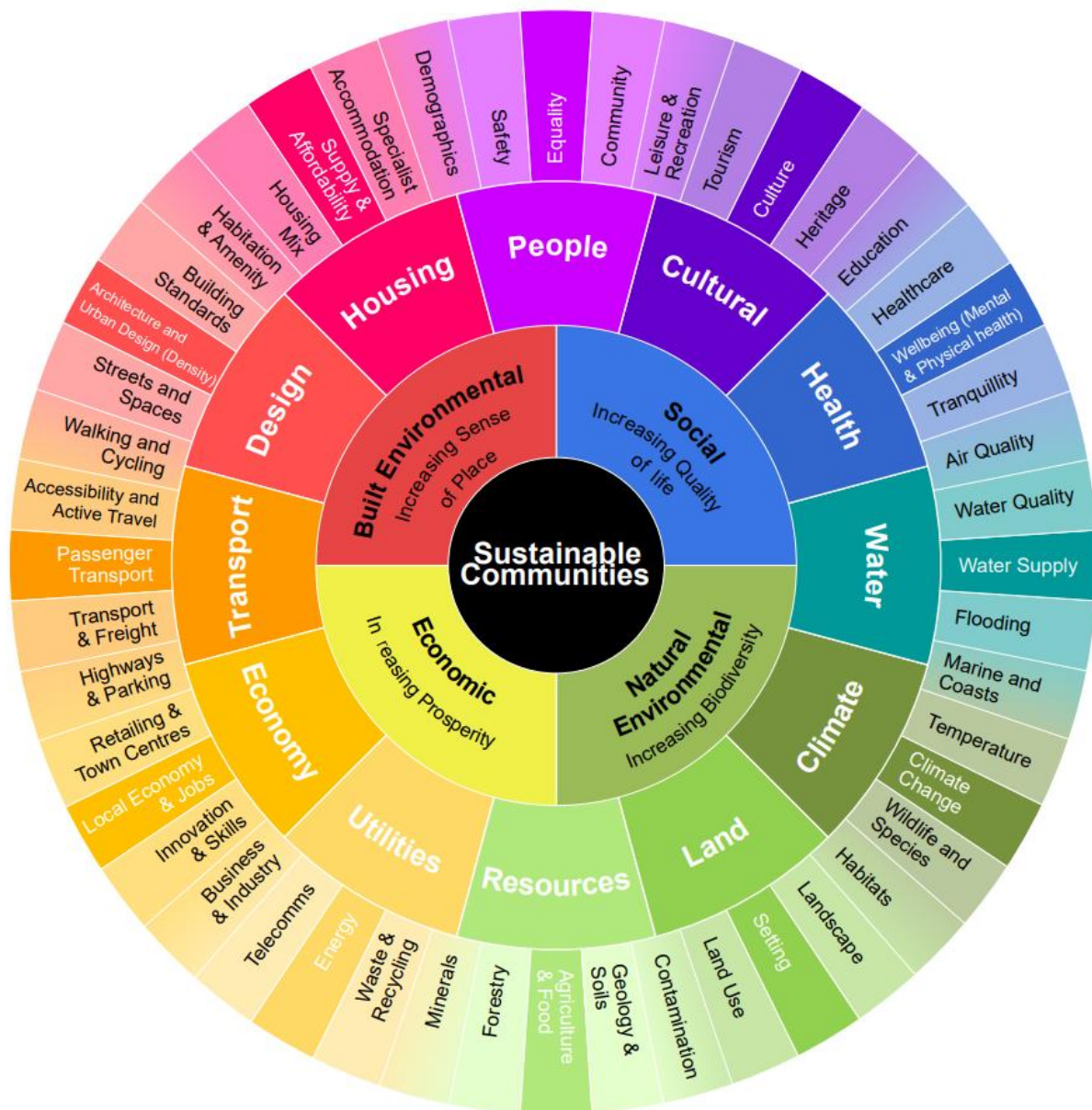


Figure 4 - Wheel of Sustainability





# People



## 4.1 Key Strategic Issues: People

### We think...

Social isolation and loneliness can affect everyone, with some groups being more at risk than others, particularly those living in rural areas. As well as accessibility to key services and employment opportunities being an issue for some people, digital exclusion is increasingly a key factor in economic disadvantage and social isolation. The South Warwickshire Local Plan should address these issues by encouraging connectivity throughout developments and ensuring key infrastructure, such as broadband, safe walking and cycling routes, and green space, is in place to support this. This will ensure people have access to facilities in their communities such as local groups, youth facilities, and community events all of which help to keep people connected.

Development should seek to accommodate all user needs to provide healthy and inclusive communities, encourage independent living and allow people to maintain a high quality of life. The quality, condition and affordability of housing is important because problems with these can lead to health issues.

### Why?

Nearly a third of people within Warwickshire live in rural areas that typically have poor public transport links, which makes it difficult for them to access services. Over one in three of the population over 65 report they are lonely some or all of the time. Younger people are also more likely to report that they are lonely.

Those living in more deprived areas are more likely to have a lack of green space, to experience poor air quality and live in poorer quality housing.

The 2019 estimated population of South Warwickshire is nearly 273,000 people which represents 47% of Warwickshire. Its population is expected to grow by some 57,500 by 2043 representing 53% of the expected growth for Warwickshire as a whole over the same period. The age cohorts of this expected population growth will have a huge impact on on planning for South Warwickshire, not just in terms of the size of homes we build but also the type of homes we build as well as in the provision of services such as education, health and social care.

Warwickshire has an increasingly older population and a higher level of homelessness than other areas in the UK. The prevalence of dementia in all ages is higher than the national average in the South Warwickshire Clinical Commissioning Group area which includes both Warwick and Stratford Districts.

**Q7. Do you agree that the South Warwickshire Local Plan should address social isolation and loneliness?**

**Q8. Do you agree with encouraging connectivity and ensuring key infrastructure is in place to support this? How should this be done?**





# Housing



## 4.2 Key Strategic Issues: Housing

### We think...

- (a) Affordability – the Local Plan should define the proportion of affordable housing to be delivered as part of the growth strategy.
- (b) Specialist – custom and self-build homes, homes for an ageing population including Extra Care, and pitch provision to accommodate the needs of gypsies, travellers and travelling showpeople, should all be addressed as part of strategic growth proposals.
- (c) Mix – an appropriate mix of types and sizes of homes both in the market and affordable sectors shall be guided by evidence gathered to underpin the South Warwickshire Local Plan.

### Why?

We recognise that there is no 'one size fits all' for housing. Individuals and communities have a range of different priorities and needs for the place they call home and the South Warwickshire Local Plan has a role in facilitating these needs.

Affordable housing need will be quantified within the Local Plan to ensure that strategic growth provides for an appropriate number of homes that are affordable. These homes must also be located according to the evidenced need for them, and to be of appropriate types in terms of size and tenure.

The provision of specialist housing, as well as the mix of the types and sizes of housing should also be underpinned by local evidence.

**Q9. Do you agree that the Plan should address each of the housing matters proposed? If not, what is your alternative?**





# Design



## 4.3 Key Strategic Issues: Design

### We think...

Strategic design principles have a role to play in informing directions/locations for growth. These principles include:

- Connectivity – the number of potential connection points to the established movement network (prioritising opportunities for active and sustainable travel). Potential directions or locations for growth with insufficient connection opportunities, in terms of number and/or quality would not be considered favourably.
- Barriers – the existence or otherwise of barriers to connectivity (a severance effect) – for example a railway line or a strategic road which would need to be crossed.
- Character and identity of place and its setting – this could include matters such as landscape setting, views and vistas, established street patterns and urban grain.
- Green and blue infrastructure – (i.e. parks, public open spaces, rivers and canals) opportunities for connections to the benefit of communities and the natural environment.

Connectivity transcends most of the strategic issues outlined in this chapter. The Local Plan will consider connectivity at all scales (see Table 1 below), both in considering the most appropriate locations for growth, and in defining strategic design principles for any sites subsequently allocated.

*Table 1 – considering connectivity at different scales*

Scale	Why?
To/from South Warwickshire in national and international context	To be accessible for business, culture and tourism to the benefit of the local economy
South Warwickshire in a regional context	As above
Between settlements within South Warwickshire	Examine active and sustainable travel choices between different places for residents and visitors to access cultural, leisure and business or retail facilities. Ensure that strategic growth is directed to well-connected places and/or that it has the potential to enhance interconnectivity.
Within/across settlements: <ul style="list-style-type: none"> <li>• Access to town centres</li> <li>• Access to the edge</li> </ul>	The overarching rationale is to ensure that any strategic growth is directed to the most connected locations (by active and sustainable travel), especially where that growth is peripheral to the existing settlement.  Strategic connections to town centres in recognition of their current and future roles, whilst not generating congestion and associated issues. Potential strategic links to other settlements (e.g., cycle links) and leisure access to the countryside.
Neighbourhood scale (both linking into existing neighbourhoods or the potential creation of new	Walkable and cyclable places are connected places. Strategic expansion or creation should ensure permeable street networks for active

Scale	Why?
neighbourhoods)	travel modes in particular.

### Why?

Well-connected towns, settlements and neighbourhoods can<sup>3</sup>:

- Enhance land values
- Make shops and facilities more viable
- Encourage natural surveillance
- Encourage more walking and cycling
- Reduce vehicle emissions

Connectivity, therefore, is a core strategic design theme, as well as a proposed overarching principle of the Local Plan. Street layouts and connections are generally one of the most enduring elements of our built environment. They are incredibly difficult if not virtually impossible to alter significantly once delivered. Street pattern is also a key determinant of character.

The Plan will recognise and embed the '10 characteristics of well designed places' set out in the [National Design Guide](#) insofar as they relate to the strategic nature of the plan. 'Movement' is one of these characteristics, as is 'context' and place 'identity'. These three characteristics/principles should guide locations and directions for growth, in addition to the detailed design of any future proposals.

**Q10. Do you agree that the strategic design principles above should inform directions/locations for growth?**

**Q11. Do you agree with the emphasis on connectivity? If not, why not?**

<sup>3</sup> See for example, [The Value of Urban Design](#), Ministry for the Environment, New Zealand – synthesises international research on connectivity and other key urban design aspirations





# Transport



## 4.4 Key Strategic Issues: Transport

### We think...

Transport, and access to transport, impacts on a wide range of issues including those related to the environment, personal wellbeing and the economy. It is a critical consideration in facilitating sustainable growth in the area.

Connectivity as a principle is central to the issue of transport, and is discussed above. The emphasis on connected places is targeted primarily at improving opportunities for active travel, and a combination of active and sustainable travel, aimed at reducing regular reliance on private vehicles. As part of this, the specific needs of dispersed settlements, and enhancing rural-urban linkages will be an important consideration.

An increase in the number of people working from home and flexible working may change both existing transport patterns and peak commuting times. The extent of the long-term impact of current trends remains to be seen, but the Local Plan will explore and respond as appropriate.

Town centre transport strategies will be considered, including encouraging people out of cars for their 'last mile' of travel in order to reduce congestion. These strategies are explored further in Section 4.5.

Warwickshire County Council is preparing a new Local Transport Plan to replace the existing Local Transport Plan 2011-2026. This will form an important part of the overall transport strategy context for the South Warwickshire Local Plan.

### Active travel

The Local Plan should prioritise active travel modes, including walking and cycling. This recognises the benefits of active travel to the physical and mental health of communities, as well as reducing vehicular congestion and associated pollution.

To prioritise active travel, the Local Plan will seek to:

- Optimise the number and quality of connections at different scales (see Section 4.3)
- Use the strategic green infrastructure network and identify opportunities to expand it.
- Ensure that all new growth is designed as walkable neighbourhoods, with an appropriate connected street pattern, and conveniently located local services.
- Set out principles for the delivery of streets and public realm that are safe and attractive to use, and that encourage people to linger so that they may also act as social spaces.

### Public transport/sustainable travel

Reducing the need for the use of private vehicles may include improving existing public transport links, including rail and bus services. The location of new development should be considered as a factor in making the best use of the existing public transport infrastructure.

A lack of access to public/active transport options can increase isolation by reducing access to employment and services, and can have significant impacts on congestion and levels of air and noise pollution. It is important to consider how rural-urban linkages may be enhanced, taking into account the dispersed settlement pattern of much of the region.

### Private vehicles

There will be circumstances where the use of private vehicles will still be necessary. We will explore ways, however, in which the uptake of low-emission and electric vehicles can be encouraged. This is expanded upon further in the section below.

### Transport for business

Enhancing the connectivity and accessibility of the infrastructure network is critical to enabling economic growth and improving productivity in the area. The Local Plan will explore how best to accommodate freight and commuting transport whilst reducing carbon emissions and congestion. This may include for example, providing for 'last mile' delivery hubs. The interconnections of South Warwickshire as part of the wider regional and national transport network will be considered.

### **Why?**

Transport, and specifically vehicular transport represents the biggest proportion of our carbon emissions nationally and locally. It is important, therefore, to the application of the overarching principles and the achievement of the South Warwickshire Local Plan's strategic objectives of the Plan, that it seeks opportunities to encourage other modes of travel and provide opportunities to encourage electric and low-emission vehicles across South Warwickshire.

Transport however plays a significant role in the economy of South Warwickshire, and in connecting people and places. This requires a balanced approach. Transport strategies will need to take into account the requirements of different groups of transport users and different types of journey. The existing settlement pattern of the area will also need to be considered, as well as how best the linkages, both internally within South Warwickshire, and as part of the wider regional transport network, might be enhanced.

**Q12. Do you agree that the Local Plan should seek to explore ways in which the reliance on the private vehicle may be reduced? If not, why not?**

**Q13. Do you agree that enhancing connectivity and prioritising active and sustainable travel are the best ways to achieve this? Please explain your answer.**

**Q14. Are there any additional transport issues or priorities you think that the Local Plan should address? Please explain your answer.**

### **We think...**

Embracing technologies in transport, such as electric and hydrogen vehicles and e-bikes, can have multiple benefits both to individuals and to wider society. These benefits include reducing carbon emissions, improving air quality, and providing a greater range of transport options.

New petrol and diesel cars will be banned from sale in the UK from 2030. It is important, therefore, for the Local Plan to provide the infrastructure, such as electric vehicle charging points, that are required to support the increased uptake of electric and other low-emission cars, freight and passenger transport vehicles in South Warwickshire.

## Why?

Vehicle Licensing Statistics from the Department for Transport show that the number of Ultra-Low Emission Vehicles in the UK has already increased from just under 9,000 at the end of Q1 2010 to 317,000 by the end of Q2 2020. These figures will grow considerably due to the Government ban on the sale of new petrol and diesel cars from 2030. It is important, therefore, that we have the infrastructure necessary to support the increase in electric and other low-emission vehicles on the road.

It is anticipated that low-emission technologies will grow in importance not just in relation to private cars, but also for freight transport and public transport vehicles such as zero-emission buses. In addition to electric vehicles, the Plan should also embrace other forms of low-emission vehicle, such as hydrogen-fuelled vehicles, and be able to adapt to future technologies that may also emerge.

