





# South Warwickshire Local Plan Public Meeting 25<sup>th</sup> Jan 2025



# **SOUTH WARWICKSHIRE LOCAL PLAN AGENDA**

- **Welcome**
- **Introductions**
- **The big picture - Ian Shenton, S-on-A District Councillor**
- **As it affects Bearley – Pete Delve, Parish Councillor**
- **Q&As – Guy Esnouf, Parish Councillor**
- **Tea, coffee, biscuits, chat & post-it notes**
- **Photography**





**Wootton Wawen Ward District & Arden Division**  
**County Cllr. Ian Shenton**

Proud to represent Bearley, Claverdon, Earlswood, Henley in  
Arden, Langleigh, Mappleborough Green, Preston Bagot, Tanworth  
in Arden, Ullenhall, Wolverton, Wootton Wawen

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<https://www.southwarwickshire.org.uk/swlp/>



The South Warwickshire Local Plan Preferred Options Consultation is now live! Please visit the [Preferred Options web page](#) and have your say.

# South Warwickshire Local Plan

The South Warwickshire Local Plan

# PREFERRED OPTIONS CONSULTATION

[Home](#) / [Preferred Options Consultation](#)

## Information covered on this page

- |  |                                       |
|--|---------------------------------------|
| 1 <a href="#">Preferred Options Consultation</a> | 4 <a href="#">Videos</a>              |
| 2 <a href="#">Call for Sites</a>                 | 5 <a href="#">Consultation Events</a> |
| 3 <a href="#">Accompanying Documents</a>         | 6 <a href="#">Contact Us</a>          |

## Useful Links

[Consultation Portal](#)

[Interactive Map](#)

# Preferred Options 2025

Ends on 7 March 2025 (42 days remaining)

[Summary](#)

<a href="#">1. Introduction</a>	+
<a href="#">2. How to Have Your Say</a>	+
<a href="#">3. Vision and Strategic Objectives: South Warwickshire 2050</a>	+
<a href="#">4. Meeting South Warwickshire's Sustainable Development Requirements</a>	+
<a href="#">5. Delivering Homes that Meet the Needs of all our communities</a>	+
<a href="#">6. Delivering South Warwickshire's Economic Needs</a>	+
<a href="#">7. A Climate Resilient and Net Zero Carbon South Warwickshire</a>	+
<a href="#">8. A Well-Designed and Beautiful South Warwickshire</a>	+
<a href="#">9. A Healthy, Safe, and Inclusive South Warwickshire</a>	+
<a href="#">10. A Well-Connected South Warwickshire</a>	+
<a href="#">11. A Biodiverse and Environmentally Resilient South Warwickshire</a>	+
<a href="#">12. Glossary</a>	+



