



South Warwickshire Local Plan
15th February 2025



SWLP Purpose & Objectives

The South Warwickshire Local Plan (SWLP)

SWLP being prepared jointly by Stratford-on-Avon and Warwick District Councils

SWLP will set out:

- strategic vision, objectives and spatial strategy up to 2050, plus
- planning policies to determine location, scale, type and design of new development .
- three SWLP Development Categories:

SWLP Development Categories

1. **Spatial Growth Areas**

which is expansion of existing towns (there are 24 identified SG areas including Alcester (SG21 -with potential for 3163 new dwellings)).

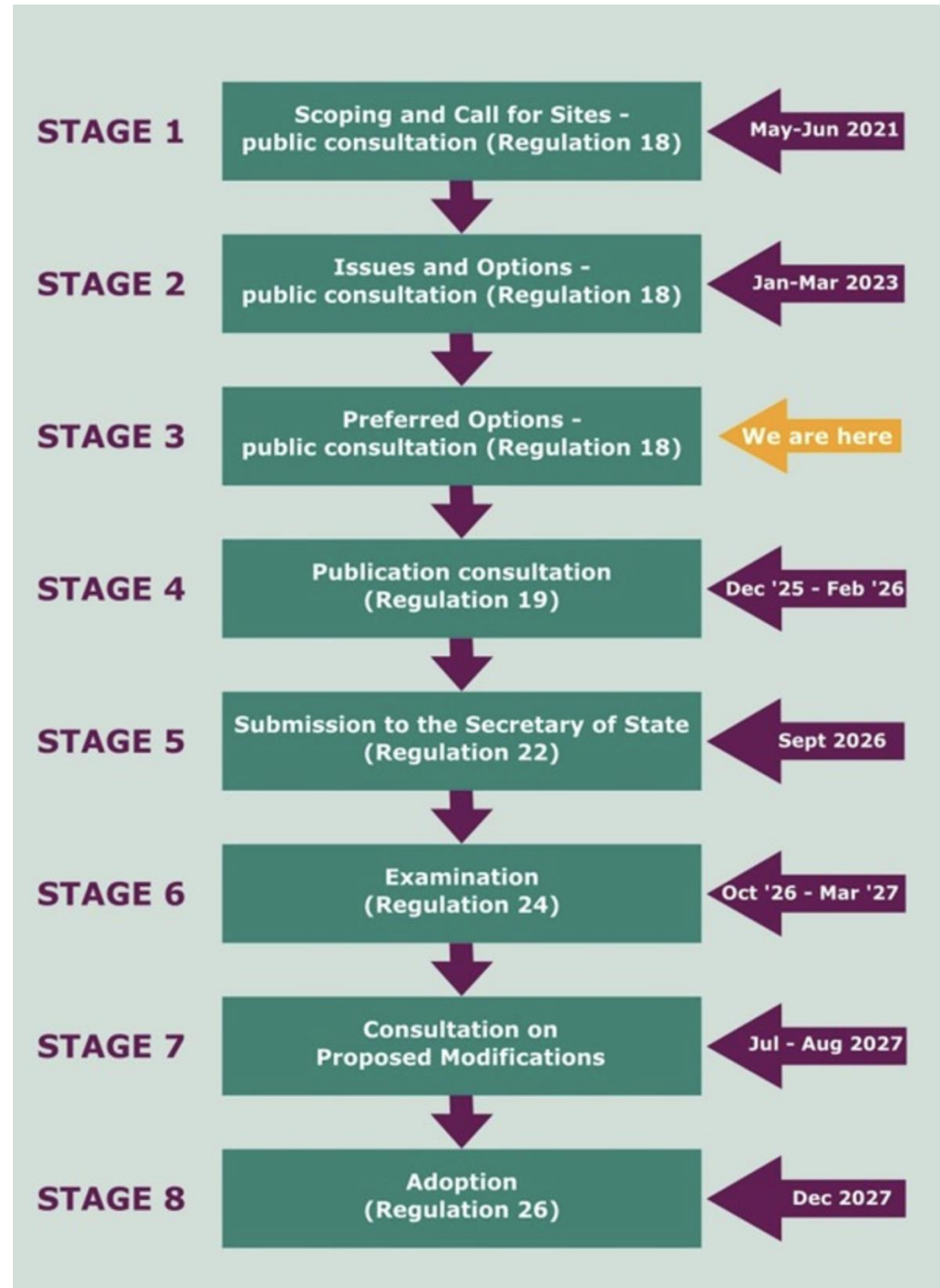
2. **New Settlements** (12 identified)