Active travel such as walking and cycling provides a range of benefits for both individuals and society, including reduced congestion, improved health and better air quality. These forms of transport are not, however, always practical for longer distances and for all groups of people. E-bikes can encourage people to use these methods of transport for shorter distances instead of private cars. These forms of transport are more likely to be appropriate in the larger towns of the Local Plan's area rather than the smaller towns and its many rural villages.

Warwickshire County Council's proposed new Local Transport Plan 4 will form an important part of the overall transport strategy context for the South Warwickshire Local Plan.

**Q14. Do you agree that the Plan should seek to improve infrastructure, such as charging points, for electric vehicles and e-bikes?**

**Q15. Are there any other ways you think the Plan could encourage the increased uptake of electric and other low-emission vehicles? Please explain your answer.**





# Economy





## 4.5 Key Strategic Issues: Economy

### **We think...**

There is a need to nurture employment growth and ensure that there are a range of employment opportunities in accessible locations.

Providing a diverse range of employment opportunities in the region can enable growth by providing increased resilience to the local economy, and assist in increasing the retention of residents in the region. The Plan should encourage businesses in a diverse range of sectors, including those within the 'green economy' so as to provide for sustainable economic growth.

Many Stratford-on-Avon residents currently commute out of the District, as many of the jobs available within the District are low wage tourism or hospitality jobs. Both Stratford-on-Avon and Warwick District areas have ageing populations that could pose future challenges in terms of labour supply. Some sectors such as the night-time economy require local residents to survive year-round, and these industries can be supported by the retention of young people living within the region. The Plan should seek to address these issues as part of its wider economic strategy.

Focussing development in existing locations where they are most accessible can improve employment opportunities, help to reduce congestion, and enable clusters of industries to arise that can in turn increase productivity and drive growth. However, it is acknowledged that much of the South Warwickshire region is rural, and new rural businesses should also be encouraged where they are considered to be appropriate in scale, nature and location.

As part of the Plan's evidence base, an Employment Land Study will be undertaken to determine the area's employment land requirements, and to decide where future employment developments may best be accommodated in the South Warwickshire Plan area, to support the economic growth of the region.

### **Why?**

South Warwickshire currently has a number of particular economic strengths in a range of different sectors. Some of the most important industries to the local economy include the automotive sector; advanced manufacturing and engineering; the computer games and software industry; tourism and hospitality; retail, heritage and culture; education, research and development; and agriculture. The Midlands' 'Golden Triangle' – the area within M42, M1 and M6 – is one of the most important economic areas in the UK, with a high demand for business space and competitive advantages in advanced manufacturing and engineering and logistics. The South Warwickshire Plan area is well placed to capitalise on its locational proximity to this area.

The green economy is identified as being important to the future of the South Warwickshire economy. Climate change is an important issue for South Warwickshire, with both Stratford-on-Avon and Warwick District Councils aiming for the Districts to be carbon neutral by 2030. Innovation in green technologies could draw on the existing sectoral strengths of the region, such as education, research and development, automotive and advanced engineering and manufacturing, to help diversify the economy. For example, the movement of the automotive sector into developing electric and low emission (including hydrogen fuelled) vehicles is an example of an existing industry diversifying into using greener technologies. This diversification could also assist

in growing the regions 'knowledge economy', i.e., utilising knowledge-intensive activities to drive advancement and innovation in the technical and scientific sectors.

However, the future economic landscape is uncertain, particularly in the wake of the COVID-19 pandemic, as well as Brexit producing additional trade challenges for some businesses. As such, it is important that the Plan builds on the existing successes and strategic locational strengths of the region to nurture the growth of new and existing industries, providing the opportunities for businesses to thrive.

In addition, there are also challenges currently facing agricultural businesses. These include having the capital to invest, planning legislation, connectivity, labour shortages and the uncertainty caused by Brexit. Appropriate diversification can enable such businesses to have greater resilience, by providing a range of income generating streams. For example, tourism accommodation, craft workshops, and farm shops can help supplement income. Technological innovation can also support agricultural and rural businesses to adapt to changing circumstances.

**Q15. Do you agree that the South Warwickshire Local Plan should seek to diversify the local economy by supporting growth in new industrial sectors? If not, what other ways should the plan support economic growth?**

**Q16. Do you agree that new employment opportunities should mainly be focussed in existing employment locations? If not, what other locations should be considered?**

### **We think...**

Supporting the growth of small and medium-sized enterprises (SMEs), and emerging businesses, is an important element of enhancing the region's economy.

It is imperative that the Plan provides the appropriate support to these businesses, in order to allow the conditions for them to thrive and contribute to the growth and diversification of the regional economy. This includes ensuring that there is enough affordable employment land to meet the needs of SMEs.

### **Why?**

Warwick District has a strong SME base with the majority of businesses being within the Micro, Small and Medium category. Data from 2017 shows that approximately 90% of Warwick's businesses employ fewer than 10 people. In Stratford-on-Avon, SMEs also play a large part of the local economy, with the District having a higher proportion of start-up businesses than the national average.

However, SMEs often fail due to their increased vulnerability compared to larger and more established business, and it can also be difficult to start a new business in the first place. It is therefore important that the Plan provides the right support and conditions for such businesses, providing opportunities for new SMEs and businesses to be established as well as for existing SMEs to thrive including the provision of sufficient and affordable employment land.

**Q17. Do you agree that the affordability of employment land and premises is a key issue that the Plan should address? If not why not?**

**Q18. Do you agree that the Plan should seek specific opportunities to support small and emerging businesses? If not, what do you suggest?**

### **We think...**

There are opportunities to build on the success of existing heritage and cultural attractions, improve the night-time economy and strengthen the tourism sector in the region. We can build on the reputation of the historic towns in South Warwickshire by protecting and enhancing their existing cultural and heritage assets. We can also support the tourism sector through improving productivity level – for example, by providing opportunities for the upskilling of residents in order to match the skills required by businesses.

There is currently a lack of sufficient affordable employment land in the region. This is an issue that needs to be addressed in order to encourage greater inward investment, and to build on the existing strengths of the region as an attractive place for businesses to locate to.

### **Why?**

The heritage and culture sector constitutes a large part of the South Warwickshire economy; Tourism Economic Impact Assessments from 2019 indicate that tourism accounted for 7% of employment in Warwick District, and 15.6% of employment in Stratford-on-Avon District. Warwick and Kenilworth Castles attract large numbers of both British and international visitors every year, whilst Stratford-upon-Avon is world renowned for its built heritage, theatre industry and its cultural importance as the birthplace of Shakespeare.

However, more could be done to reach the economic potential of these sectors. For example, by embracing the 'post theatre' economy, the night-time economies of the region's historic towns could be enhanced. Providing educational opportunities for residents to match their skills to those required by businesses in and related to the heritage and cultural sectors could also assist in this aim.

Furthermore, it is considered that the success of the region's heritage and cultural sector could be exploited in order to expand the economic benefits into other sectors outside of tourism and hospitality. For example, the region of South Warwickshire is strategically located to attract inward investment, and the excellent reputation of the region's historic towns and their cultural attractions could build on this locational advantage to attract additional businesses to the region.

**Q19. Do you agree that the Plan should seek to build on South Warwickshire's existing cultural and heritage assets in order to enhance the economy? If not, what alternative do you suggest?**

### **We think...**

It is important to match the skills of residents to the needs of businesses, and provide a range of employment opportunities with a broad skills base, so as to retain a greater proportion of residents living and working in South Warwickshire.

Reducing the 'skills leakage' of the region to other areas could have beneficial effects on congestion by reducing out-commuting, and also assist in driving economic growth.

Factors that could assist in achieving this could include the diversification of the economy, building on partnerships between education and industry, and providing a greater amount of affordable housing in South Warwickshire so that residents can afford to stay living in the area.

### **Why?**

There is a shrinking working population in Stratford-on-Avon, and many younger people feel compelled to move out of the District in order to find work that matches their skills. Conversely, many jobs in the District are reliant on in-commuting from employees that live outside of the District in order to find employees with the skills they need. The Local Industrial and Economic Development Strategy (LIEDS) for Stratford-on-Avon District 2018-2031, published in 2018, found that only 47% of Stratford-on-Avon residents actually worked in the District. The combination of high house prices and low wages in certain key sectors means that many of those who work in the District cannot afford to live in the District. Additionally, the large proportion of jobs in Stratford-on-Avon that are in low paid tourism, hospitality and retail jobs drives many residents to seek skilled employment in other areas.

In comparison, Warwick District has a high proportion of highly skilled residents, in part due to the impact of Warwick University and the resultant flow of students into the District. However, it is important to match the skills required by businesses with those supplied locally in order to reduce unemployment, out-commuting and business failure rates.

**Q20. Do you agree that the Plan should aim to reduce skills 'leakage' and provide greater opportunities for education and training? If not, what is your alternative?**

### **We think...**

The town centres of South Warwickshire will need to adapt to changes in the town centre economy resulting from the growth in internet shopping and the effects of the COVID-19 pandemic. This could include allowing a wider range of uses in town centres than currently permitted. It is also considered that the night-time economy has further potential to be developed in South Warwickshire, and this could enhance the vitality and viability of the regions town centres.

The role of town centres as being largely car dominated, rather than prioritising the pedestrian, is another issue to be explored. Congestion in town centres is a major issue in South Warwickshire, and is costly to the economy through increased journey times. Congestion worsens air quality and affects the health and wellbeing of residents. Additionally, it poses problems for the historic towns and villages, as the high level of visitors to the region also contributes to congestion that can damage the historic environment. However, it is recognised that there is a need to consider the requirements

of the disabled and elderly who may need to park close to shops and facilities. It also poses a particular challenge as to how to enable accessibility into towns from the more rural areas of South Warwickshire.

### **Why?**

The nature of high streets across the UK has been changing in recent years due to a range of trends and pressures, including the increased use of internet shopping and out-of-town retail centres. In addition, the COVID-19 pandemic threatens the survival of many town centre businesses, not only from the immediate economic impact of the pandemic, but from a potential long-term shift in working and shopping habits.

The government has recently issued new [Use Classes Regulations](#) to provide more flexibility for town centre businesses to adapt to changing circumstances, and to support the vitality and viability of high streets. The direction of government guidance on the role of town centres will need to be considered in how we plan for our town centres going forward. This may include re-imaging what our town centres are for and moving away from retail dominance towards a leisure orientated offer. Coupled with this, we may need to think about how we can increase the use of our town centres in the evenings. We need to not only attract footfall back onto our high streets but encourage visitors to stay in our town centres for longer.

**Q21. Do you agree that the Plan should seek to adapt to the changing role of town centres? What do you suggest?**

**Q22. Do you agree that congestion and the car-dominance of town centres are key factors to address when considering how town centres can be enhanced?**





# Utilities



## 4.6 Key Strategic Issues: Utilities

The biggest issue raised by residents relating to growth is the impact on infrastructure; concern is twofold, firstly that infrastructure is already at capacity and secondly, that growth is not supported by the necessary infrastructure improvements.

In the same way that the planning system facilitates new homes and jobs, the South Warwickshire Local Plan must also facilitate the provision of new infrastructure to support those homes and jobs. Indeed, economic growth is predicated on infrastructure.

Our collaborative approach to stakeholder engagement is set out in Section 2.4.

### We think...

Facilitating and supporting the provision of the appropriate utilities infrastructure is critical to enabling growth in South Warwickshire. Utilities infrastructure includes the following:

- Energy
- Water
- Communications (e.g. internet, phone reception)
- Waste and Recycling
- Foul sewerage

Power has already been identified as a major constraint to growth across South Warwickshire. The Coventry and Warwickshire Local Enterprise Partnership is leading on a study to assess the power constraints and opportunities. This work will need to feed into the South Warwickshire Local Plan.

Whilst we need to resolve the power supply issues facing South Warwickshire, in light of climate change, ultimately we need to reduce our energy consumption. This is where the energy hierarchy comes into play (see below).

The South Warwickshire Local Plan will consider how energy use can be minimised and the order in which these energy saving and 'green' energy measures should be prioritised. It is expected that new development should seek to reduce the need for energy in the first instance.

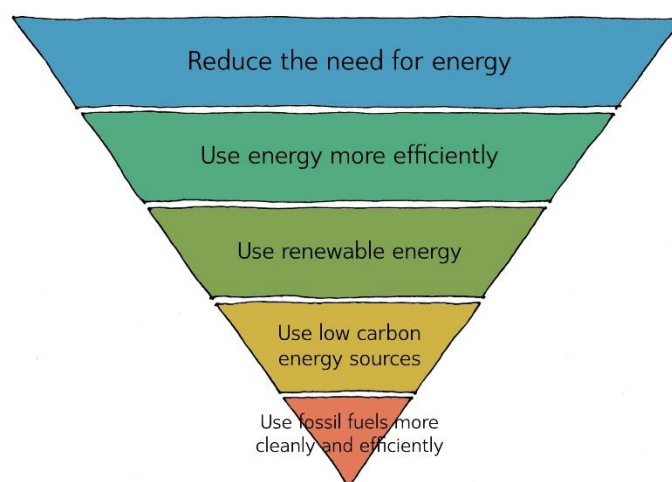


Figure 5 - Energy Hierarchy

## Why?

The South Warwickshire Local Plan is planning for housing and economic growth in the region. It is important that we allow for the facilities to produce enough utilities such as electricity, in order to meet the planned growth in demand. For example, the increased uptake of electric vehicles will require the production of enough electricity to meet demand. In this respect, it is anticipated that renewable energy sources will form part of the potential solution, and energy strategies in new development will seek to reduce energy consumption in the first instance. Newer forms of greener energy, such as hydrogen networks, may also contribute to the regions energy supply.

In addition, the ability of existing facilities such as water processing plants and waste and recycling centres to manage the planned growth in the region will need to be considered.

Communication infrastructure such as 5G and high-speed internet are important for connecting people and providing greater opportunities for business and employment. This is particularly important in the rural areas which cover much of the South Warwickshire region, in order to improve access to services and employment as well as to support rural businesses.

Many of these issues will be outside of the direct remit of the Plan, as they will form part of the responsibilities of Warwickshire County Council and/or external utilities providers. However, we will work in conjunction with these organisations to ensure that the growth planned for in the Plan is supported by the appropriate utilities infrastructure.

**Q23. Do you agree that the provision of sufficient utilities infrastructure is a key issue for the Plan to consider? If not, why not?**

**Q24. Do you agree that the Plan should encourage the use of the 'energy hierarchy' in developments, aiming to reduce the use of energy in the first instance wherever possible? If not, what approach do you suggest?**





# Resources



## 4.7 Key Strategic Issues: Resources

### We think...

A key challenge to the Plan will be to ensure that the natural resources of the plan area are taken into consideration throughout the development process. This will require us to preserve, and where necessary ensure that identified resources are utilised prudently.

### Why?

Much of the Plan area is rural by nature, and, as a direct product of the areas underlying geology and soil characteristics extensive areas are farmed for food production. It is important that in the consideration of growth requirements the best and most versatile land (categorised by soil quality) will, wherever possible be preserved to engender the continued supply of local, sustainable produce and to also preserve the integrity of agricultural concerns and the rural economy.