Figure 4: Timetable for the SWLP

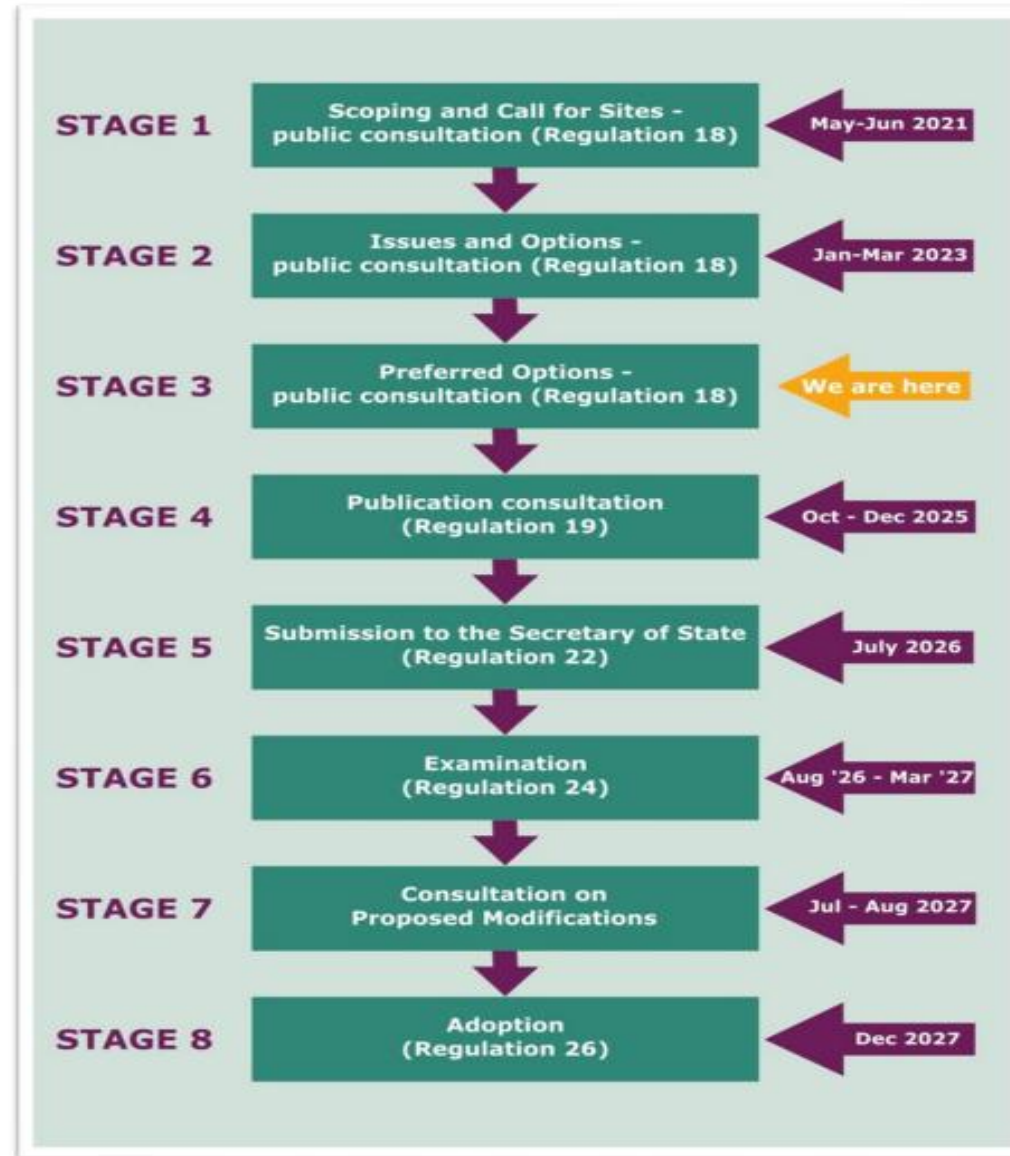
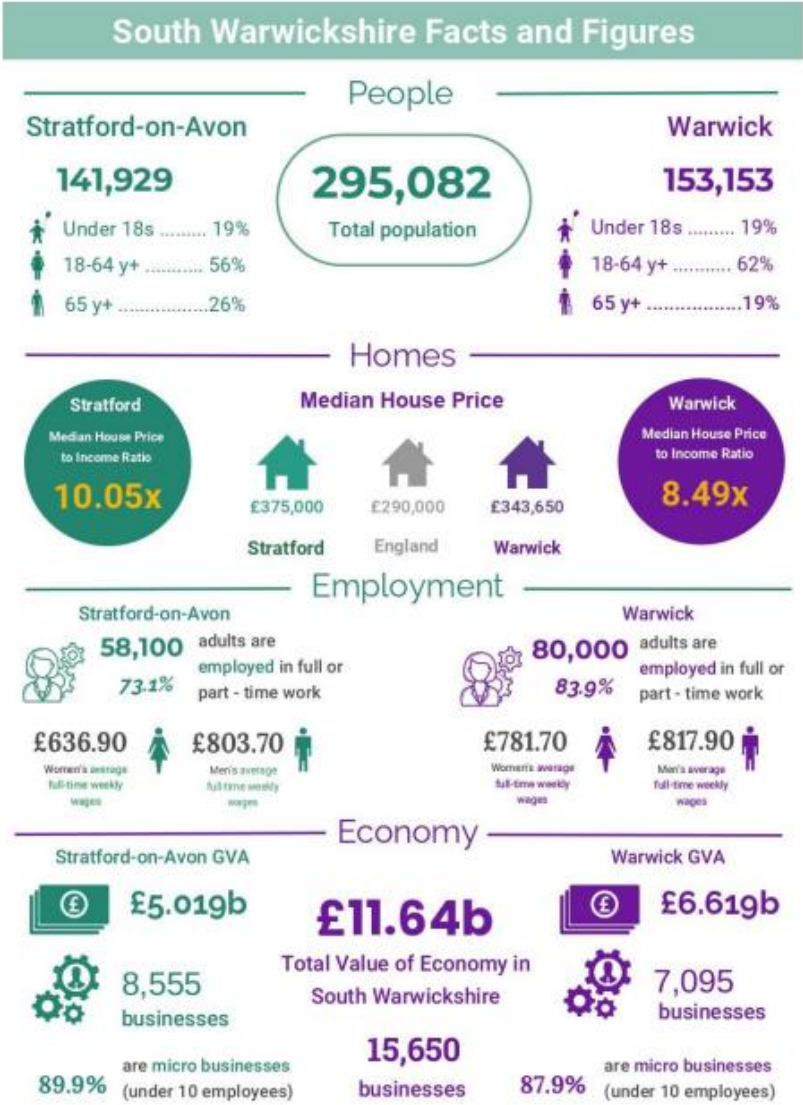


