

Planning Inspectorate Reference: APP/J3720/W/25/3365027

Land East of Kineton Road, Wellesbourne

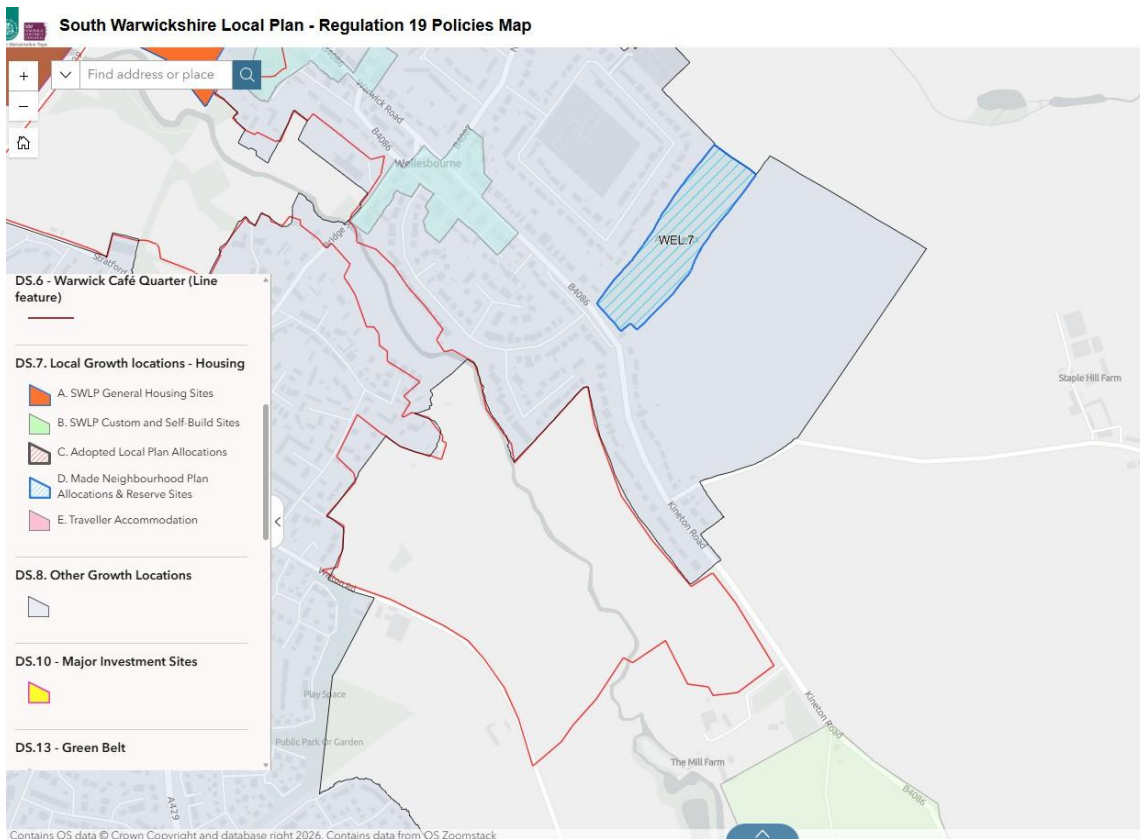
South Warwickshire Local Plan Update Note – May 2026

Introduction and context

- 1.1 This note has been prepared to address a matter raised by the Council at the Inquiry held virtually on 28th May 2026. It has been prepared by the Council with input provided by the Appellant's planning representatives.
- 1.2 It was relayed by the Council that the Emerging South Warwickshire Local Plan (SWLP) was being presented to Joint Cabinet Committee on 28th May 2026. There is a recommendation to the Councils of both Stratford-on-Avon District Council (SDC) and Warwick District Council (WDC) that the SWLP is approved for a six-week public consultation (period for representations) in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulation 2012.
- 1.3 An agenda for this Joint Cabinet Committee was provided in the public domain in advance of this date (understood to be 18th May 2026) and included a number of documents, inclusive of the updated Draft SWLP and the Draft Policies Map. A link for the agenda is available to view here: [Agenda for Joint Cabinet Committee on Thursday, 28th May, 2026, 6.00 p.m. | Stratford-on-Avon District Council](#)
- 1.4 The SWLP shall then be heard at WDC's Full Council on 1st June, followed by being heard at SDC's Full Council on 8th June. Following this time and, subject to being heard and approval by respective elected Members, it is anticipated at the time of this note that the six-week consultation shall then commence in late-July / Summer 2026.
- 1.5 An updated Local Development Scheme (LDS), inclusive of indicative timeframes for the SWLP, was adopted in April 2026. This document includes a likely work programme for this SWLP and is available to view here: [Local Development Scheme](#). As shown in the LDS, the anticipated date of adoption of the SWLP is March 2028 as previously relayed in paragraph 4.5 of the Council's Proof of Evidence (Core Document.F4).

Appeal site

- 1.6 Draft SWLP Policy "DS.8 – Other Growth Locations" establishes Built-Up Area Boundaries (BUABs) for settlements in South Warwickshire. With specific regard to the appeal site, the updated SWLP shows the majority of the site resides within the draft BUAB for Wellesbourne, as shown on the interactive policies map available to view here: [SWLP Reg 19 Policies Map](#). I include a snippet of this policies map below:



- 1.7 The northernmost part of the appeal site, heading towards the brook, is not included in the draft BUAB. Nor is the extended “Wheatcroft” area for drainage attenuation, running along the eastern boundary in the direction of Staple Hill Farm. No built form is proposed in either of these areas.
- 1.8 It is stated in paragraph 4.6 of the Council’s Proof of Evidence (CD. F4) that the appeal site was included within the “Strategic Growth Area SG16 (South of Wellesbourne Group)” within the Draft SWLP Regulation 18 document. That was correct at the time based on the information available and indeed remains so for the Regulation 18 document.
- 1.9 However, by virtue of this recent update, in now considering the updated Regulation 19 SWLP Plan, this site falls within the “Other Growth Locations” BUAB under Draft Policy DS.8. This updated designation in the Regulation 19 document now supersedes the previous designation in the Regulation 18 SWLP.
- 1.10 The purpose of Draft Policy DS.8 is to establish settlement boundaries, within which certain types of developments are acceptable in principle. This is to give the SWLP the flexibility to respond to schemes coming forward. Part B of this Draft Policy states that for such settlements (inclusive of Wellesbourne with bold annotation included for emphasis):

“B. Main Service Centres

Small-scale and medium scale development proposals will be supported in principle within the built-up area boundaries for of the following settlements as shown on the Policies Map:

- *Alcester*
- *Bidford-on-Avon*
- *Henley-in-Arden*
- *Kineton*
- *Shipston-on-Stour*
- *Southam*
- *Studley*
- ***Wellesbourne***

1.11 To re-iterate, this Emerging SWLP and associated Policies Map remains draft at this time and may still be subject to change. It remains an agreed matter at this point that, as per the general Statement of Common Ground (No2) (CD. E2), that "very limited weight" should be given to the Emerging SWLP.