As the Local Minerals Authority, Warwickshire County Council is responsible for the preparation of a Minerals Local Plan. The South Warwickshire Local Plan will have to ensure that any land requirements for future development conform with the Minerals Local Plan and that development does not sterilise identified mineral extraction sites or areas safeguarded for possible mineral extraction. Historically, development allocations have proceeded on sites with identified mineral resources, such as sand and gravel provided that a mineral assessment is undertaken and that appropriate measures are put in place for extraction prior to the commencement of development.

Water is also a finite resource, and it will be important that any growth requirements have an appropriate supply of water for the needs of the expanding population. It will also be necessary to ensure that development does not have a detrimental impact on natural aquifers and that wastewater can be effectively managed to ensure that there are no detrimental impacts on our river systems or the wider environment.

The South Warwickshire Local Plan must also protect against the contamination of natural resources and ensure that future development does not give rise to the contamination of soil or the pollution of air or water that could cause harm to the population or the environment. The many challenges of climate change will also have to be addressed in order to ensure that natural resources are not compromised by changes in temperature or by heavier rainfall and the threat of associated flooding.

**Q25. Do you agree that it is important to protect natural resources and that mineral resources are extracted before development commences?**

**Q26. Is it important to ensure that the development of best agricultural land is avoided wherever possible?**





# Land



## 4.8 Key Strategic Issues: Land

### We think...

A key challenge of the Plan will be protecting and enhancing our most important historic and environmental assets. This will require us to protect the best of what already exist and maximise opportunities for enhancement, particularly in relation to heritage, culture, landscapes, resources, biodiversity, and character landscapes.

### Why?

The area has a rich tapestry of heritage assets and landscape character areas that are intrinsically beautiful and are the direct consequence of the areas underlying geology and the impact of development and farming practices that have occurred on the land throughout history. It is important that the South Warwickshire Local Plan recognises these identified areas and assets and ensures that the development needs are assimilated into these environments in a way that does not prejudice the very features that typify the environment of South Warwickshire.

The landscapes are also the home of many acknowledged biodiversity and geologically valuable features and it is therefore important that any new development recognises this and is distributed appropriately across the plan area and well designed and located to maintain the quality of the built and natural environments, particularly around our historic areas, sensitive wildlife habitats and areas of high landscape value.

There is a need for the Plan to ensure the provision of new and improved areas of habitat (both green and blue infrastructure) in conjunction with new development, and that this is provided at a range of scales from strategic (large areas) down to small areas at the local level.

**Q27. Do you agree that development should provide compensatory measures / enhancements to compensate for their impacts (including biodiversity offsetting/ landscape restoration)? Are there any other matters that should be considered?**

### We think...

The Plan should improve the green space network including biodiversity and tree planting.

### Why?

The South Warwickshire Local Plan area comprises large areas of accessible natural and semi-natural green space, including significant country parks, nature reserves and also areas of the wider countryside that are accessible via public rights of way in the form of footpaths and bridleways. There are also significant areas of blue infrastructure (rivers, lakes, canal networks and pools) that also form valuable ecological assets. These areas perform several valuable roles in that they are beneficial for the health and wellbeing of the population providing opportunities for active and passive recreation and associated

benefits to mental health. These areas also provide a wide variety of habitat for wildlife, plant and tree species and may provide opportunities for future tree planting.

Such areas are multi-functional and therefore of great value to the local population. Of particular importance are those that are located on the periphery of our town and villages where they can be accessed easily by means of walking and cycling. It is important that these areas are protected to ensure that they remain a valuable resource.

It is also very important to appreciate and understand the value that linked networks of green spaces to both flora and fauna as they create wildlife corridors that enhance biodiversity.

As we begin to understand and identify the location of new development requirements it will be important to encourage the associated provision of new green space networks and enhancements to existing valuable areas. Where future greenfield development occurs, the careful consideration of new green space provision and biodiversity offsetting requirements will help ensure that existing and emerging communities and nature will still benefit from having appropriate habitat.

It will be important to ensure the provision of new and improved areas of natural habitat (both green and blue infrastructure) in conjunction with new development, provided at a range of scales from strategic (large areas) down to small areas at the local level. This may include a Plan-wide tree planting strategy. It is important that positive biodiversity offsetting requirements are applied and implemented within appropriate timescales.

**Q28. Is the protection of, and enhancement of our green areas and associated habitat / biodiversity a high priority for the local plan? Are there any other matters that should be considered?**

**Q29. Do you agree that wherever possible and practical large-scale developments should also deliver substantive areas of green space (such as country parks etc.)? If not, what is your alternative?**

**Q30. Is tree planting an important issue that the Plan should seek to encourage?**





# Climate



## 4.9 Key Strategic Issues: Climate

### We think...

The Plan has an important role to play in contributing to the transition to a low-carbon future within South Warwickshire, centred on reducing carbon emissions and implementing climate change adaptation and mitigation measures.

The aim of contributing to net zero carbon should run through all aspects of the Plan, including through the vision, strategic objectives, growth strategy and individual policies. The Plan needs to ensure that new developments are climate responsive, addressing both operational and embodied carbon so that they do not create more carbon emissions than are offset or stored up.

### Why?

In response to the climate crisis both Stratford-on-Avon and Warwick District Councils, along with Warwickshire County Council, have declared climate emergencies and are committed to achieving net carbon zero.

Within Europe and the UK, the following impacts of climate change are likely to be felt, even in the range of 1 to 2 degree C increases:

- More frequent high temperature extremes in the summer
- More hot days and nights with impacts on human health and mortality
- Impacts on the distribution and abundance of plant and animal life, with the potential to affect biodiversity,
- Changing patterns of plant and animal distribution could lead to impacts of crop yields and agricultural viability, as well as greater numbers of pests
- The capacity of the natural environment to provide key services could be diminished – such as reservoirs of water and natural erosion control
- Temperature increases could impact on economic wellbeing including agriculture; tourism; energy production; and supply of water and other natural resources
- Weather patterns are likely to become more unpredictable with potentially more extreme weather events such as damaging storms, floods and droughts

The main causes of climate change resulting from carbon emissions within South Warwickshire<sup>4</sup> relate primarily to transport along with domestic, industrial and commercial energy. In addition, the processes involved in agriculture, food and waste also generate carbon emissions.

We think there are a number of ways in which the Plan can tackle climate change.

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<sup>4</sup> All data provided is derived from the SCATTER (Setting City Area Targets and Trajectories for Emissions Reduction) emission tool and are based on 2017 data. At the time of preparing this analysis, the SCATTER data is not available for Stratford District or for South Warwickshire as whole. However, it is expected that this will be provided by March 2021 at which time the data will be reviewed and, if required the analysis below can be amended.

#### Increasing accessibility and reducing the need to travel by private car

Private cars contribute towards a large proportion of the UK's carbon emissions, and so providing practical and sustainable alternatives to private car travel is critical to tackling the climate crisis. There are a number of ways in which the Plan can maximise opportunities for more sustainable transport choices through well planned developments:

- Integrated active travel involves a well-designed and connected transport network which maximises peoples travel choices for low-carbon modes of transport like rail, bus, other public transport, walking and cycling
- Walkable and cyclable developments provide permeable networks that make it easy to move both within and into and out of the area, encouraging walking and cycling and making places easy to navigate through, especially for visitors
- Mixed Use developments can provide a wide range of services and facilities within close proximity thus reducing the need to travel. This can include employment opportunities, schools, healthcare provision, recreational and leisure facilities, open green spaces and many more
- Density plays an important part in reducing people's reliance on using a private car. Higher density developments can make destinations easily accessible by walking or cycling and can bring people together to support local public transport, facilities and local services

#### Improving energy efficiency and supporting the generation of renewable energy

In order to achieve low carbon development, the Plan needs to address how new developments can minimise energy use and the order in which these energy savings and 'green' energy measures should be prioritised. This may include a passive first approach and the use of decarbonised heat and power.

#### Adapting to higher temperatures

Future-proofing the design of new buildings and spaces to adapt to the effects of higher and more extreme temperature change is an important component of climate change adaptation. This can be achieved through shade and ventilation, the use of cool materials and the provision of green infrastructure.

#### Mitigating flood risk

Adapting development to efficiently manage the use and storage of water is a critical component of effectively mitigating the effects of climate change. The location and design of new developments, along with the use of Sustainable Drainage Systems (SuDS) and water efficiency and harvesting measures have an important role in reducing the risk of flooding.

#### Mitigating biodiversity loss

The effects of climate change are predicted to have particularly negative impacts on biodiversity and wildlife habitats, thereby affecting oxygen production, carbon storage and the natural filtering of toxins. As such, providing opportunity to mitigate against biodiversity loss and enable local plant and animal species to thrive is a key goal for new development. Bio-enhancing existing green space, improving background wildlife capacity and creating new local wildlife areas and corridors are some of the ways in which biodiversity can be enhanced in conjunction with new development.



### Retrofitting existing buildings

The role of retrofitting existing buildings also has an important effect as it is possible to make significant reductions in carbon emissions through implementing solutions which improve the performance of existing buildings to make them more resilient to climate change. The existing building stock will continue to form the vast bulk of buildings in the area and as such, the appropriate adaptation and mitigation of existing buildings is an important element in achieving net carbon zero.

**Q31. Do you agree with the proposed ways in which the Plan should tackle climate change? What other ways can the Plan help us achieve net carbon zero?**

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# Water



## 4.10 Key Strategic Issues: Water

### We think...

The Plan should avoid or mitigate flood risk through location and design, and in doing so it will provide opportunities to create new habitats and open space.

### Why?

South Warwickshire has a history of flooding from surface water flows, mainly attributed to the many watercourses and main rivers that interconnect across the area. In the last thirty years, parts of the area have experienced flooding to various degrees, most notably in the major events of 1998, 2007 and 2012, where area wide flooding was experienced. These events highlighted the many issues associated with development and modern farming practices, including channel capacity issues, the diverting and culverting of watercourses, building within the flood plain and removing woodlands and habitat areas. The implications of climate change will only increase the area's vulnerability to such events and it is therefore important to appraise, manage and reduce the risk of flooding, directing development away from areas at risk of flooding whenever possible and to encourage developments to work with and to harmonise with the natural environment and surroundings. Development / redevelopment must be managed to minimise flood risks. Methods must be sustainable over the long term, for example, making more space for rivers through urban areas via 'blue corridors' (ensuring flood plain capacity is not reduced).

It is important that major developments incorporate sustainable drainage systems (SuDS) that, if well designed can provide habitat and opportunities for wildlife, water quality and amenity benefits. In most instances it is preferable for SuDS to be located and designed within areas of public open space. These systems will require expert design and should be installed and functional in the early stages of a sites development and should be visually attractive as well as functional. These spaces will provide valuable opportunities for passive recreation and enhance biodiversity.

There is a finite capacity in the environment, and it can't keep providing more and more water to serve new development. Further, there is a limit to the amount of wastewater that can be returned safely to rivers without affecting the environment. Climate change is a threat with more flooding/droughts leading to poor water quality and extreme rainfall overwhelming existing drains leading to flooding, pollution or damage to the environment.

As part of the Plan's associated infrastructure provision there will have to be careful consideration of the future water supply requirements. If required the provision of new water storage reservoirs will have to be factored into infrastructure planning.

**Q32. Do you agree that flood mitigation should be a major priority for the Plan when delivering new housing?**





# Health



## 4.11 Key Strategic Issues: Health

### We think...

There will be a significant increase in demand on general practice services and hospital provision in South Warwickshire over the plan period. In order to create sufficient capacity to accommodate the increase, additional floorspace will be required and the Plan should look to address this. Improving physical and mental wellbeing by encouraging walking, cycling, exercise, space for nature, social places, healthy food, areas for exercise and the role of heritage and culture in our communities is key.

The Plan should look to support the above by considering open space, sports facilities, playing pitch provision, outdoor recreational and community facilities, cycling and walking infrastructure, allotments and access to heritage and culture opportunities at an early stage. This will assist in designing healthy inclusive communities thus leading to improvements to physical and mental health and well-being.

Poor air quality can cause lung disease, heart disease and other health issues which can affect everyone. The main cause is from road traffic emissions particularly at congested town centre locations within Warwick, Leamington, Kenilworth, Studley and Stratford.

The South Warwickshire Local Plan should look at opportunities to reduce congestion in these areas through pedestrianisation of town centres, encouraging people to use alternative modes of transport and the use of electric vehicles as well as encouraging developments to incorporate green infrastructure.

### Why?

The population growth arising across the area as a result of the housing delivery projected within South Warwickshire will generate an increase in demand on existing health infrastructure. While the current estate in some localities is sufficient to meet future demand, in other localities demand will outstrip capacity in the absence of development work being undertaken; be that via improvements to existing premises or the development of new premises.

Almost two thirds (62.4%) of Warwickshire adults were classified as overweight or obese and 21.6% were physically inactive in 2019. Further, there is a growing number of younger people who are either overweight or obese. Awareness of mental health issues is increasing with currently one in four adults experiencing a mental health problem in any given year. In recent years, suicide rates in Warwickshire have been significantly higher than the rate in England.

Both Warwick and Stratford-on-Avon have Air Quality Management Areas, Stratford has 2 (Studley and Stratford Town Centre) and Warwick has 5 (Leamington, Warwick, Warwick Road, New Street in Kenilworth and Coventry Road in Warwick).

**Q33. Do you agree that the provision of health facilities should be a major priority when delivering new housing?**

**Q34. Do you agree that the South Warwickshire Local Plan should look to address congestion in town centres in order to improve air quality? If not, what is your alternative?**





# Culture



## 4.12 Key Strategic Issues: Cultural

### We think...

One of the biggest issues in terms of tourism in South Warwickshire at present is the lack of tourist accommodation in both Warwick and Stratford as well as conference accommodation to support conference facilities. Tourists and visitors travel to the area to visit the rich history and many tourist attractions that the area has to offer, however research suggests that their stay is limited to a full day at best rather than an overnight stay or break. Large businesses and organisations have in the past had to seek an alternative location for their conferences and events outside of South Warwickshire due to a lack of conference accommodation to support venues.

Timing of education provision is particularly pertinent in order to ensure that schools are open in time for when homes are occupied. Consideration should also be given to existing capacity for primary, secondary and early year's provision and how this will deal with future growth.

### Why?

Tourism and visitors to the area provide a significant contribution to the economy of South Warwickshire, however if tourists and visitors only spend limited time in the area, the contribution to the wider local economy is significantly reduced. There is an opportunity to drive inward investment by attracting more overseas visitors and increasing overnight stays in order to increase the amount of money spent by tourists visiting the Districts' cultural attractions. The Plan should look to address this issue by prioritising and supporting the development of guest accommodation in South Warwickshire and acknowledging the long-term economic benefits to the area.

Homes are currently being occupied before schools have been built and this is causing issues for accommodating pupils temporarily at alternative schools. This is a particular concern for secondary provision as there are fewer secondary schools and it can mean that pupils are needing to be transported across districts (especially if in a rural location). This has an impact in terms of traffic, poor air quality etc. Existing secondary, primary and nursery provision can be stretched in certain locations particularly rural areas and there is not often enough space for them to expand to accommodate additional pupils. The Leamington area in particular is facing significant pressure over the coming years based on current housing numbers.