Figure 1: South Warwickshire Facts and Figures



**Table 1: Overall Housing Need (dwellings per annum) in South Warwickshire**

	Stratford	Warwick	South Warwickshire
Current Standard Method	553	653	1,206
Sub-regionally produced HEDNA	868	811	1,679
Proposed Government Standard Method	1,098	1,080	2,178

Total housing need (25 year plan period)	27,450	27,000	54,450
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**Table C.1.1: New Settlements identified by Stratford-on-Avon District Council and Warwick District Council**

New Settlement	Gross area (ha)	Indicative capacity
A1 Land South of Tanworth-in-Arden	486.0	9,720
A2 Land East of Wood End	293.2	5,860
B1 Land at Hatton	403.42	8,156
BW Land at Bearley and Wilmcote	329.64	6,762
C1 Land South of Kingswood	247.6	4,960
E1 Long Marston Airfield	770.50	9,850
F1 Land to the West of Ufton	336.1	6,720
F2 Land South of Deppers Bridge	242.7	4,840
F3 Land North East of Knightcote	340.4	6,800
G1 Land to the West of Knightcote	268.1	5,360
X1 Land South of Leamington/North of Wellesbourne/east of Barford	325.9	6,520
X2 Land East of Leamington Spa/Whitnash and west of B445 Fosse Way	323.5	6,480