which aim to deliver new communities that can fulfil most of their day-to-day needs within the settlements themselves, limiting the need to travel (eg Bearley/Wilmcote identified - with potential for 6,700 new dwellings and associated infrastructure).

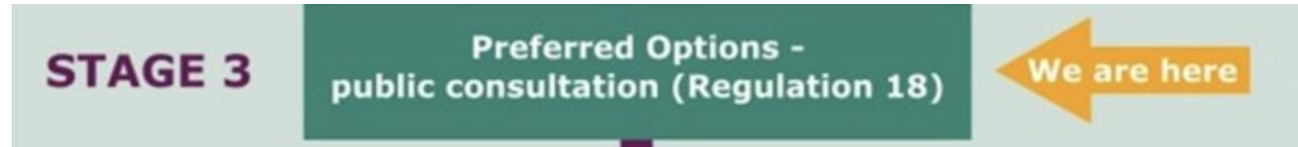
3. **Particular Sites**

which are individual sites that can provide a more limited amount of general development - this is the category that sites in Great Alne fall under

SWLP Timeline



Preferred Options Consultation

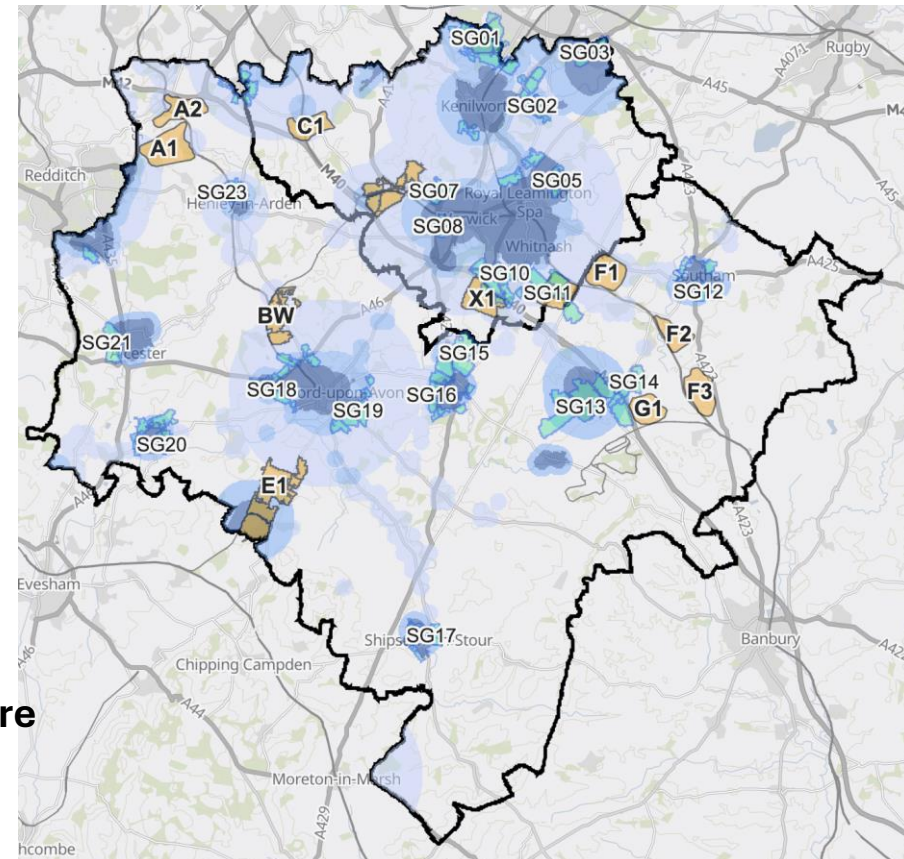


Obtain the views of stakeholders, ie

- Residents
- Businesses
- Developers
- Infrastructure providers
- Parish Councils
- Community groups