**Q35. Do you agree that the Plan should prioritise and support additional guest accommodation in South Warwickshire?**

**Q36. Do you agree that the provision of education facilities should be a major priority when delivering new housing?**



# 5. Vision and Strategic Objectives

## 5.1 Vision for the Local Plan

We need to develop a vision for the South Warwickshire Local Plan which sets out how we want to see the area grow and evolve up to 2050. This will be different for everyone, but common themes will be shared by all. We need a vision which reflects that change will happen. We want to manage that to achieve the best outcome for South Warwickshire.

The vision and options for growth (see Chapter 6) are in many ways one and the same; the growth options being a spatial or geographic visualisation of what you think the future for South Warwickshire should be.

Acknowledging that the vision is still evolving, we have set out what we consider to be a high-level ambition for South Warwickshire. Having analysed the strategic issues (see Chapter 4), we have identified four common themes or ‘golden threads’ that we think should sit at the heart of, and run throughout the South Warwickshire Local Plan.

*The vision for South Warwickshire is to boost and to diversify the local economy by meeting our development needs by ensuring the provision of appropriate infrastructure, in suitable locations, at the right time. We will achieve this by applying the four overarching principles of:*

- **Tackling climate change** – contributing to net carbon zero by adapting to and mitigating against the effects of climate change demonstrated by rising temperatures
- **Promoting wellbeing** – enabling everyone to enjoy safe and healthy lifestyles with a good quality of life
- **Improving connectivity** – ensuring that development is physically and digitally connected, provided in accessible locations and that it promotes active travel
- **Increasing biodiversity** – strengthening green and blue infrastructure and achieving a net increase in biodiversity across South Warwickshire

**Q37. Do you agree that the four overarching principles will deliver the South Warwickshire you want? If not, what changes would you like to see?**

## 5.2 Vision for Places

Understanding the functional role of our towns and key villages will be critical to ensuring their continued vitality and vibrancy. The South Warwickshire Local Plan will have a key role in shaping the future of places to 2050.

### **We think...**

Sitting below the high-level vision for South Warwickshire, we should establish visions for what we want individual places to be in 2050. Although these visions should relate to land use and development, as far as possible, they should be expressed visually or diagrammatically, setting out what the role and economic function of the place should be and how it will develop and evolve over the life of the plan.

### **Why?**

These visions should be limited to those places that will have a key role in shaping the future of South Warwickshire to 2050, either because of their economic importance or because they will accommodate significant growth. Establishing visions will ensure that growth is co-ordinated and managed to enable the objectives of the Local Plan to be achieved. They will provide further certainty to residents.

Such an approach ties into the need to strengthen and secure the future of our town centres and high streets. High streets across the country are facing serious challenges. They need to successfully adapt to the changes posed by structural changes in the retail sector including the shift to online retail as well as the impacts of COVID-19 pandemic.

We don't yet know which places will have place visions because the options for growth (see Section 6) have not yet been decided. As a minimum, however, because of their economic importance alone, we expect that the five largest towns of Leamington, Warwick, Stratford-upon-Avon, Kenilworth and Whitnash would have place visions.

**Q38. Do you agree with this approach to establishing visions for those key places identified in the South Warwickshire Local Plan? If not, what is your alternative?**

## 5.3 Strategic Objectives

The Local Plan aims to deliver sustainable development across South Warwickshire. The key components are social, economic and the built and natural environment. These will be at the heart of how the South Warwickshire Local Plan meets the area's needs of providing new homes, jobs and supporting infrastructure.

Having analysed the key issues set out in Chapter 4, we have identified ten strategic objectives that we think the South Warwickshire Plan needs to address:

- **Delivering homes that meet the needs of all our communities**  
Allowing for the growth in new homes that meet the diverse needs of all our residents, including affordable, student, specialist and self and custom build housing, along with the accommodation needs of our gypsy and traveller and travelling showpeople communities.
- **Creating attractive places**  
Focusing on the design of new development to create great buildings, places and spaces that are of a high quality and cater for the needs of all users and which respect the setting of our many settlements.
- **Connecting people to places**  
Increasing and improving access to sustainable and active travel options that connect to centres, cultural facilities and green spaces and the countryside
- **Developing opportunities for jobs**  
Accommodating the growth in employment opportunities that build upon our strong and diverse economy including innovative industries and technologies, embracing the potential of the green economy.
- **Supporting vibrant and distinctive centres**  
Responding to the changing roles of town centres given the growth in internet shopping, and in the context of emerging from the COVID pandemic.
- **Providing infrastructure in the right place at the right time**  
Ensuring that the infrastructure needed to support the growth in new homes and jobs is secured through new development.
- **Protecting and enhancing our most important historic and environmental assets**  
Protecting the best of what already exists and maximising opportunities for enhancement including improvements to the green space network through tree planting and other biodiversity initiatives.
- **Contributing towards net carbon zero targets**  
Focusing on reducing carbon emissions and setting out the adaptation and mitigation measures that new developments will be required to be incorporated.
- **Improving the health and quality of life of our communities**  
Creating healthy places that contribute to physical and mental wellbeing, combating loneliness and isolation, and to lower levels of pollution.
- **Enriching the tourism potential**  
Enriching the quality of the visitor experience through the wealth of cultural, heritage and countryside assets that the area has to offer.

**Q39. Do you agree that these should be the strategic objectives for the Local Plan? Are there any others?**

## 6. Options for Growth

### 6.1 How much housing growth do we need?

The minimum number of homes we need to build across South Warwickshire is set by the Government using their 'standard methodology'<sup>5</sup>.

As at May 2021, the figure for South Warwickshire is a minimum 1,230 new homes each year. For a plan running to 2050, this equates to a figure in excess of 35,000 new homes.

We need to do further technical work to assess the size and type of homes we need and what tenure (e.g. ownership, rented) of homes we should provide. We are aware of the high unaffordability of housing across South Warwickshire and how many young people and those on lower incomes really struggle to access the housing market. The size of homes we need has an impact on infrastructure provision e.g. school places and GP surgeries.

Currently, affordable housing is provided 'off-the-back of' market housing - i.e. a percentage (e.g. 35% or 40%) of homes on each site is built as affordable housing. The Government's approach to improving the affordability of housing is to increase supply (of market housing) so that more affordable homes are also delivered. We could consider increasing our housing figure to help address housing affordability.

We may also be required to help meet some of the shortfall in housing from the cities of Coventry and Birmingham (for example), if those cities cannot accommodate all of their own housing growth within their boundaries.

**Q40. How do you think we should best address the affordability of housing?**

**Q41. If we are required to meet housing shortfalls from elsewhere, how best should we accommodate such shortfalls?** *(You may wish to refer to the growth options set out below to help you answer this question).*

### 6.2 How much job growth do we need?

There is a relationship between the number of homes and the number of jobs in an area and the planning system, through Local Plans, seeks to achieve a balance so as to minimise levels of commuting, reduce carbon emissions and, in broad terms, generally provide housing close to where jobs are located.

We need to do further technical work to calculate how many new jobs we will need. However, this will very much depend on what we want our vision of South Warwickshire to be. If we want to promote significant investment and economic growth in South Warwickshire, and reap the benefits of a more prosperous local economy with more and

<sup>5</sup> See [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523442/Housing_and_economic_needs_assessment.pdf)

potentially better job opportunities and potentially lower rates of unemployment, we may wish to consider increasing our minimum housing figure accordingly.

**Q42. Do you agree with prioritising jobs by increasing employment opportunities and therefore potentially increasing the minimum housing requirement for South Warwickshire?**

## 6.3 Purpose of the Options for Growth

As part of defining our vision for South Warwickshire, we need to set out an approach to managing location of future development. This is called the spatial development strategy, i.e., how much development we put where. We want this strategy to be sufficiently robust and flexible to last to 2050.

We have devised seven options for growth where development *might* best be located. To be absolutely clear; no decision have yet been taken about where development might be located. This is a consultation to hear your views about where the new homes and jobs we need to provide for across South Warwickshire to 2050 should be located. Not having more development is not an option!

At this stage we don't know what the quantum of development in any particular area will be; this needs to be based on further technical work to assess the suitability and appropriateness of locations and sites and will play a role in determining the most suitable spatial strategy. We will consult on this in due course.

The seven options shown on the maps below are purely indicative / diagrammatic using orange shading to represent where the broad locations where growth may be located. The maps show the broad areas that we may want to explore in more detail and are not site specific. As well as new homes and jobs, the areas shown would include parks and open spaces. One principle we would seek to continue to apply would be to retain the separate character and identity of existing settlements. Importantly, we still need to assess the suitability of the locations suggested at this stage. This more detailed technical work will follow. This consultation is about scoping out ideas not having all of the answers.

However, for us to start to explore potential locations it would be helpful to understand the pros and cons of potential development in particular areas. To assist in understanding what these benefits may be and what the effect of different spatial concepts on South Warwickshire could be like, we have set out some of the climate change and sustainability implications of the different approaches.

In delivering new homes and jobs, new development would be supported by the necessary infrastructure. We acknowledge that many locations identified are relatively small villages that lack existing infrastructure or the existing infrastructure is already at capacity. Facilities such as schools, shops, parks and open spaces would be provided as part of any new development or as improvements to existing facilities. We would also seek to secure improvements in respect of highways, public transport, flood mitigation and broadband connectivity. Further work, in liaison with the infrastructure providers is required to determine what additional infrastructure is required and in which locations to

inform decisions about which locations are indeed suitable for additional growth. The timing of any such infrastructure will also be key.

**Q43. Are there any locations in South Warwickshire where you have specific infrastructure concerns? Please specify.**

## 6.4 Potential Options for Growth

The seven initial options for growth that we have identified are as follows:

- Option A: Rail Corridors
- Option B: Main Bus Corridors
- Option C: Main Road Corridors
- Option D: Enterprise Hubs
- Option E: Socio Economic
- Option F: Main Urban Areas
- Option G: Dispersed

They are set out in more detail below.

There is no right or wrong answer in respect of these Growth Options. Each option generates different impacts and has a range of pros and cons.

To assist in understanding how the options differ, we have included a summary of the climate change analysis and sustainability assessment. The full impact assessments that accompany this consultation can be viewed online at [INSERT WEB ADDRESS](#).

It should be noted that these options are not necessarily mutually exclusive, and a combination of several approaches could ultimately prove to be the best strategy for South Warwickshire.

Whilst many locations feature in more than one option what we are trying to do is present different ways of achieving the same overall outcome - that is of meeting our development needs to 2050. The seven Growth options and alternative approaches (see Section 6.5) demonstrate that there are some very different ways of achieving that outcome.

Indeed, as stated in Chapter 5, the vision and options for growth are in many ways one and the same; the Growth Options being a spatial / geographic visualisation of what you think the future for South Warwickshire should be.

**Q44. Do you agree with the initial findings of the high-level sustainability assessment of the Growth Options? If not, why not?**

**Q45. Do you agree with the initial findings of the climate change analysis of the Growth Options? If not, why not?**



## Sustainability Assessment of Growth Options

Summary of the likely effects of the growth options based on the 12 sustainability themes:

Spatial Option	People	Culture	Health	Water	Climate	Land	Resources	Utilities	Economy	Transport	Design	Housing
<b>A: Rail Corridors</b>	-	0	+	-	+	-	-	-	+	+	+	-
<b>B: Main Bus Corridors</b>	-	0	+	-	+/-	-	-	-	+	++	+	-
<b>C: Main Road Corridors</b>	-	0	--	-	0/-	-	-	-	+	--	+	-
<b>D: Enterprise Hubs</b>	+	0	--	-	+	-?	-?	-	+	+	+	-
<b>E: Socio-Economic</b>	+	-	+	-	+/-	-?	-	-	+	++?	+	++
<b>F: Main Urban Areas</b>	+	-	+	-	+	-?	-	-	+	++?	+	++
<b>G: Dispersed</b>	+	-	+	-	-	--	-	-	+	--	+	-

Symbol	Likely effect	Symbol	Likely effect
++	Significant Positive	-	Minor Negative
+	Minor Positive	--	Significant Negative
0	Neutral	?	Unknown

The sustainability assessment that accompanies this consultation can be viewed online at [INSERT WEB ADDRESS.](#)

Please note: this assessment represents an initial high-level assessment of the growth options. Its purpose is to try and tease out some key differences between the options. A full Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) will be prepared to inform and accompany the next stage of the South Warwickshire Local Plan.

## Climate Change Analysis of the Growth Options

Summary of the mitigation rating of each of the Growth Options.

Mitigation refers to efforts to reduce or prevent emission of greenhouse gases. Mitigation can mean preventing the causes of climate change, using new technologies and renewable energies, making older equipment more energy efficient, or changing management practices or consumer behaviour.

Adaptation means anticipating the adverse effects of climate change and taking appropriate action to prevent or minimise the damage they can cause, or taking advantage of opportunities that may arise.

	<b>A: Rail Corridors</b>	<b>B: Bus Corridors</b>	<b>C: Main Road Corridors</b>	<b>D: Enterprise Hubs</b>	<b>E: Socio-economic</b>	<b>F: Main Urban Areas</b>	<b>G: Dispersed</b>
<b>Mitigation Rating</b>	2/3	2/3	3/4	2	2/3	2	4
<b>Adaptation Rating</b>	2	2	2	2	2	2	2

The climate change analysis that accompanies this consultation can be viewed online at [INSERT WEB ADDRESS.](#)

<b>Mitigation Rating</b> 1=zero/very low carbon emissions 2= reducing carbon emissions over and above consequences of national policy 3= Neutral carbon emissions (except for consequences of national policy) 4= Increasing carbon emissions	<b>Adaptation Rating</b> 1= Enables effective adaptation to climate change 2= No impact on adaptation 3=Prevents effective adaptation
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## Growth Option A. Rail Corridors

Growth Option A would see new homes and jobs focused in and around those settlements on the railway network.

