



BURTON GREEN PARISH COUNCIL

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SOUTH WARWICKSHIRE LOCAL PLAN

Regulation 19 Consultation: What it means for Burton Green

Why does this matter?

The South Warwickshire Local Plan (the Plan) will determine where new housing, roads, schools and green spaces are built over the next 25 years. This Regulation 19 consultation is one of the last opportunities for residents to influence the Plan before it is submitted to the Government for independent examination.

The consultation is open for **seven weeks**, from **21 July until 8 September 2026**.

The proposal affecting Burton Green Parish

The draft Local Plan, to 2050, proposes allocating most agricultural land within the Parish and north of the HS2 line for development of:

- **Around 4,000 new homes** and
- **A new 580-acre Woodland Park / “biodiversity enhancement area”.**

Together, these proposals would significantly change the landscape between Burton Green, Coventry and Kenilworth over the next 25 years.

Key proposals include:

- Around **4,000 new homes** on land known in the new Plan as **COV1 / SG01**
- Development adjoining the **University of Warwick**
- A new access road from the **A429**
- **New primary schools**, with potential relocation of the existing Burton Green Primary School
- Potential to connect COV1 via a future **Very Light Rail** extension
- Land safeguarded for a possible **new railway station / transport hub**
- A new **580-acre Woodland Park**
- New **walking and cycling routes**

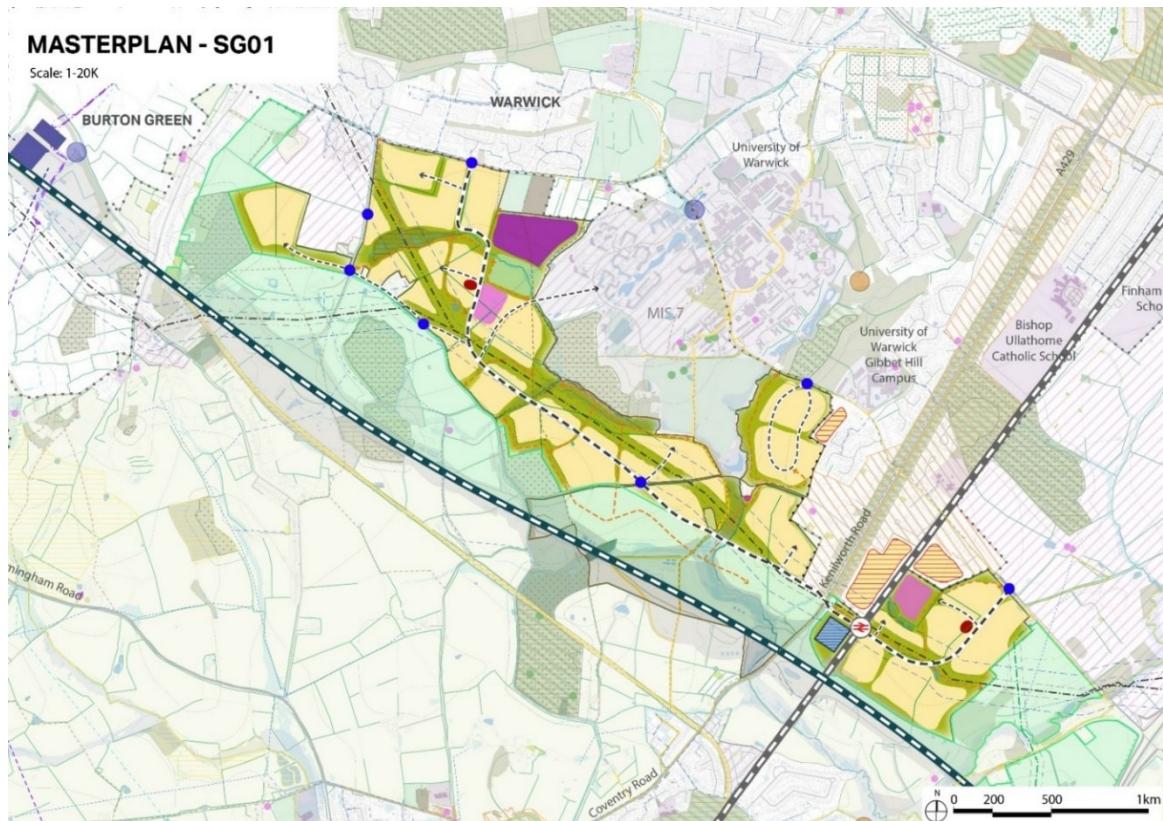
Why is this being proposed?