**Table B.1.1: Reasonable alternative strategic growth location details**

SGL reference	SGL name	Estimated housing capacity	SGL area (ha)	SGL use
SG01	South of Coventry	4,621	462.16	Mixed
SG02	Stoneleigh Park Employment	0	246.44	Mixed
SG03	Coventry Airport	0	117.28	Employment
SG04	South of Kenilworth	1,271	60.85	Residential
SG05	East of Lillington	2,024	82.77	Residential
SG06	North of Leamington	2,978	146.03	Residential
SG07	Wedgnock Park Farm Employment	0	169.03	Employment
SG08	West of Warwick	1,696	52.76	Residential
SG09	South of Europa Way	823	212.64	Mixed
SG10	Bishop's Tachbrook	4,024	183.67	Mixed
SG11	South East of Whitnash	7,071	353.87	Mixed
SG12	Southam	3,464	163.31	Mixed
SG13	Gaydon Lighthorne Heath	4,539	836.97	Mixed
SG14	East of Gaydon	1,373	190.53	Mixed
SG15	North of Wellesbourne	9,221	461.41	Mixed
SG16	South of Wellesbourne	2,479	194.35	Mixed
SG17	Shipston-on-Stour	3,003	131.95	Mixed
SG18	West of Stratford-upon-Avon	5,521	292.06	Mixed
SG19	East of Stratford-upon-Avon	5,469	229.19	Mixed
SG20	Bidford-on-Avon	5,361	254.55	Mixed
SG21	Alcester	3,163	158.30	Mixed
SG22	West of Studley	1,046	49.33	Residential
SG23	North of <b>Henley</b> -in-Arden	2,499	124.17	Mixed
SG24	Hockley Heath	2,875	133.51	Mixed

My contact details are below so feel free to contact me if anything is not clear .