There are a number of aspects to this Option:

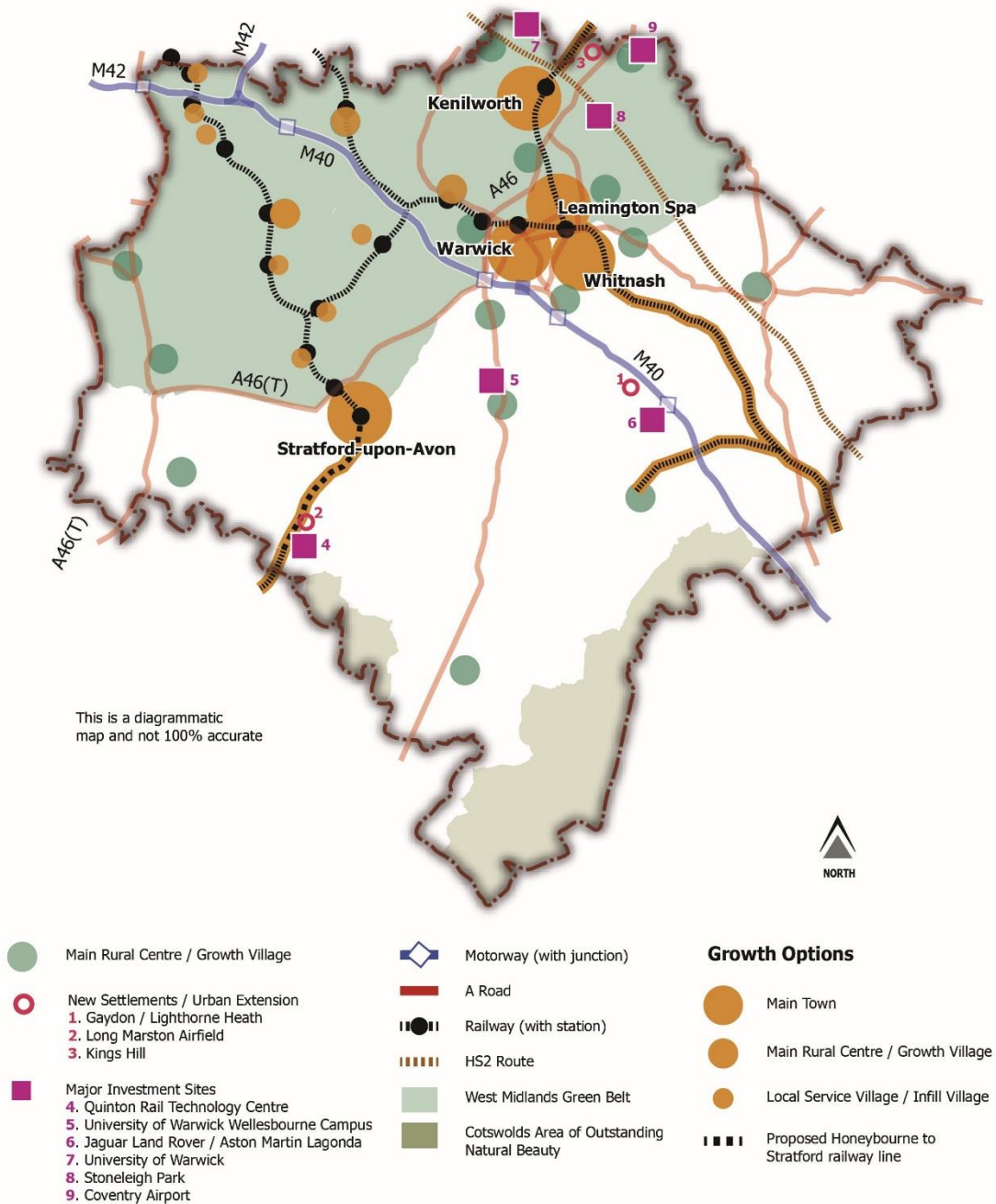
- includes 4 of the 5 urban areas
- existing stations are all in the Green Belt / inset from the Green Belt
- includes 2 currently freight-only branch lines (to the Quinton rail facility, Long Marston and to the Ministry of Defence site at Kineton).
- includes potential for re-instating line between Long Marston to Stratford-upon-Avon
- includes potential re-opening of stations on the Chiltern Main Line (e.g. Fenny Compton, Southam Road & Harbury)

This Option could potentially achieve the greatest modal shift away from car use as it would provide residents with a choice of travel modes. Development along the rail corridors would also most likely be a stimulus for investment and improvement in train services e.g., frequency and quality of trains. Further detailed discussions with Network Rail and the rail operators would be required to confirm the operational implications of any line or station re-opening.

Identified Potential Locations:

<ul style="list-style-type: none"><li>▪ Bearley</li><li>▪ Claverdon</li><li>▪ Earlswood / The Lakes</li><li>▪ Hatton</li><li>▪ Henley-in-Arden</li><li>▪ Kenilworth</li><li>▪ Lapworth</li><li>▪ Royal Leamington Spa</li></ul>	<ul style="list-style-type: none"><li>▪ Stratford-upon-Avon</li><li>▪ Stratford-upon-Avon Parkway</li><li>▪ Warwick</li><li>▪ Warwick Parkway</li><li>▪ Whitnash</li><li>▪ Wilmcote</li><li>▪ Wood End / Danzey</li><li>▪ Wootton Wawen</li></ul>
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## Growth Option A – Rail Corridors



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Figure 6 - Growth Option A - Rail Corridors

### Growth Option B. Main Bus Corridors

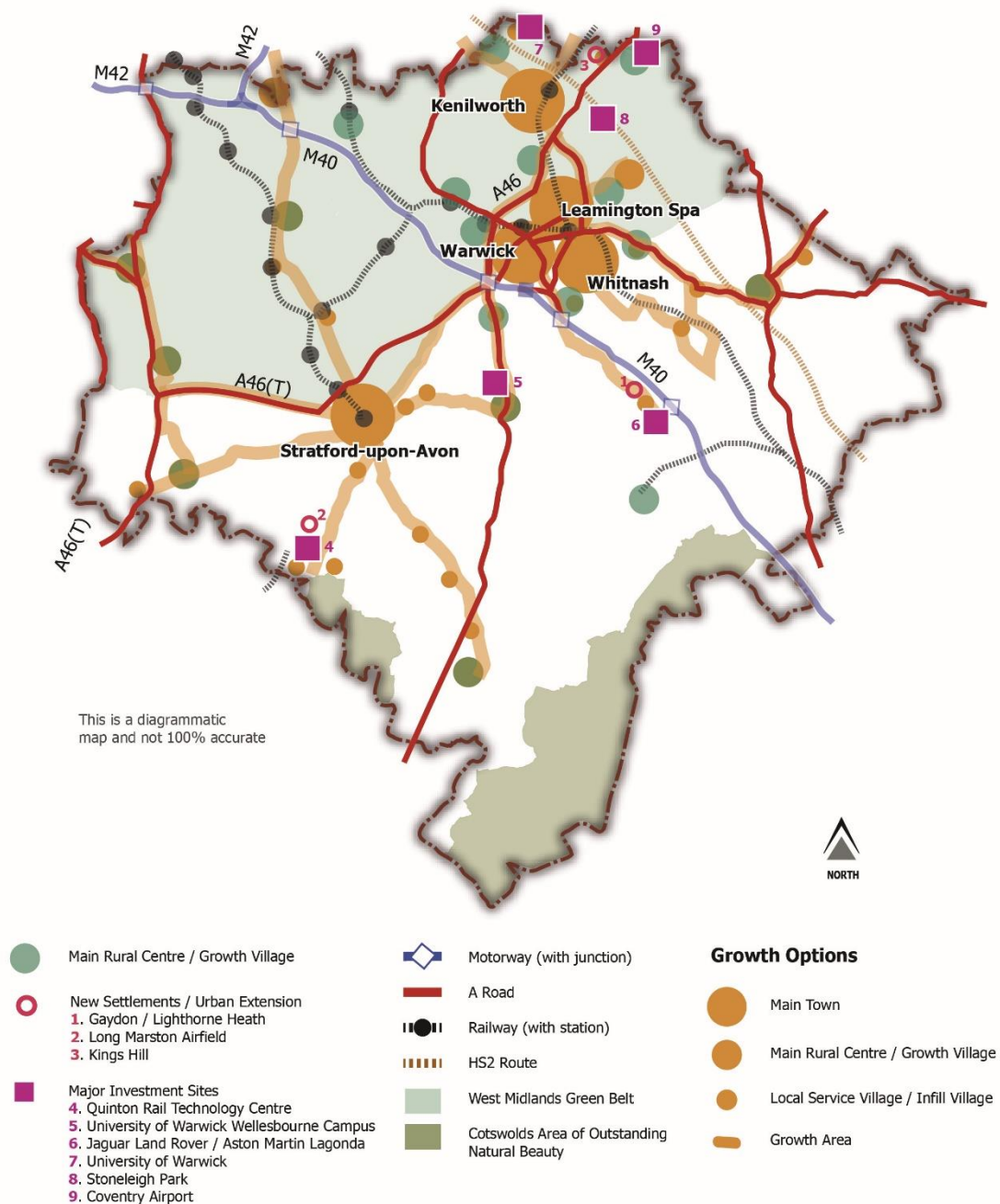
Growth Option B would see new homes and jobs focused in and around those settlements located on the main bus route corridors. These corridors are based on those routes with a service frequency of at least an hour. This Option could engender modal shift providing a choice for non-car travel. Compared to Option A, it would also see development in a number of settlements not on the railway network.

It would focus development in locations currently well-served by buses and in locations that can generate the critical mass to see significant improvements to services both in terms of frequency and hours of operation. This latter point is particularly important given the service economy and lower paid shift-workers who may not be able to afford to run a private car.

#### Identified Potential Locations:

<ul style="list-style-type: none"> <li>○ Alcester</li> <li>○ Alderminster</li> <li>○ Alveston</li> <li>○ Barford</li> <li>○ Bearley</li> <li>○ Bidford-on-Avon</li> <li>○ Bishop's Tachbrook</li> <li>○ Clifford Chambers</li> <li>○ Cubbington</li> <li>○ Harbury</li> <li>○ Henley-in-Arden</li> <li>○ Kenilworth</li> <li>○ Lighthorne Heath</li> <li>○ Newbold-on-Stour</li> <li>○ Quinton</li> <li>○ Radford Semelle</li> </ul>	<ul style="list-style-type: none"> <li>○ Royal Leamington Spa</li> <li>○ Salford Priors</li> <li>○ Sherbourne</li> <li>○ Shipston-on-Stour</li> <li>○ Snitterfield</li> <li>○ Southam</li> <li>○ Stockton</li> <li>○ Stratford-upon-Avon</li> <li>○ Studley</li> <li>○ Tiddington</li> <li>○ Treddington</li> <li>○ University of Warwick</li> <li>○ Warwick</li> <li>○ Wellesbourne</li> <li>○ Whitnash</li> <li>○ Wooton Wawen</li> </ul>
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## Growth Option B – Main Bus Corridors



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Figure 7 - Growth Option B - Main Bus Corridors



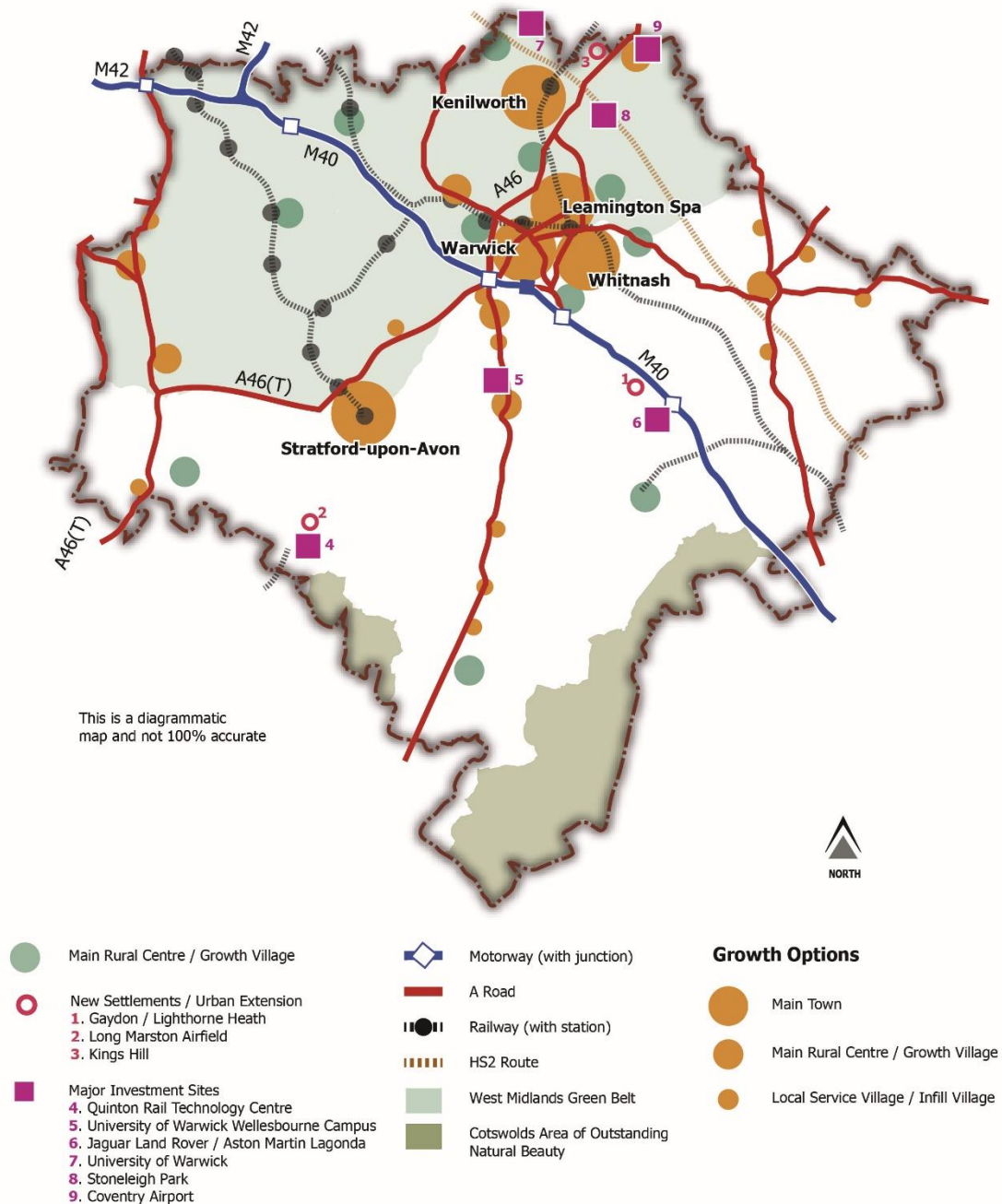
### Growth Option C. Main Road Corridors

Growth Option C would see new homes and jobs focused in and around those settlements located on the existing main road network (i.e., the A46 and 3-digit A-roads). The rationale for this approach is, given that South Warwickshire is largely rural and use of the private car will still be the dominate mode of travel, that new development should be focused in those locations accessible by roads designed for high volumes of motor traffic. By limiting development in the more rural areas, , traffic on narrow country roads would also be limited.

#### Identified Potential Locations:

<ul style="list-style-type: none"> <li>▪ Alcester</li> <li>▪ Barford</li> <li>▪ Ettington</li> <li>▪ Halford</li> <li>▪ Hatton Park</li> <li>▪ Kenilworth</li> <li>▪ Long Itchington</li> <li>▪ Mappleborough Green</li> <li>▪ Napton-on-the-Hill</li> <li>▪ Royal Leamington Spa</li> <li>▪ Salford Priors</li> <li>▪ </li> </ul>	<ul style="list-style-type: none"> <li>▪ Sherbourne</li> <li>▪ Snitterfield</li> <li>▪ Southam</li> <li>▪ Stockton</li> <li>▪ Stratford-upon-Avon</li> <li>▪ Studley</li> <li>▪ Tredington</li> <li>▪ Warwick</li> <li>▪ Wasperton</li> <li>▪ Wellesbourne</li> <li>▪ Whitnash</li> </ul>
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## Growth Option C – Main Road Corridors



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Figure 8 - Growth Option C - Main Road Corridors

### Growth Option D. Enterprise Hubs

Whilst all Options seek to balance homes and jobs, Growth Option D focuses new development in and around those locations that are and could be major sources of employment in South Warwickshire i.e., locations where business and industry want to invest significantly. As such, it could result in a better balance of homes and jobs than under the other Options. Also, it could reduce the need for travel if employees have and want to take the opportunity to live close to where they work.