SWLP Scope & Scale

- **850** Potential Sites - identified through “Call for Sites” - May 2021 and 2023
- **672** Preferred Sites after HELAA-A evaluation process HELAA-B results
- **181,904** Potential Dwellings in Preferred Sites across **25** Year Plan to 2050
- Total Current Housing Needs
 - Stratford Area **27,450 (1098 p/a)**
 - Warwick Area **27,000 (1080 p/a)**
 - South Warwickshire **54,450 (2178 p/a)** (30% of Potential)



Great Alne PC recognises the need for more housing within South Warwickshire

Map shows Spatial Growth Areas and New Settlements

HELAA Methodology

Housing and Economic Land Availability Assessment

Purpose

- Identify sites and broad locations with development potential
- Assess their potential for development in terms of:
 - their availability for development
 - their suitability to accommodate development
 - their achievability in terms of market desirability and viability for development.
- Sites identified through the HELAA-A are assessed as to whether they *could* be developed, not whether they *should* be developed.
- Sites that pass HELAA-A assessment have been evaluated against a set of predefined criteria (HELAA-B) to generate an overall score: the lower the score the more favourable the site for development.

Potential Impact on Great Alne

5 Potential Preferred Sites

All SWLP Sites are evaluated against a standard set of criteria to generate an overall score, lower the score the more favourable the site.... Overall Scores Range between 4.17 – 82.5

Great Alne Sites include	Scores	No. Dwellings
- Land to the North of B4089 (refid 880)	51.7	116
- Land Off Spernal Lane (refid 133)	52.7	37
- Land off School Road (refid 620)	60.2	161
- Land Adjacent to B4089 (refid 757)	64.7	57
- Land behind Appleby Close (refid 650)	67.7	75
		446 Dwellings



However :

There are 457 Preferred Sites in the SWLP with a potential for 91,059 dwellings with lower scores than the lowest score of a Great Alne Site...

Who should respond?

- GAPC - as a key stakeholder
- GAPC - working with other local parishes to submit a joint response on the draft policies and policy directions – residents do not need to respond to these
- Residents, businesses, community organisations and other interested groups are encouraged to respond

How do residents respond to the SWLP Consultation?

- GAPC website has a step-by-step guide/demonstration/ hard copies available
- Go to the main page <https://www.southwarwickshire.org.uk/swlp/preferred-options.cfm>
- Click on Option 1 – *Preferred Options Consultation*
- Page headed *Preferred Options 2025*
- Click on the + sign to the right-hand side of Chapter 4 – ‘*Meeting South Warwickshire’s Sustainable Development Requirements*’
- A drop-down list of subsections appears. Scroll to Section 4.1 and the third green link down– ‘*Do you have any comments on a specific site proposal or the HELAA results?*’

- Click on this green link and it brings you to this pink box:

Do you have any comments on a **specific site proposal** or the HELAA results? (please include site name and reference number as identified on the [interactive map](#)).