Warwick District Council (WDC) and Stratford District Council (SDC) are required by Government to prepare a Local Plan capable of meeting its assessed housing requirement. This equates to more than **2,000 homes each year across South Warwickshire**.

Officers concluded that sufficient land could not be identified without releasing some Green Belt land. As a result, the two largest WDC allocations in the South Warwickshire Local Plan are COV1 (South of Coventry) and B1 (Hatton), both sites are within the Green Belt, and both are earmarked for approximately 4,000 homes.

The South Warwickshire Local Plan for Burton Green Parish

The SWLP identifies land immediately east of Burton Green, towards the University of Warwick, for a major new neighbourhood, as shown below:



The yellow-shaded areas show housing (little of which is likely to be built during the next 10 years), the green-shaded areas show existing and new woodland. *For a key to this map visit: www.burtongreenparishcouncil.gov.uk/swlp-regulation-19-consultation*

Green Belt

The South Warwickshire Green Belt Review Stage 2 identifies much of this land as well-performing Green Belt, helping maintain the separation between Burton Green and Coventry. Development would permanently change this open countryside.

The area also contains significant areas of “Best and Most Versatile” agricultural land, much of which would be lost, over time.

High environmental standards

The SWLP requires new homes to meet demanding environmental standards in response to a changing climate.

The benefits include:

- High levels of insulation and heat pumps (“Net Zero ready” homes)
- Reduced household energy costs
- Sustainable drainage systems
- Improved biodiversity

Transport

The Plan includes a new access road from the A429, via COV1 and through to Westwood Park.

The Plan also includes policies to balance car dependency e.g.

- Potential extension of Coventry's Very Light Rail
- Land safeguarded for a future railway station and transport hub
- Additional walking and cycling routes
- Improved bus connections

Woodland Park

Alongside the housing proposals, and north of the HS2 line between Burton Green and Kenilworth, the Plan proposes a substantial **580-acre Woodland Park**.

The aim is to reconnect existing fragments of ancient woodland through new woodland planting, creating a continuous woodland corridor.



Benefits include:

- Wildlife habitats and increased biodiversity
- Improved air quality through carbon capture
- Better connected wildlife corridors
- Walking routes, cycle paths and nature trails
- Reinforcement of the remaining Green Belt

Speculative development

Neither WDC nor SDC currently **have a five-year housing land supply**. This means some planning applications may continue to come forward outside the existing Local Plan process.

Adoption of this new Local Plan will provide stronger planning policies that should make it easier to resist speculative planning applications. However, until the new **Plan is adopted in 2028**, the Councils are likely to remain vulnerable.

What happens next?

1. The Councils will consider all Representations made under the consultation. Only minor amendments will be considered and where these strengthen the Plan. The Plan will then be submitted to Government, towards the **end of 2026**.
2. An Independent Examination by a Planning Inspector will follow in **2027**.
3. If found legally compliant and sound, the SWLP will be adopted during **2028**.

How can you have your say?

This consultation is one of the last opportunities for residents to influence the South Warwickshire Local Plan before it is submitted for independent examination.

1. Tell Burton Green Parish Council

The Parish Council wishes to hear residents' views before preparing its own formal response. If you would like your comments to be considered as part of the Parish Council's response, please submit them via email to clerk@burtongreenparishcouncil.gov.uk **by Tuesday 25 August 2026**. Comments should follow the same format as the official consultation response wherever possible.

The Council will be meeting to prepare its formal response at the village hall on **Tuesday 1 September 2026 at 7.30 pm**, all residents are welcome to attend.

AND/OR

2. Respond directly to the consultation

Anyone may submit comments directly to WDC on the Regulation 19 consultation, **before 8 September, 2026**. However, comments will only be considered if they:

- refer to a specific policy or site;
- explain why it is **Sound, Unsound, or Not legally compliant**;
- include supporting evidence wherever possible; and
- use the official consultation response form.

A "Useful links" page, containing links to view relevant documents on-line, is available on the Burton Green Parish Council website. This includes further information on how to make an effective Representation:

visit www.burtongreenparishcouncil.gov.uk/swlp-regulation-19-consultation

Whether you support or oppose the proposals, Burton Green Parish Council encourages all residents to read the consultation documents and submit views **before 25 August** (if to the Parish Council) **or by 8 September 2026** (if responding directly).