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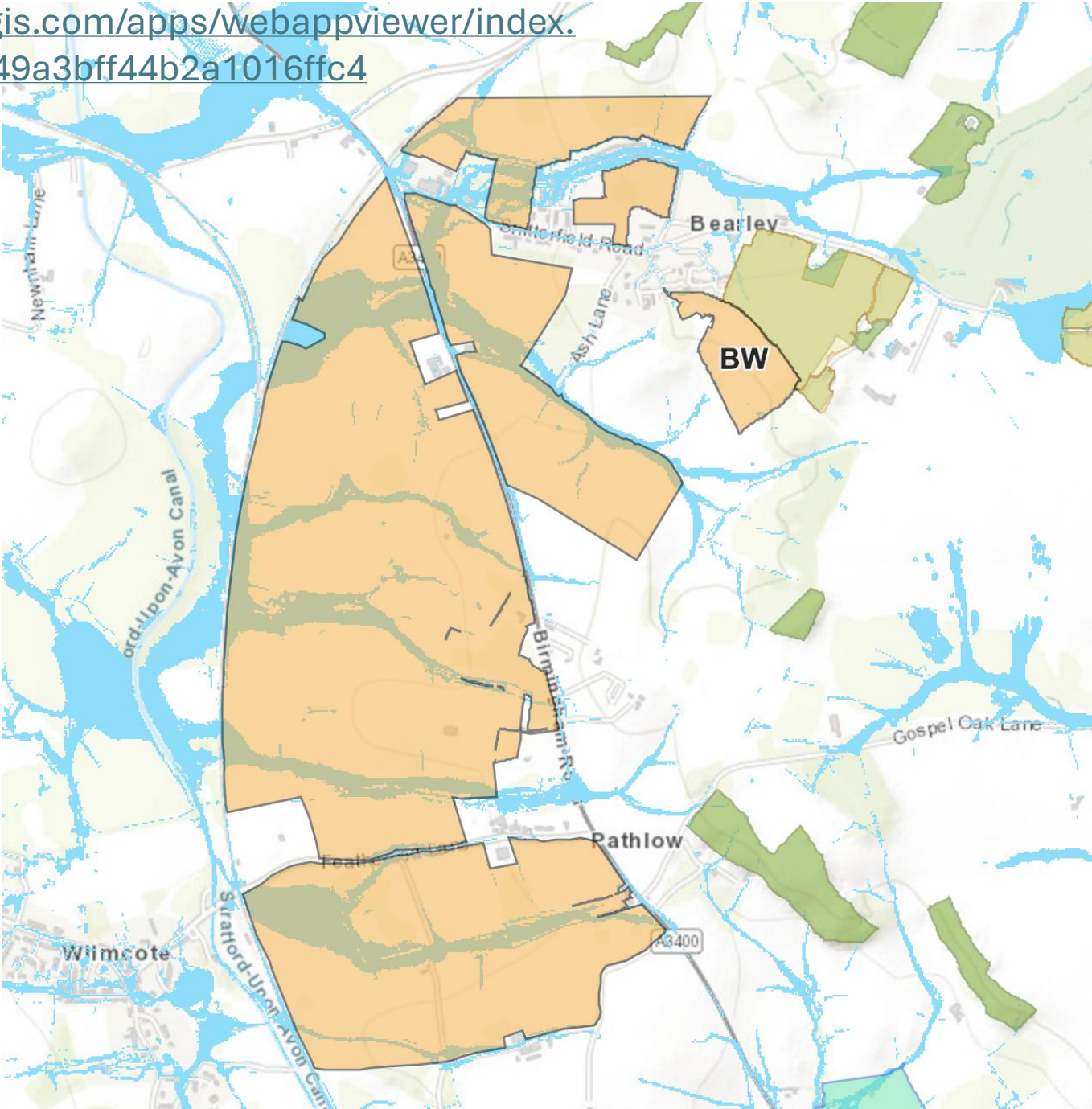
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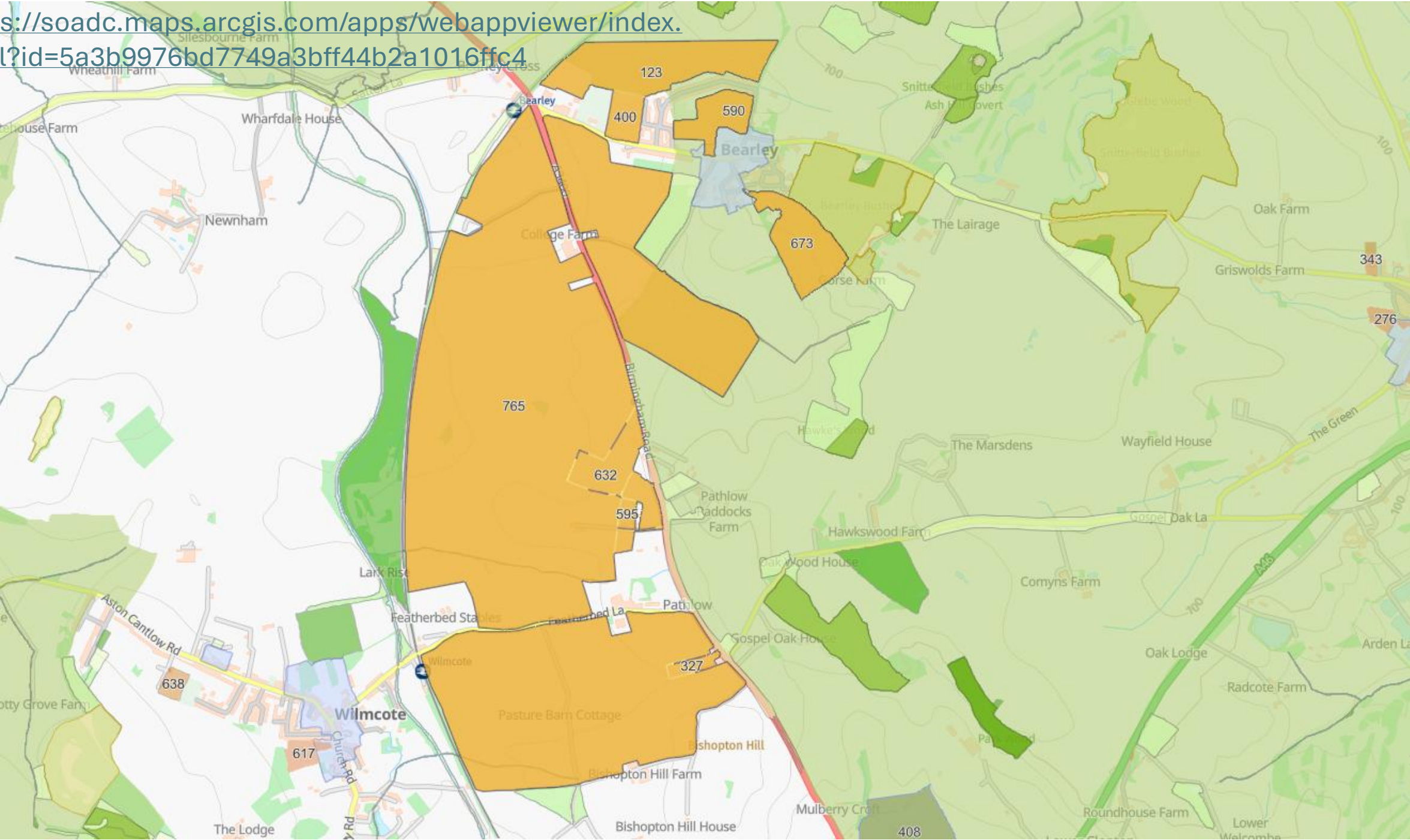