Comment

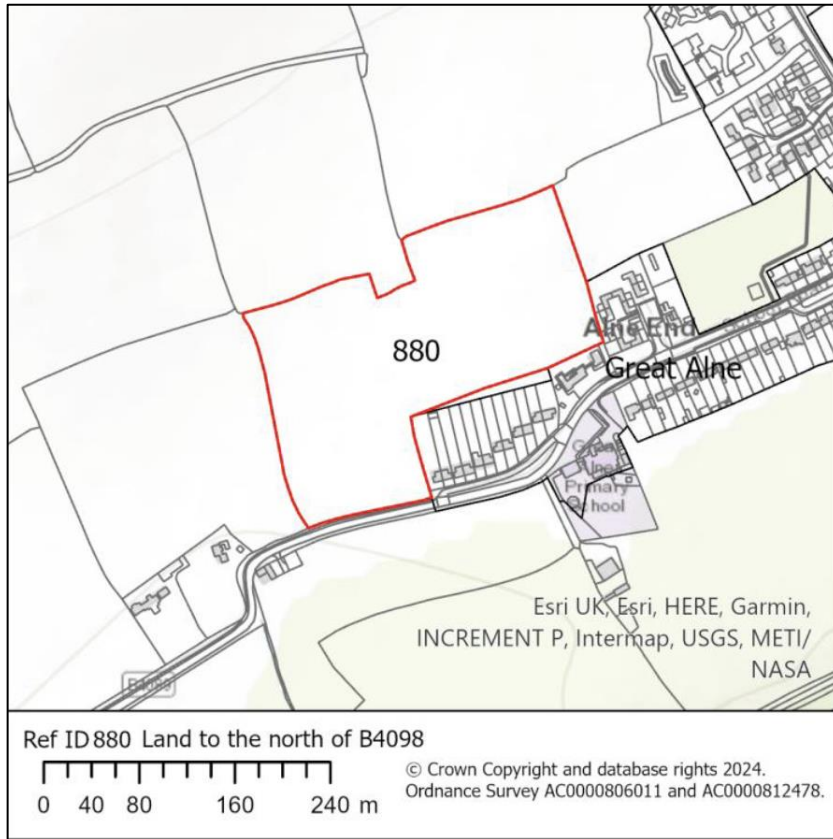
- Need to set up an account / provide email address / password
- Need to provide the site reference ID number
- Need to submit a new Comment for each site ie 5 for Great Alne
- There will be some yes/no answers before you add your comment
- 100-word limit in the comment box – but can add attachments eg images, videos, or data / evidence

SWLP prefers online responses, but paper forms available at this meeting or in Alcester Library – email or post to Stratford District Council (address on the form).

Key Themes and Considerations

Infrastructure	Lack of shop in Village School - capacities and future forecasts Healthcare Provision - Doctors, Dentists, Hospitals, Care Provision Age/Condition of Mains Services Electricity/ Gas Water/Sewers Broadband Public Transport Services PROWs Cycle Ways	Housing Type & Mix	Detached, Semi-detached, Bungalows, Apartments, Maisonettes
Road Safety	Roads and Footpaths Condition of highways/footpaths Areas of inaccessibility in the Village Major Routes through Village Junction Issues at major intersections Volume of traffic – current and forecast Speeding Safe access to sites, both vehicular and pedestrian Hazardous features, eg bends, junctions	Housing Ownership	Open Market, Rented / Shared, Affordable, Local Needs Housing, Climate Friendly
Flooding	Number of times per year cut off from Towns, Shops, Schools, Work, Healthcare provision River flooding – closeness of potential sites to known areas of flooding Known agricultural run off issues	Green Belt Policy	
		Impact on Village Character	Increase in size Conservation Area Listed Buildings

Land North of B4089 (refid 880)