Identified Potential Locations:

<ul style="list-style-type: none"> <li>▪ Coventry Airport</li> <li>▪ Quinton Rail Technology Centre near Long Marston</li> <li>▪ Royal Leamington Spa</li> <li>▪ Stoneleigh Park</li> <li>▪ Stratford-upon-Avon</li> <li>▪ University of Warwick</li> <li>▪ University of Warwick Wellesbourne Campus</li> </ul>	<ul style="list-style-type: none"> <li>▪ M40 J12/ B4451 Gaydon junction</li> <li>▪ M40 J13/ A452/B4100 Grey's Mallory junction</li> <li>▪ M40 J15/ A46 Longbridge junction</li> <li>▪ M40 J16/ A3400 Hockley Heath junction</li> <li>▪ M42 J3/ A435 Portway junction</li> </ul>
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## Growth Option D – Enterprise Hubs

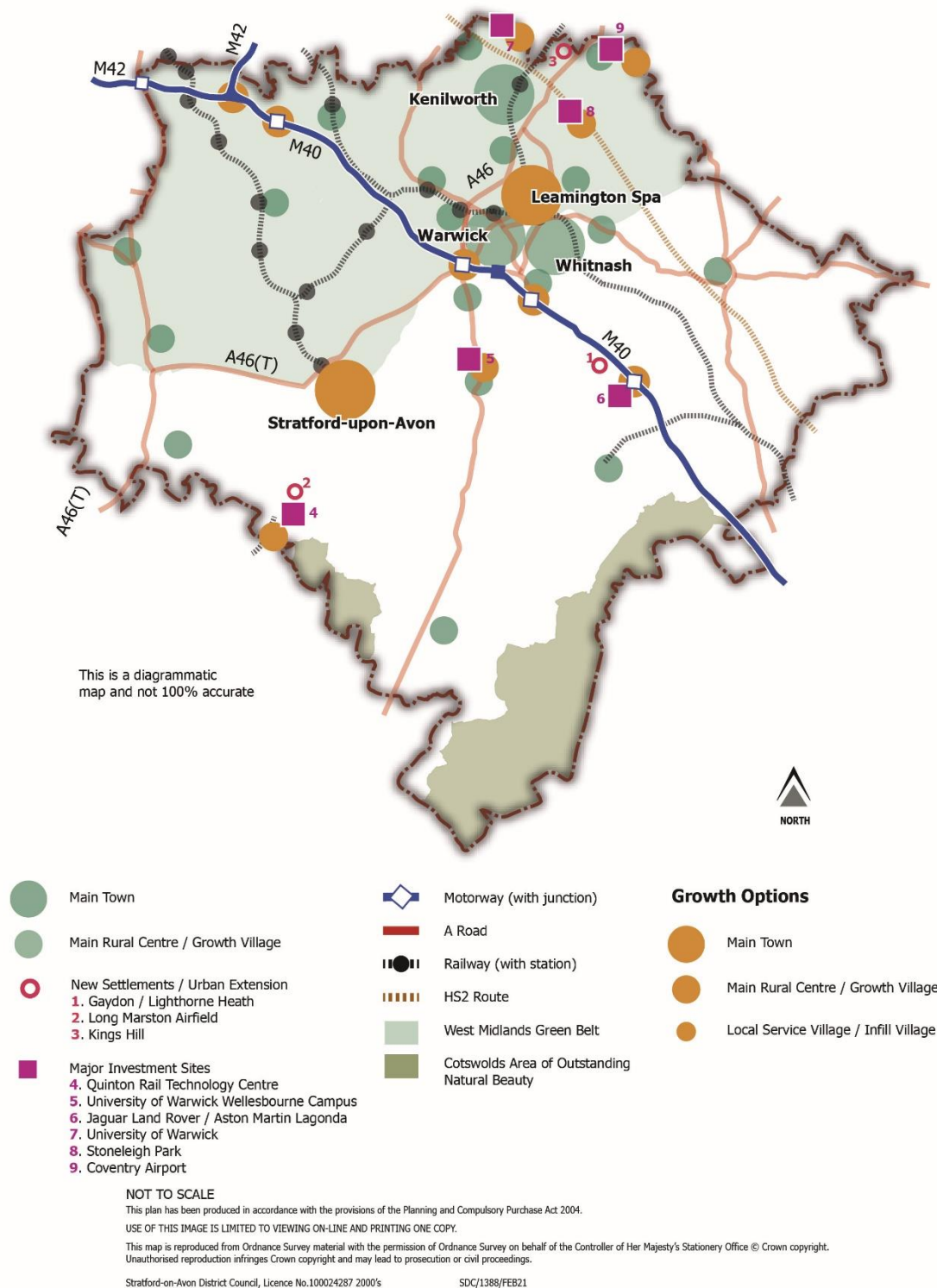


Figure 9 - Growth Option D - Enterprise Hubs

### Growth Option E. Socio Economic

One of the benefits of development is that it can be a stimulus for socio-economic change by focusing new jobs and affordable housing in those locations that need it most.

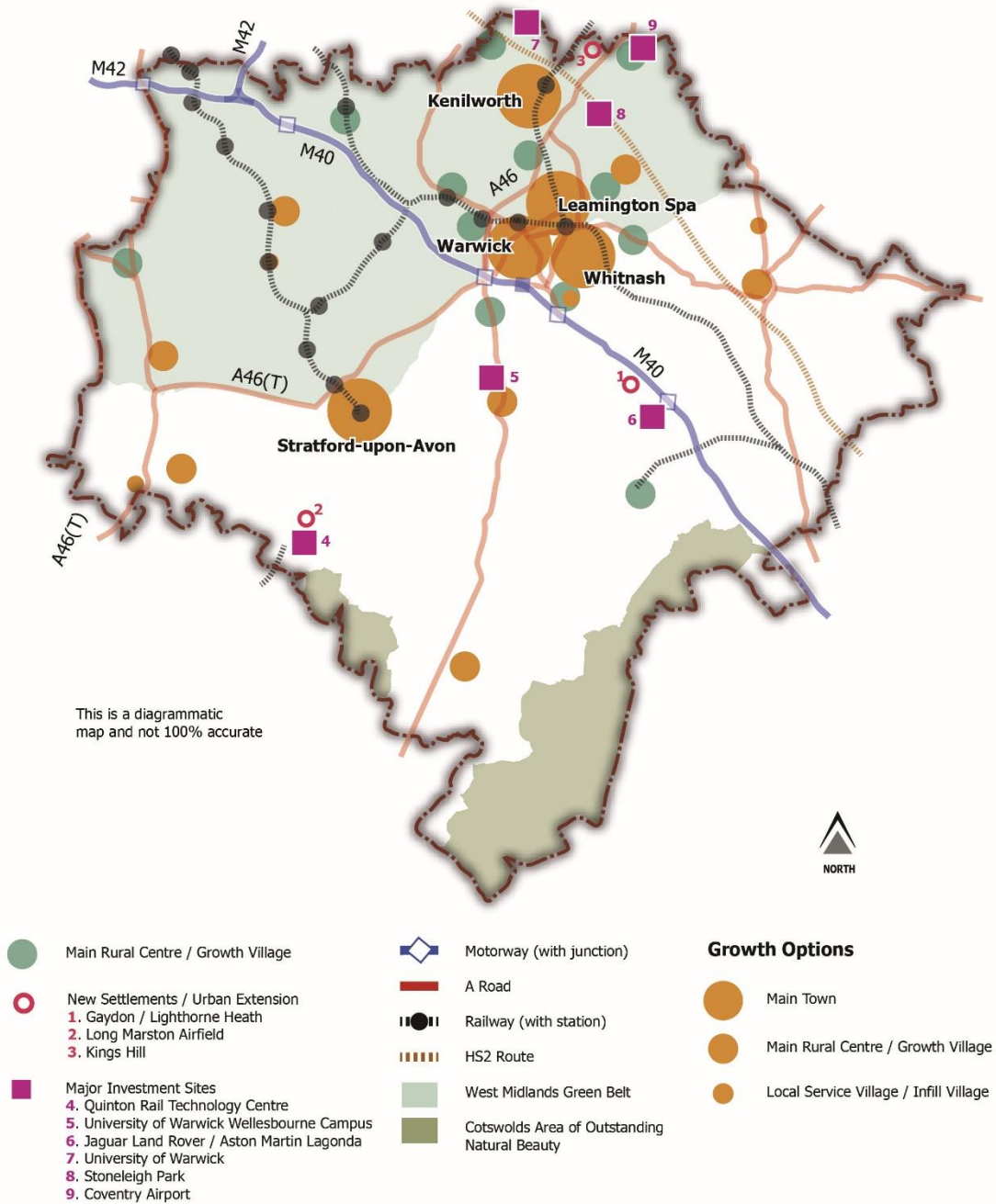
Although South Warwickshire is generally affluent, there are pockets of relative deprivation. Growth Option E would focus new homes and jobs in those areas that have relatively higher unemployment, lower qualifications and greatest need for affordable housing based on the housing waiting list. One benefit of this Option would be to enable residents to remain in their existing communities which could assist with community cohesion as well as wellbeing.

Identified Potential Locations:

<ul style="list-style-type: none"> <li>▪ Alcester</li> <li>▪ Bidford-on-Avon</li> <li>▪ Bishop's Tachbrook</li> <li>▪ Cubbington</li> <li>▪ Henley-in-Arden</li> <li>▪ Kenilworth</li> <li>▪ Long Itchington</li> <li>▪ Royal Leamington Spa</li> </ul>	<ul style="list-style-type: none"> <li>▪ Salford Priors</li> <li>▪ Shipston-on-Stour</li> <li>▪ Southam</li> <li>▪ Stratford-upon-Avon</li> <li>▪ Warwick</li> <li>▪ Wellesbourne</li> <li>▪ Whitnash</li> <li>▪ Wootton Wawen</li> </ul>
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## Growth Option E – Socio Economic



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Figure 10 - Growth Option E - Socio Economic

## Growth Option F. Main Urban Areas

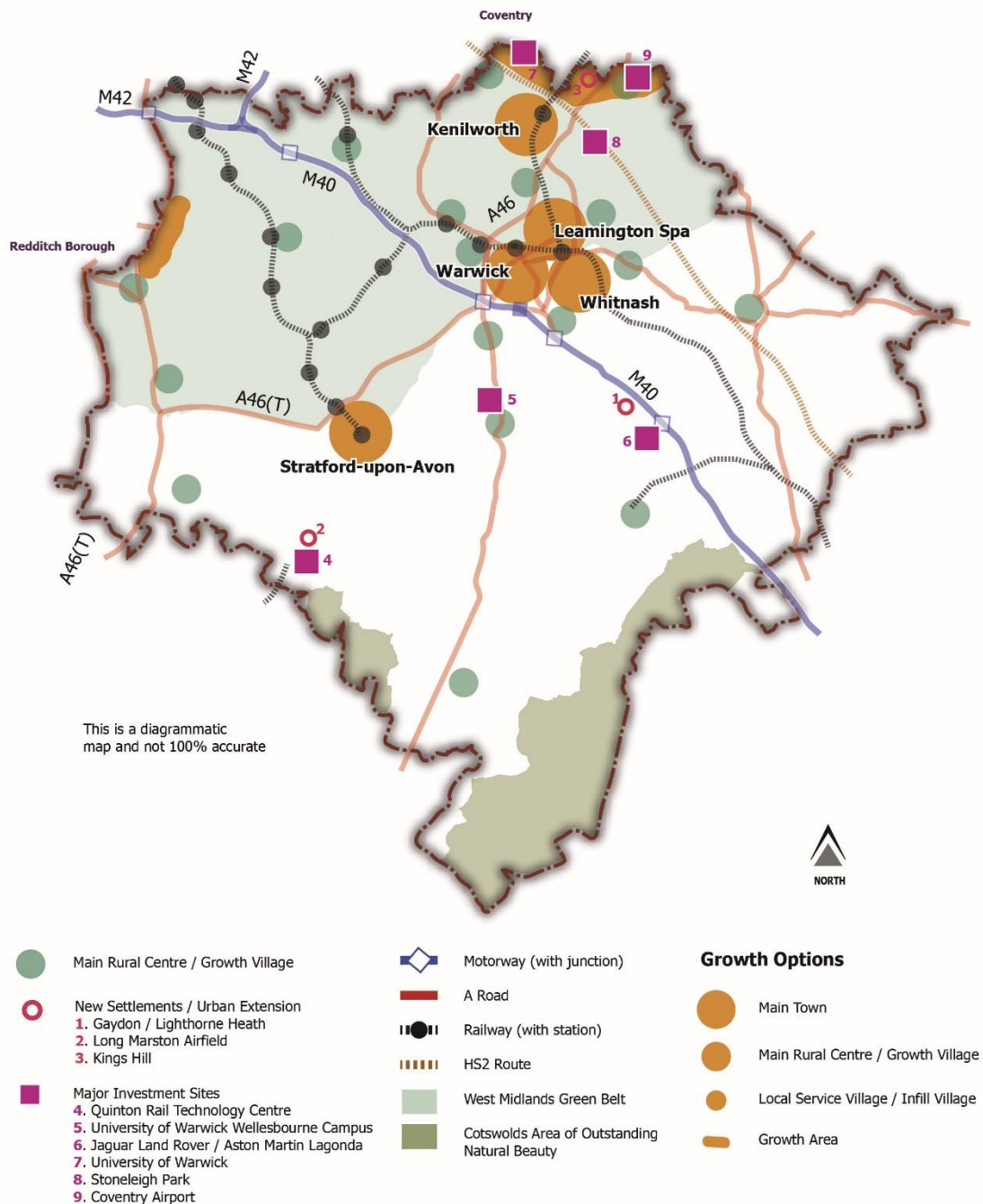
Growth Option F would see new homes and jobs focused in and around the five main urban areas in South Warwickshire as well as the edges of the adjacent urban areas of Coventry and Redditch. These locations are considered to be the most sustainable in South Warwickshire providing residents with the full range of services in close proximity thus reducing the need to travel by private car.

Having said that, it is worth noting that given the size of these centres, peripheral development may be some distance from the central services and facilities. Ensuring that peripheral development achieves good connectivity to the existing built-form would be crucial. Also, in all likelihood, much of the new development provided under this option would be within the Green Belt that surrounds the majority of these locations. As with all Options we would seek to retain the separate character and identity of settlements e.g. between Kenilworth and South of Coventry and between Mappleborough Green and Redditch.