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# BW Sites and Dwelling capacity

Site Ref	Parish	Address	Urban/Non-Urban	Proposed intended use - full	Site Size (sqm)	Site Size (Ha)	Approx capacity (dwellings)	Overall score
123	Bearley	Snitterfield Road, Bearley	Non-Urban	"Housing/Residential"	211056	21.11	<b>422</b>	46.60
327	Wilmcote	Lordswood, Pathlow, Stratford Upon Avon	Non-Urban	"Housing/Residential", "Employment/Industrial/Commercial"	14129	1.41	<b>37</b>	64.85
400	Bearley	Land North of Snitterfield Road, Bearley, Stratford upon Avon, CV37 0SB	Non-Urban	"Housing/Residential"	31258	3.13	<b>83</b>	53.10
590	Bearley	Oak tree close	Non-Urban	"Housing/Residential"	55173	5.52	<b>146</b>	39.10
595	Wilmcote	Loughrigg, Hardwick Rise, Pathlow, Stratford Upon Avon, CV37 OES	Non-Urban	"Housing/Residential"	17534	1.75	<b>46</b>	63.10
632	Wilmcote	New House Farm, Birmingham Road, Pathlow, Stratford Upon Avon	Non-Urban	"Housing/Residential", "Employment/Industrial/Commercial", "Retail", "Leisure/Community", "Open space/Biodiversity/Green Infrastructure", "Renewable Energy"	60312	6.03	<b>159</b>	64.10
673	Bearley	Bearley Farm, Church Lane, Bearley, Stratford Upon Avon, Warwickshire.	Non-Urban	"Housing/Residential", "Renewable Energy"	97643	9.76	<b>258</b>	53.30
765	Bearley & Wilmcote	Land at Bearley and Wilmcote	Non-Urban	Mixed	2813542	281.35	<b>5627</b>	56.87
						<b>330</b>	<b>6778</b>	

<https://www.southwarwickshire.org.uk/swlp/helaa-results.cfm>

# What about the Green belt...?

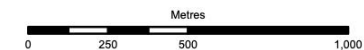
- *Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their Intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through nonstrategic policies, including neighbourhood plans'*



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### Key

- Settlement Boundary
- District Boundary
- Overall parcel assessment
  - No contribution
  - Weak contribution
  - Moderate contribution
  - Strong contribution