GAPC Initial Comments

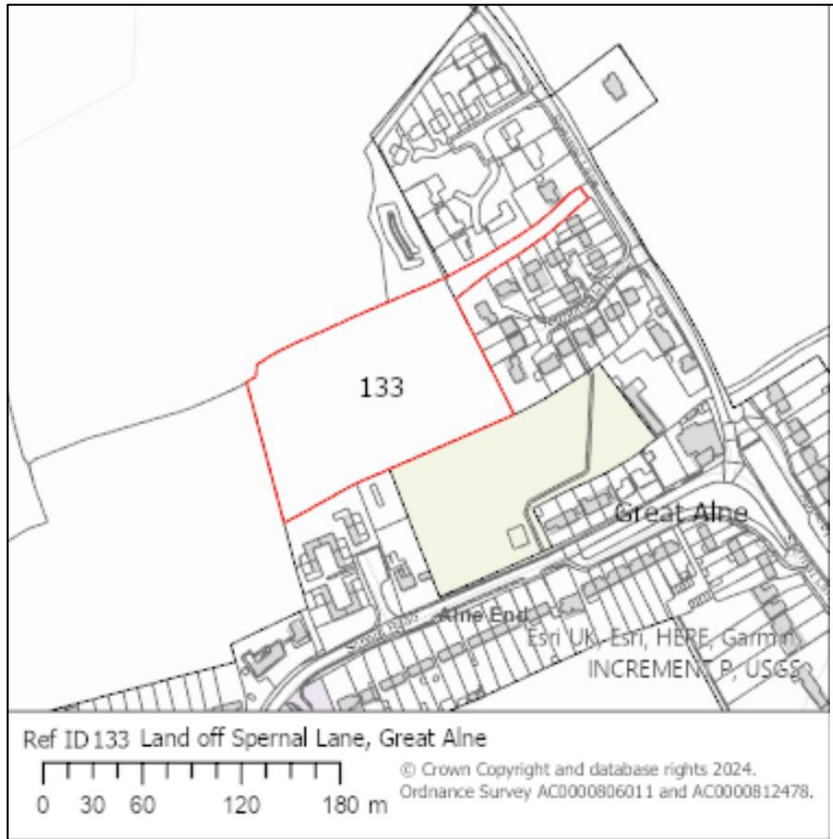
Road Safety

- Access and Visibility, - Site Access within 50mph Zone
- Speeding, - 45% Speed - Ave Speed 37mph
- Volume and type of traffic – 2,892 vehicles a day use this road

Surface Water % on Land and B4089

Challenge Education, Transport, Wildlife and Habitat scores

Land off Spernal Lane (refid 133)



GAPC Initial Comments

Narrowness of Access Road

Road Safety

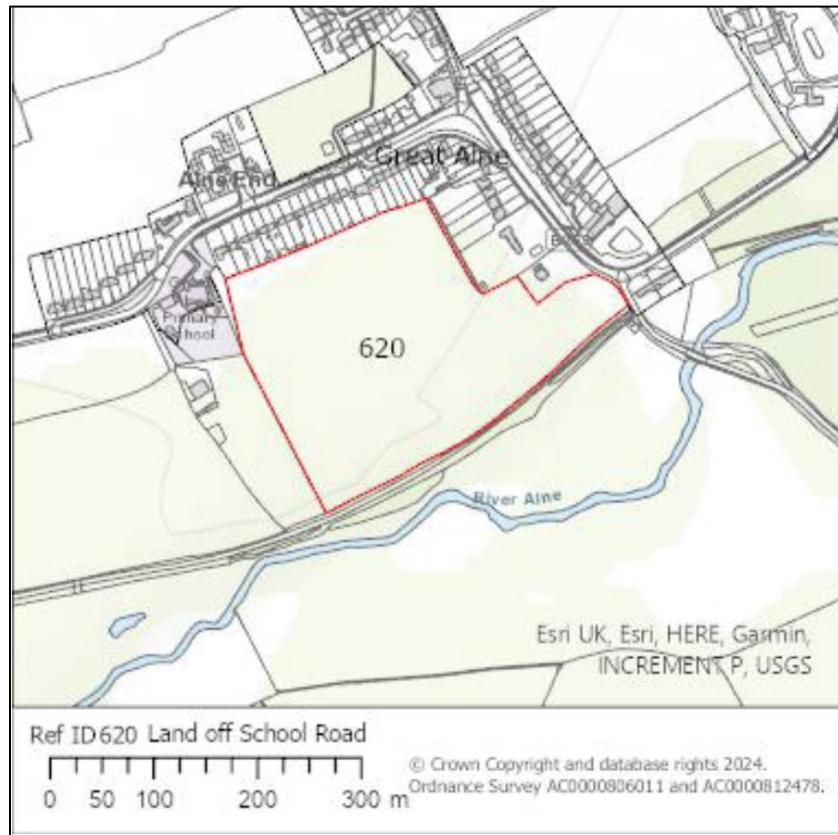
- No. of Access Points within 200m,
- Speeding, - 33% of Traffic Speed - Avg 40mph
- Volume and type of traffic - c1000 vehicles per day use this road
- Pedestrian Access into Village