Identified Potential Locations:

<ul style="list-style-type: none"> <li>• Kenilworth</li> <li>• Royal Leamington Spa</li> <li>• Stratford-upon-Avon</li> <li>• Warwick</li> <li>• Whitnash</li> </ul>	<ul style="list-style-type: none"> <li>▪ South of Coventry</li> <li>▪ East / southeast of Redditch</li> </ul>
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## Growth Option F – Urban Areas



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Figure 31 - Growth Option F - Main Urban Areas

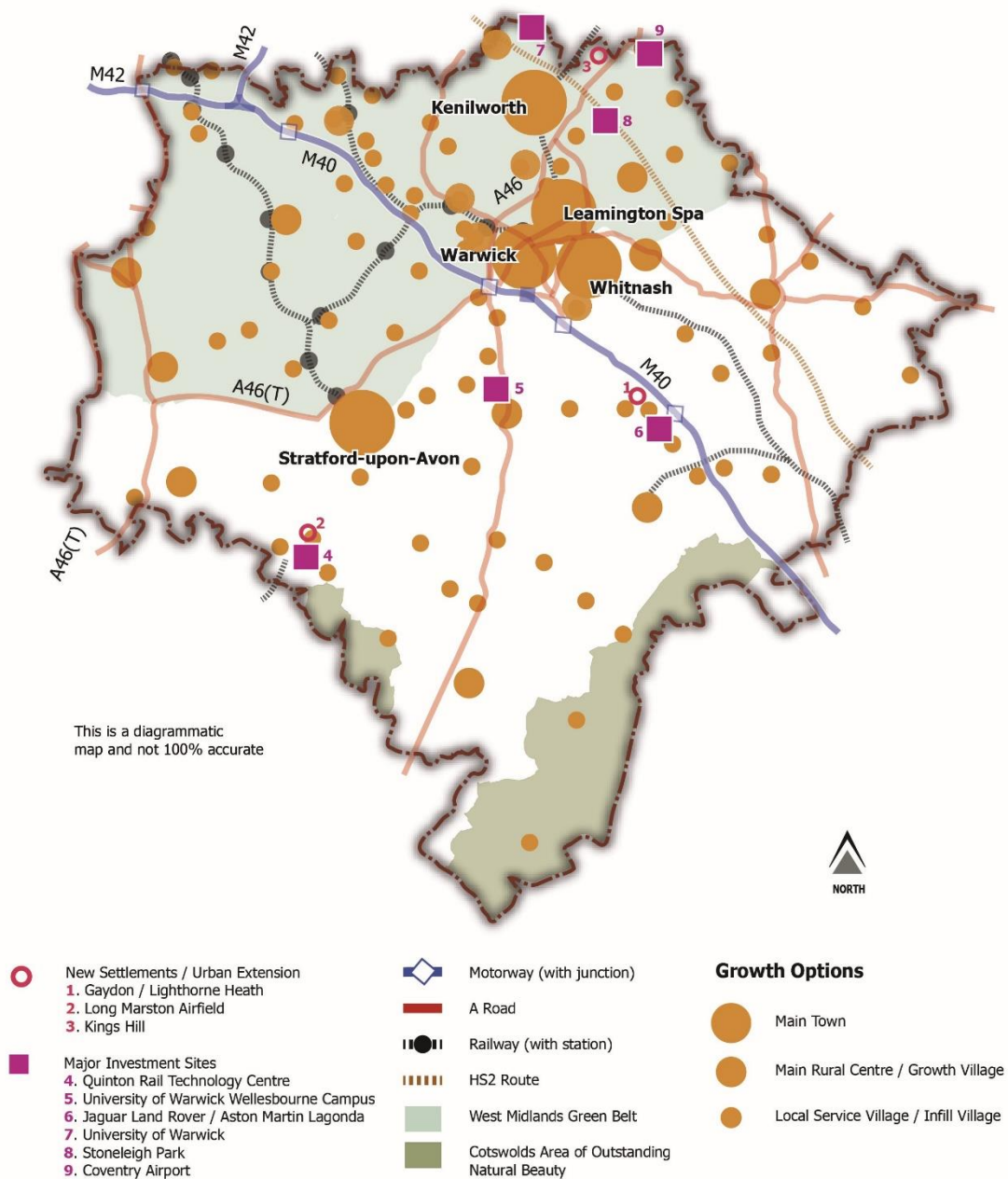
### Growth Option G. Dispersed

Growth Option G would see new homes and jobs focused in and around all those settlements identified in the existing Local Plans as being suitable locations for development. Whilst the impact of development on any one location would potentially be minimised, it could lead to an urbanisation of the rural area and increased levels of traffic on country roads. It is also likely to be more challenging to deliver infrastructure improvements to support new homes and jobs. On the plus side, it could help sustain and revitalise a number of rural communities.

Identified Potential Locations:

<p><b>Main Towns, Main Rural Centres and Growth Villages:</b></p> <ul style="list-style-type: none"> <li>▪ Alcester</li> <li>▪ Baginton</li> <li>▪ Barford</li> <li>▪ Bidford-on-Avon</li> <li>▪ Bishop's Tachbrook</li> <li>▪ Burton Green</li> <li>▪ Cubbington</li> <li>▪ Hampton Magna</li> <li>▪ Hatton Park</li> <li>▪ Henley-in-Arden</li> <li>▪ Kenilworth</li> <li>▪ Kineton</li> </ul>	<ul style="list-style-type: none"> <li>▪ Kingswood</li> <li>▪ Leek Wootton</li> <li>▪ Radford Semele</li> <li>▪ Royal Leamington Spa</li> <li>▪ Shipston</li> <li>▪ Southam</li> <li>▪ Stratford-upon-Avon</li> <li>▪ Studley</li> <li>▪ Warwick</li> <li>▪ Wellesbourne</li> <li>▪ Whitnash</li> </ul> <p><b>Local Service Villages and Limited Infill Villages please see over page</b></p>
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## Growth Option G – Dispersed



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Figure 42 - Growth Option G – Dispersed

<p><b>Growth Option G:</b></p> <p><b>Local Service Villages and Limited Infill Villages:</b></p> <ul style="list-style-type: none"> <li>▪ Alderminster</li> <li>▪ Alveston</li> <li>▪ Ashow</li> <li>▪ Aston Cantlow</li> <li>▪ Baddesley Clinton</li> <li>▪ Bearley</li> <li>▪ Beausale</li> <li>▪ Bishop's Itchington</li> <li>▪ Brailes</li> <li>▪ Bubbenhall</li> <li>▪ Chessetts Wood</li> <li>▪ Claverdon</li> <li>▪ Clifford Chambers</li> <li>▪ Earlswood</li> <li>▪ Eathorpe</li> <li>▪ Ettington</li> <li>▪ Fenny Compton</li> <li>▪ Gaydon</li> <li>▪ Great Alne</li> <li>▪ Halford</li> <li>▪ Hampton Lucy</li> <li>▪ Hampton-on-the-Hill</li> <li>▪ Harbury</li> <li>▪ Haseley Knob</li> <li>▪ Hatton Green</li> <li>▪ Hatton Station</li> <li>▪ Hill Wootton</li> <li>▪ Ilmington</li> <li>▪ Lapworth</li> <li>▪ Lighthorne</li> <li>▪ Lighthorne Heath</li> <li>▪ Little Shrewley</li> </ul> <p>Long Compton</p>	<ul style="list-style-type: none"> <li>▪ Long Itchington</li> <li>▪ Long Marston</li> <li>▪ Lowsonford</li> <li>▪ LoxleyMappleborough Green</li> <li>▪ Moreton Morrell</li> <li>▪ Napton-on-the-Hill</li> <li>▪ Newbold-on-Stour</li> <li>▪ Northend</li> <li>▪ Norton Lindsey</li> <li>▪ Offchurch</li> <li>▪ Old Milverton</li> <li>▪ Oxhill</li> <li>▪ Pillerton Priors</li> <li>▪ Priors Marston</li> <li>▪ Quinton</li> <li>▪ Rowington</li> <li>▪ Rowington Green</li> <li>▪ Salford Priors</li> <li>▪ Sherbourne</li> <li>▪ Shrewley Common</li> <li>▪ Snitterfield</li> <li>▪ Stockton</li> <li>▪ Stoneleigh</li> <li>▪ Tanworth-in-Arden</li> <li>▪ Temple Herdewycke</li> <li>▪ Tiddington</li> <li>▪ Tredington</li> <li>▪ Tysoe (Middle &amp; Upper)</li> <li>▪ Wasperton</li> <li>▪ Welford-on-Avon</li> <li>▪ Weston-under-Wetherley</li> <li>▪ Wilmcote</li> <li>▪ Wood End</li> <li>▪ Wootton Wawen</li> </ul>
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**Q46. What is your favourite growth option and what do you particularly like about this option?**

**Q47. What is your least favourite growth option and what do you particularly not like about this option?**



## 6.5 Alternative Approaches to the Growth Options

There are several ways that development can be accommodated even within each growth option.

At this stage we don't know what the quantum of development in any particular area will be. Decisions about this still need to be made based on further technical work to assess the suitability and appropriateness of locations and sites.

One key distinction relates to the number of sites in any one location, and there will be any number of permutations to achieve a desired development target. For example, if we decide that we should build 1,000 homes over the plan period in a particular location, we could achieve this in a variety of ways:

- 20 sites each of 50 homes
- 10 sites each of 100 homes
- 2 sites of 500 homes
- 1 site of 1,000 homes

Each approach will have different benefits and impacts, and will be dependent on the availability of land in any location. It will also need to take into account the full range of planning issues, including landscape and settlement character.

### Densification

Densification, also known as intensification, is the approach of increasing the number of homes that can be built on a given piece of land, and increasing the number of homes within existing settlements through for example:

- Using vacant sites e.g. infilling
- Re-using underused employment land
- Accommodating more homes in town centres e.g. above shops
- Re-using empty homes
- Focusing on brownfield land

Many new developments are typically built at a density of 30 dwellings per hectare. You can increase the density and therefore the number of homes in several ways:

- Build smaller sized homes (i.e. 1 and 2 bed homes instead of 4 and 5 bed homes)
- Reduce the plot size of homes (i.e. smaller gardens)
- Increase the number of storeys (i.e. town houses)

National planning policy is driving towards a denser form of development in order to maximise the effectiveness of land and minimise greenfield land-take. Benefits include climate change, reducing the need to travel as well as promoting active travel. Densification could also help to sustain and revitalise town centres by encouraging new uses as well as increased footfall.

**Q48. Do you agree that we should be considering densification as part of our Growth Option? If not, why not?**

## New Towns

Within the growth options A-G presented above there are potentially two sub-options to consider.

The first would be to distribute growth across all the identified settlements within the growth option, subject to technical assessments to identify suitable sites. That is not to say that each settlement would get the same amount of growth, but rather that every settlement would get some growth.

The second approach would be to identify a very small number of key locations within the Growth Option for significant and large-scale development. Essentially, the focus of this approach would be the creation of a new settlement or new settlements where most of the development to 2050 would be accommodated.

The benefit of the new settlement approach is that it better allows for the integration of new infrastructure to accompany new development. It also reduces the pressure on existing infrastructure in existing towns and villages which can often be difficult to or more costly to expand.

The dis-benefit of new settlements is that they take a long time to start. Other smaller sites may be required elsewhere to deliver the homes and jobs needed in the first few years of the plan period until such time that the new settlements are up and running.

**Q49. Do you agree that we should be considering new settlements as part of our Growth Option? If so, where in South Warwickshire should they be located?**

## Green Belt

The Green Belt covers approximately the northern third of South Warwickshire i.e. the land north of the towns of Alcester, Stratford-upon-Avon, Warwick and Royal Leamington Spa. The purpose of the Green Belt is fivefold<sup>6</sup>:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other land

As such, development on Green Belt land is heavily restricted.

Whilst the presence of the Green Belt can be beneficial for those areas that it protects, one consequence is that it can increase growth in those locations beyond the Green Belt because the development needs that Green Belt areas generate have to be met further away in non-Green Belt locations.

The boundaries of the Green Belt can be reviewed as part of the preparation of a local plan. Reviewing the Green Belt means assessing whether or not particular areas within the existing Green Belt still meet the five Green Belt purposes. We would need to demonstrate exceptional circumstances have been met in order to alter the Green Belt. In doing so we would need to have fully explored:

- the re-use of brownfield land
- optimised the density of new development, particularly in town centres and locations well-served by public transport

<sup>6</sup> [13. Protecting Green Belt land - National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance)

- whether neighbouring councils could accommodate any of our development needs

A number of settlements within the Green Belt (particularly the smaller villages) are covered by Green Belt designation. This is known as being 'washed over' by the Green Belt. Larger settlements, whilst they may be surrounded by Green Belt, are excluded or 'inset' from the Green Belt itself (e.g. Kenilworth) so that Green Belt policy does not apply to the town itself.

In terms of development in the Green Belt, there are a number of approaches:

- Amending the boundaries around existing towns and villages by expanding these settlements into the Green Belt on a site-by-site basis as required. This is also known as 'nibbling' the Green Belt.
- Altering the boundaries around existing towns and villages by expanding these settlements into the Green Belt through larger 'urban' extensions.
- Removing a large area from the Green Belt to accommodate large-scale development e.g. a new settlement on a railway line.
- Removing existing settlements currently washed over by the Green Belt from the Green Belt, known as insetting.

It is important to note the different potential impacts on the Green Belt of the various approaches, as well as the consequential impacts on areas beyond the Green Belt.

Combined with the work on the spatial development strategy, we can then make decisions about whether or not any land should be removed from the Green Belt in order to best meet the development challenges facing South Warwickshire over the plan period. We can also use this opportunity to consider whether additional land should be added to the Green Belt.

Importantly, Green Belt is not an environmental or landscape designation. It contains land of varying quality including whole villages, brownfield sites as well as tracts of open countryside.

**Q50. Notwithstanding your preferred Growth Option, do you agree that we should be considering exploring growth in Green Belt locations? If not, why not?**

# Appendix 1: Glossary

Word	Definition
Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping
Active travel	Transport of people or goods, through non-motorised means, based around human physical activity.
Affordable housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions for it to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
Biodiversity	The variety of life on earth. It encompasses the whole of the natural world and all living things including plants, animals, and other organisms which, together, interact in complex ways with the inanimate environment to create living ecosystems.
Biodiversity & Green Infrastructure Assessment	An assessment that will help guide and shape the planning and delivery of biodiversity and Green Infrastructure. It forms the baseline for a positive and proactive approach to the management and enhancement of natural assets
Biodiversity	Biodiversity offsetting involves activities to create biodiversity benefits in order to compensate for biodiversity losses resulting from

Offsetting	development. This is to ensure that when a development damages nature in a way that is unavoidable or cannot be mitigated, new nature sites will be created to offset the negative impact on biodiversity.
Blue Infrastructure	Infrastructure involving water, for example canals, ponds, wetlands, streams, rivers
Brownfield Land	Land which is or was occupied by a permanent structure, excluding agricultural buildings. Also known as previously developed land.
Call for Sites	A period of time where landowners are encouraged to come forward with sites they are interested in developing
Climate Change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
Climate Change Adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects (including from changes in rainfall and rising temperatures) which moderate harm or exploit beneficial opportunities.
Climate Change Mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Climate Change Impact Assessment	An assessment to determine the impact any development may have on climate change
Connectivity	The state of being connected or interconnected. In planning, connectivity can refer to road, rail, cycle and walking networks; digital connectivity; social connectivity; and the connectivity of green infrastructure
Decarbonisation	The process of removing or reducing the carbon dioxide (CO <sub>2</sub> ) output of a country's economy. This is usually done by decreasing the amount of CO <sub>2</sub> emitted across the active industries within that economy.
Delivery and Viability Studies	Assessment to determine that the contents of the plan and its development strategies can be achieved.
Demographics	Statistical data relating to the population and particular groups within it
Duty to Co-operate	The duty to co-operate is set out in <a href="#">section 33A of the Planning and Compulsory Purchase Act 2004</a> . It puts a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in relation to strategic cross boundary matters.
Economic Impact	A specific form of analysis which calculates the direct, indirect and induced benefits from various projects/developments.