P01	23/08/24	AS	RW	AO	--
Rev	Date	By	Chkd	Appd	Authd

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Client

**Warwick District Council**

Project Name

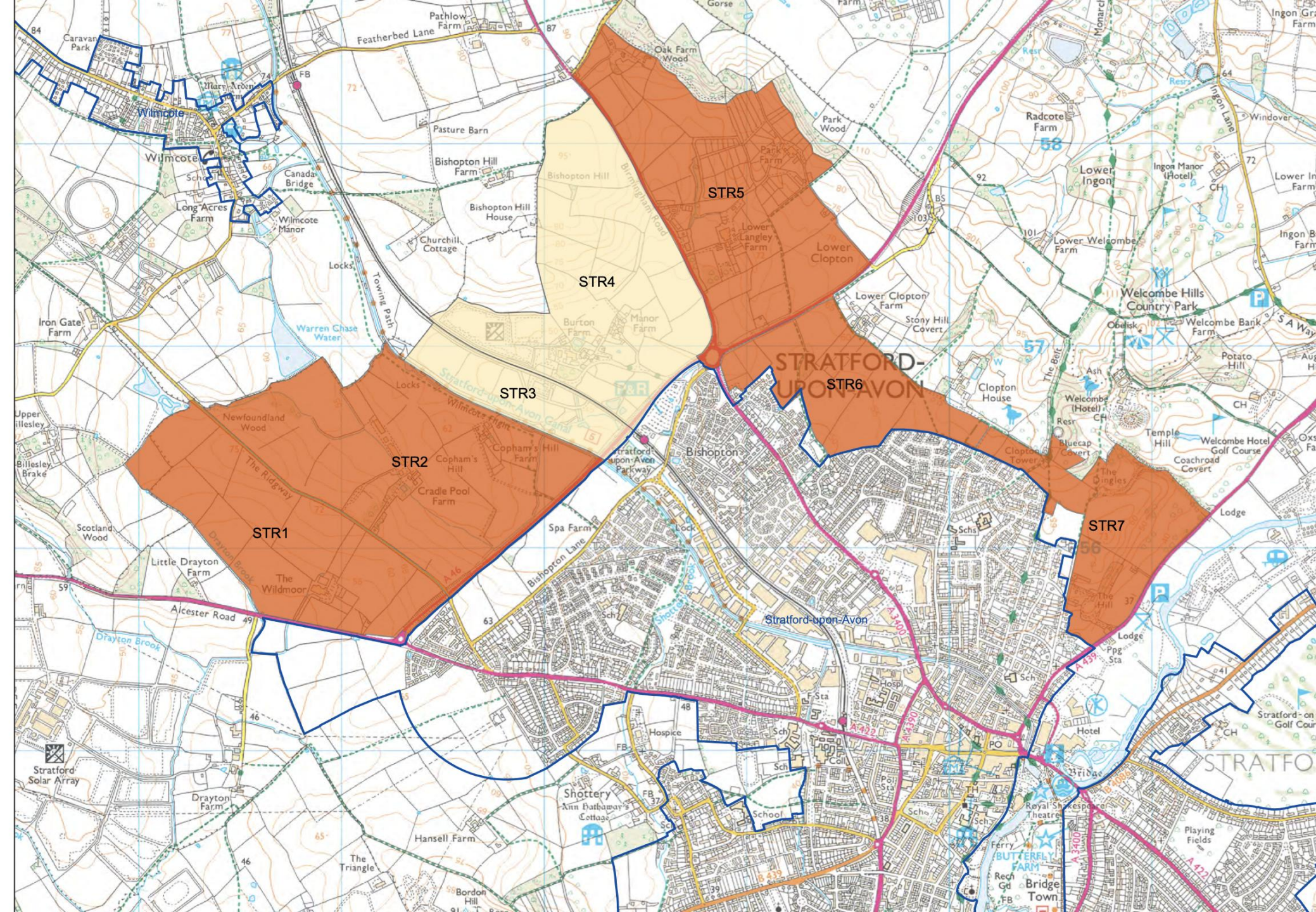
**South Warwickshire Green Belt  
Review**

Drawing Title

**Green Belt Purpose Assessment  
Stratford-upon-Avon  
Overall parcel assessment**

Scale at A3

1:25,000





# Other points to note...

- An indicative need for 29 ha of employment land required to support 6,000+ homes
- Industrial provision would be best catered for along the eastern and in particular the south- eastern areas of the site where access to the road network is best. Office provision would be best-located nearby to one of the two rail stations.
- 6,000+ new dwellings would require 1 new secondary and 3-4 new primary schools.
- There is a 3<sup>rd</sup> call for sites in progress....which could extend the site further