Private Land Abutment

Surface Water % on Land and Spernal Lane

Challenge Transport, Wildlife and Habitat scores

Land off School Road (refid 620)



GAPC Initial Comments

Road Safety

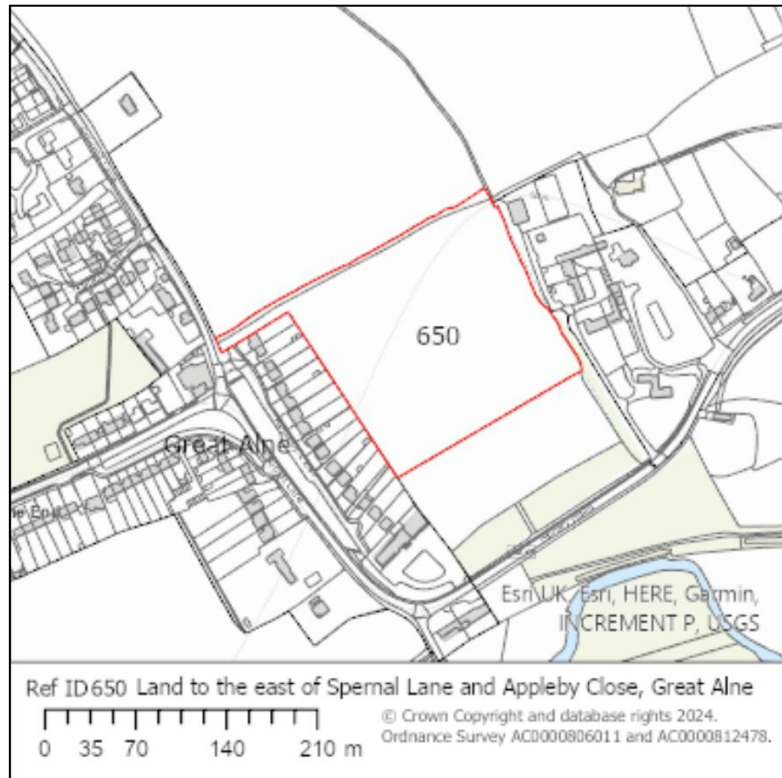
- Access to Site – current accident hotspot
- 3 way junction on blind brow
- Speeding – 32mph (Pelham Lane)
- Volume and type of traffic >3463 vehicles use this junction daily
- Pedestrian Access into Village

Surface Water % on Land and Henley Road

Close proximity to Flood Plain

Challenge Transport, Wildlife and Habitat scores

Land to the East of Spernal Lane & Appleby Close (refid 650)



GAPC Initial Comments

Road Safety

- Spernal Lane Access – No. of access points within 100m
- Proximity to B4089 Junction
- Proximity to Listed Building (Mother Huff Cap)
- Speeding – 33% Speed on Spernal Lane - Ave 40mph
- Volume and type of traffic - c1000 vehicles per day use this road
- Pedestrian Access into Village