Assessments	
Economic Needs Assessment	An assessment to determine the type and amount of employment land that is required to support the economic activities within the area.
Employment Land Study	Employment Land Studies consider and makes recommendations regarding the level of future employment land provision, and identify potential broad locations for future employment development.
Energy Hierarchy	The Energy Hierarchy is a classification of energy options that prioritises a sustainable approach. The top of the energy hierarchy aims to reduce the need for energy, and the bottom falls back on using conventional fossil fuels. The middle tiers look at using renewable energy sources and being efficient with the energy created to reduce waste.
Equalities Impact Assessment (EQIA)	An assessment to ensure that strategies and policies contribute towards eliminating discrimination, promoting equality and fostering good relations.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulations Assessment	An assessment to determine the potential effects of the Plan on protected habitats
Health Impact Assessment (HIA)	An assessment that puts people and their health at the heart of the planning process. It is used to identify and optimise the health and wellbeing impacts of plans.
Housing Market Area	These illustrate the influence of an urban area on a wider geographical area. They are defined by analysing commuting and migration patterns. Significantly, these areas are not bound by administrative boundaries.
Housing Needs Assessment	An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.
Housing Strategy	Document detailing how Councils and their partners plan to work together to ensure that more people get the opportunity to live independently in good quality housing of their choice
Infrastructure	The network of essential physical services that most buildings or activities are connected to. It includes not only physical services in an area (eg. gas, electricity and water provision, telecommunications, sewerage) and networks of roads, public transport routes, footpaths etc. but also community facilities and green infrastructure. New or improved infrastructure will generally

	need to be provided where significant levels of new development are proposed.
Industrial Strategy	A document that looks at the strengths and weaknesses of the local economy and sets out a plan of action to build on existing successes, and to develop and support areas that may be struggling
Infrastructure Delivery Plan	A 'live' document that details the strategic infrastructure required in order to deliver the growth planned for within the Local Plan. The IDP brings together a range of data from infrastructure providers in order to help ensure that the right infrastructure is prioritised.
Landscape Character Assessment	An assessment undertaken to help identify various landscape types with a distinct character that is based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is prescribed as a Development Plan Document adopted under the Planning and Compulsory Purchase Act 2004.
Natural Surveillance	The discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision). See also Planning Out Crime.
Neighbourhood Plan	A plan prepared by Parish/Town Councils or Neighbourhood Forums to establish general planning policies for the development and use of land within a particular neighbourhood area. Subject to conformity with the strategic policies of the Local Plan, an independent examination and support in a community referendum, a Neighbourhood Plan will become part of the planning framework for land uses in the local area.
Net Zero Carbon	Having net zero carbon dioxide emissions, either by balancing carbon dioxide emissions with removal, or simply eliminating carbon dioxide emissions altogether
Passive first approach	An approach to building design that utilises the architecture and construction of buildings in order to reduce energy use and improve energy efficiency.
Renewable Energy	Renewable Energy Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Self and Custom build housing	"Self-build" refers to projects where individuals or groups directly organise the design and construction of new homes. Custom housebuilding involves individuals or groups working with a specialist developer to deliver new homes that meet their specific aspirations and needs.
Settlement	A form of analysis that looks at the structure and design of existing

Design Analysis	settlements to help identify where growth might best be integrated.
Severance Effect	The term applied to the effects that roads and their traffic can have on social interaction. In particular it relates to the imposition of barriers that deter people's movements.
Social isolation	Social isolation can be defined structurally as the absence of social interactions, contacts, and relationships with family and friends, with neighbours on an individual level, and with "society at large" on a broader level.
Soundness	To be considered sound, a Development Plan Document must meet four tests, it must be positively prepared, justified (have a robust and credible evidence base and be the most appropriate strategy) as well as effective (deliverable, flexible and able to be monitored) and consistent with national policy.
Specialist Housing	Specialised accommodation for any age group that is purpose designed and designated in a planning obligation for a specific client group. The delivery of support or care will not result in the categorisation of housing as specialised if it is not purpose designed and designated.
Standard Method	<p>The standard method is a government formula used to determine the minimum number of homes anticipated to be planned for, in a way which addresses projected house growth and historic under-supply.</p> <p>The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement figure.</p>
Statement of Community Involvement (SCI)	This sets out the standards to be achieved by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents (LDDs) and planning applications. The SCI is a clear public statement enabling the community to know how and when they will be involved in the preparation of an LDD and how they will be consulted on planning applications.
Strategic Flood Risk Assessment (SFRA)	A high-level assessment of flood risk carried out by or for Local Planning Authorities with the purpose of assisting them to deliver sustainable development and to avoid development in areas that are at risk of flooding or that would increase flooding elsewhere.
Strategic Housing and Employment Land Availability Assessment	A key component of the evidence required to support the delivery of sufficient land for housing and employment to meet the community's need.
Sustainable drainage systems (SuDS)	The SuDS approach involves slowing down and reducing the quantity of surface water run off for a developed area to manage flood risk downstream, and reduce the risk of run off causing pollution. This is achieved by harvesting, infiltrating, slowing, storing, conveying and treating run off on site. SuDS allow water to

	become a more visible and tangible part of the built environment, which can be enjoyed by everyone.
Sustainable growth/development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainability Appraisal	The Planning and Compulsory Purchase Act 2004 requires Local Development Documents (LDDs) to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic process that assesses the social, environmental and economic effects of the strategies and policies in a LDP from the outset of the preparation process. This helps to ensure that decisions are made that accord with sustainable development requirements.
Sustainability Themes	The topics covered by the Wheel of sustainability. All topics need to be carefully considered within the plan making process and are all necessary in the creation of sustainable communities.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Urban Grain	The ratio of built form to other areas of open space, and the way in which urban areas are subdivided into smaller plots or blocks. A 'fine urban grain' area would have a pattern of smaller plots connected to each other within a wider urban block.
Use Classes Regulations	<a href="#"><u>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020</u></a> set out the broad planning use classes that different types of development belong to. These use classes are used in determining the types of development deemed appropriate in certain areas, and for planning applications for the change of use of land or buildings from one use class to another.
Water Cycle Strategy	Document identifying the water services (incl. supply, and waste) required to support the development within the plan. It establishes where any constraints exist and identifies measures to eliminate or mitigate these constraints.
Wellbeing	The state of being comfortable, healthy, or happy
Zero-carbon	Where no carbon emissions are being produced from a product/service

# Appendix 2: List of Consultation Questions

## Chapter 3: About the Plan

Q1. Do you agree that we should prepare a Local Plan for South Warwickshire? If not, why not?

Q2. Do you agree with our approach of starting with a high-level, strategic part 1 Plan? If not, why not?

Q3. Do you agree that the Local Plan should run to 2050? If not, what alternative end date do you suggest and why?

Q4. Do you agree that this is the right evidence that we need to inform the Local Plan? Is there further evidence that you think will be required?

Q5. Do you have any comments on the impact assessments that accompany the South Warwickshire Local Plan?

Q6. Please tell us about specific sites you wish to promote for:

Q6a. Housing

Q6b. Employment / Industrial / Commercial

Q6c. Retail

Q6d. Leisure / Community

Q6e. Gypsies and Travellers

Q6f. Open Space / Biodiversity / Green Infrastructure

Q6g. Utilities / Infrastructure (inc. renewable energy)

Q6h. Other uses

Please provide a map to accompany your suggestion clearly showing the boundaries of the site.

You do not need to tell us about sites you wish to retain for agricultural use.

Please use the form at Appendix 3 to provide as much information as possible.

## Chapter 4: Key Strategic Issues

Q7. Do you agree that the South Warwickshire Local Plan should address social isolation and loneliness?

Q8. Do you agree with encouraging connectivity and ensuring key infrastructure is in place to support this? How should this be done?

Q9. Do you agree that the Local Plan should address each of the housing matters proposed? If not, what is your alternative?

Q10. Do you agree that the strategic design principles above should inform directions/locations for growth?

Q11. Do you agree with the emphasis on connectivity? If not, why not?

Q12. Do you agree that the Local Plan should seek to explore ways in which the reliance on the private vehicle may be reduced? If not, why not?

Q13. Do you agree that enhancing connectivity and prioritising active and sustainable travel are the best ways to achieve this? Please explain your answer.

Q14. Are there any additional transport issues or priorities you think that the Local Plan should address? Please explain your answer.

Q15. Do you agree that the South Warwickshire Local Plan should seek to diversify the local economy by supporting growth in new industrial sectors? If not, what other ways should the plan support economic growth?

Q16. Do you agree that new employment opportunities should mainly be focussed in existing employment locations? If not, what other locations should be considered?

Q17. Do you agree that the affordability of employment land and premises is a key issue that the Plan should address? If not why not?

Q18. Do you agree that the Local Plan should seek specific opportunities to support small and emerging businesses? If not, what do you suggest?

Q19. Do you agree that the Local Plan should seek to build on South Warwickshire's existing cultural and heritage assets in order to enhance the economy? If not, what alternative do you suggest?

Q20. Do you agree that the Local Plan should aim to reduce skills 'leakage' and provide greater opportunities for education and training? If not, what is your alternative?

Q21. Do you agree that the Local Plan should seek to adapt to the changing role of town centres? What do you suggest?

Q22. Do you agree that congestion and the car-dominance of town centres are key factors to address when considering how town centres can be enhanced?

Q23. Do you agree that the provision of sufficient utilities infrastructure is a key issue for the Plan to consider? If not, why not?

Q24. Do you agree that the Local Plan should encourage the use of the 'energy hierarchy' in developments, aiming to reduce the use of energy in the first instance wherever possible? If not, what approach do you suggest?

Q25. Do you agree that it is important to protect natural resources and that mineral resources are extracted before development commences?

Q26. Is it important to ensure that the development of best agricultural land is avoided wherever possible?

Q27. Do you agree that development should provide compensatory measures / enhancements to compensate for their impacts (including biodiversity offsetting/ landscape restoration)? Are there any other matters that should be considered?

Q28. Is the protection of, and enhancement of our green areas and associated habitat / biodiversity a high priority for the Local Plan? Are there any other matters that should be considered?

Q29. Do you agree that wherever possible and practical large-scale developments should also deliver substantive areas of green space (such as country parks etc.)? If not, what is your alternative?



Q30. Is tree planting an important issue that the Local Plan should seek to encourage?

Q31. Do you agree with the proposed ways in which the Plan should tackle climate change? What other ways can the Local Plan help us achieve net carbon zero?

Q32. Do you agree that flood mitigation should be a major priority for the Local Plan when delivering new housing?

Q33. Do you agree that the provision of health facilities should be a major priority when delivering new housing?

Q34. Do you agree that the South Warwickshire Local Plan should look to address congestion in town centres in order to improve air quality? If not, what is your alternative?

Q35. Do you agree that the Local Plan should prioritise and support additional guest accommodation in South Warwickshire?

Q36. Do you agree that the provision of education facilities should be a major priority when delivering new housing?

## **Chapter 5: Vision and Strategic Objectives**

Q37. Do you agree that the four overarching principles will deliver the South Warwickshire you want? If not, what changes would you like to see?

Q38. Do you agree with this approach to establishing visions for those key places identified in the South Warwickshire Local Plan? If not, what is your alternative?

Q39. Do you agree that these should be the strategic objectives for the Local Plan? Are there any others?

## **Chapter 6: Options for Growth**

Q40. How do you think we should best address the affordability of housing?

Q41. If we are required to meet housing shortfalls from elsewhere, how best should we accommodate such shortfalls? *(You may wish to refer to the growth options set out below to help you answer this question).*

Q42. Do you agree with prioritising jobs by increasing employment opportunities and therefore potentially increasing the minimum housing requirement for South Warwickshire?

Q43. Are there any locations in South Warwickshire where you have specific infrastructure concerns? Please specify.

Q44. Do you agree with the initial findings of the high-level sustainability assessment of the Growth Options? If not, why not?

Q45. Do you agree with the initial findings of the climate change analysis of the Growth Options? If not, why not?

Q46. What is your favourite Growth Option and what do you particularly like about this option?

Q47. What is your least favourite Growth Option and what do you particularly not like about this option?

Q48. Do you agree that we should be considering densification as part of our Growth Option? If not, why not?

Q49. Do you agree that we should be considering new settlements as part of our Growth Option? If so, where in South Warwickshire should they be located?

Q50. Subject to the growth option, do you agree that we should be considering exploring growth in Green Belt locations? If not, why not?

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# Appendix 3: Call for Sites Submission Form

## **What is the call for sites?**

As part of the Plan making process, we are required by legislation to identify a future supply of land that's "suitable, available and achievable" for use for housing and economic development and to meet other objectives of the plan. Part of this involves inviting landowners to come forward with sites they are interested in developing. This is known as a call for sites. We will conduct a technical assessment of land put forward and look to identify any suitable land within the South Warwickshire Local Plan that accords with its objectives and spatial development strategy.

## **When are calls for sites usually made?**

It is appropriate that we launch a call for sites at an early stage in the plan making process. Usually, authorities are planning for the period of that particular Local Plan (a minimum of 15 years hence, but this may possibly be a longer term for the South Warwickshire Local Plan).

## **Who can put forward a site?**

Anyone, whether an individual or business organisation, can put forward a site for consideration. These can be sites that are being promoted by landowners, developers, agents, local businesses and individuals within the Plan area.

## **What kind of sites are local authorities looking for?**

Typically, sites can be any size or type, including occupied, vacant, derelict or undeveloped land. Proposals can be for any type of land use, including residential including gypsy and traveller sites, commercial, renewable energy sites, retail, leisure or recreation and green infrastructure.

## **How is the call for sites publicised?**

Our call for sites exercise forms an important part of the Scoping and Call for Sites consultation and will also be announced by posting details of how to put forward a site on the Plan's website. We will use our network of contacts in the local property sector to also help them publicise the call for sites. This is why it's useful for landowners to have a relationship with a planning agent or property agent, or other property professional, so they are aware when these call for sites invitations are published.

## **Are all submitted sites allocated for development?**

No. The sites have to be technically assessed first. Even those that are deemed suitable following technical assessment may not necessarily be allocated for development. Allocation for development will also depend on range of policy and practical considerations, some of which may be unique to the requirements of South Warwickshire.

In other words, the technical assessment will provide information on the range of sites potentially available to meet need, but it's for the Local Plan process itself to determine which of those sites or broad locations are the most suitable and deliverable for a particular use.

## **Do I have to wait for a call for sites exercise to put forward a site for consideration?**

No. Sites within an existing Local Plan will be favourable from a planning permission point of view, but a site can be put forward and promoted for development consideration as part of the call for sites exercise at any time.

**INSERT FORM**

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