Significant Highway Flooding

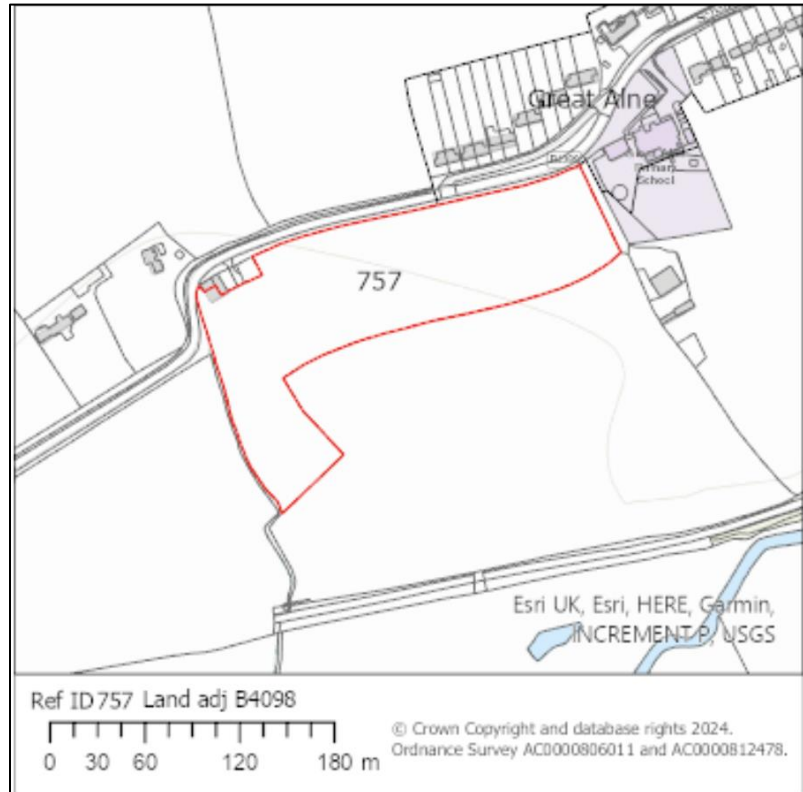
Manor Court Ditch – significant land drainage watercourse

Public Footpath

8 Listed buildings within 800m

STW Adopted Rainwater Sewer crosses the Site

Land Adjacent to B4089 (refid 757)



GAPC Initial Comments

Road Safety

- Access to Site - Site Access potentially within 50mph Zone
- Speeding - 45% Speed - Avg speed 37mph
- Volume and type of traffic - 2892 vehicles a day use this road
- Pedestrian Access into Village

Surface Water % on Land

Potential WCC Land frontage

Challenge Education scores

3 Listed buildings within 800m

STW Pumping Station on site

SWLP vs Affordable Housing

Key Differences	SWLP	GAPC Affordable Housing
Scope	Warwick and Stratford District Wide	Great Alne Parish Specific
Housing Need	Open Market and Social Housing driven	Local Needs housing driven
Scale	>446 Dwellings - > 5 sites - >17 Hectares	16 Dwellings - 1 Site - <1 hectare
Decision Timescale	Final Sites Decision - End of 2027	To be confirmed
Site Locations	Site RefID - 133,620,650,757,880	Site location to be agreed
Parish Council Role	Consultative / Advisory / Not Decision Makers	Parish Council Led – Decision Makers

GAPC propose that the Affordable Housing project is put on hold until a clear direction is made on the potential preferred sites currently in scope for Great Alne.

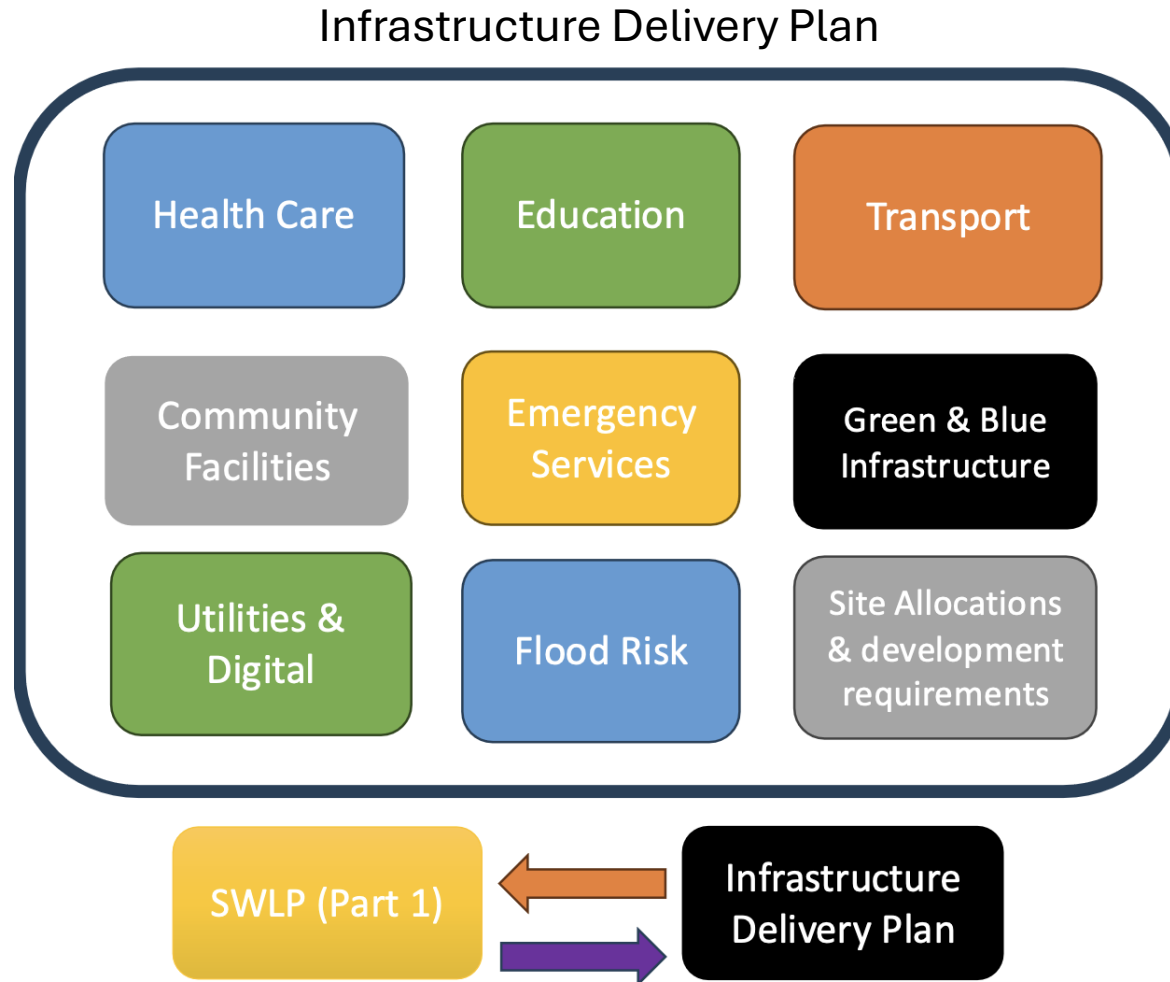
Public Meeting Dates

Date	In Person/Online	Location	Time
Saturday 22nd February	In Person	Alcester Library - Alcester	10am - 1pm
Monday 24 th February	Online		6pm – 7:30 pm Web link

Documentation:

- There is a hard copy of the SWLP Consultation in Alcester Library.
- The SWLP is online here: <https://www.southwarwickshire.org.uk/swlp/preferred-options.cfm>

Relationship of the IDP to the SWLP



Ongoing call for certain types of sites

A focused call for sites during the 8-week consultation period on the following three types of sites:

- Land adjoining the potential 12 new settlement locations
- Gypsy and Traveller sites
- Commercial and Community-Led Renewable energy generation sites



Questions.....