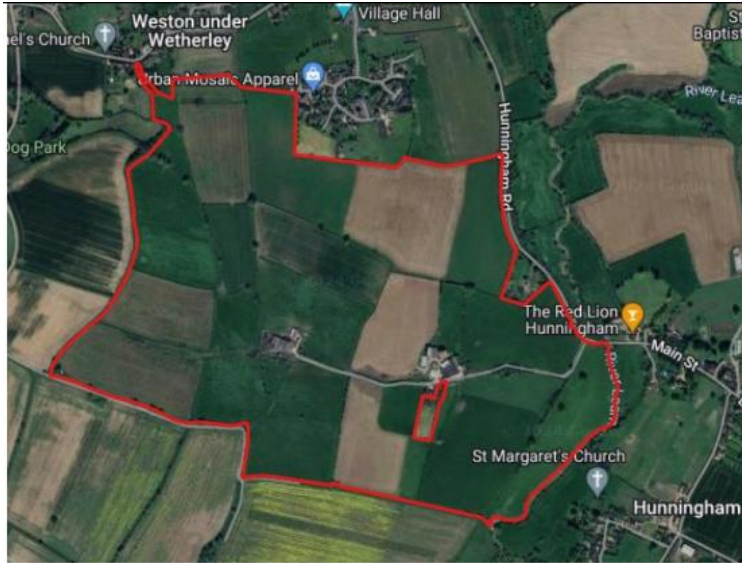


# Weston Under Wetherley Parish Council Local Plan & Proposed Development Update



Dear Local Resident,

The South Warwickshire Local Plan consultation is ongoing. Following the first round of consultations the large proposed development in Weston is not in the strategic site options **BUT REMAINS IN CONSIDERATION** for the local plan. This would be a large site occupying almost all the land between Hunningham and Weston.

If residents are opposed to this plan it is important they respond to the consultation. Other communities are lobbying hard to have their sites removed from consideration the local plan. The full consultation information can be found at: <https://www.southwarwickshire.org.uk/swlp/preferred-options.cfm>

The deadline for consultation responses is the **7th March 2025**.

Consultation responses can be emailed to: [swlp@warwickdc.gov.uk](mailto:swlp@warwickdc.gov.uk)

The best responses will be those that are individualised, however the Parish Council have pulled together some possible consultation responses below. Please ensure if emailing your response in you include; your name, address, telephone number and the specific site code for this site: "REF ID: 569"

Please direct any queries to Tim Robbins ([drtrobbins@gmail.com](mailto:drtrobbins@gmail.com))

Yours faithfully

Weston Under Wetherley Parish Council

As part of the SWLP consultation I would like to submit the following points:

1) I strongly support avoiding any further development within the greenbelt. There are a large number of options for development in the greenbelt that have currently been put forward and would be available for development if needed, but no new strategic growth options should be added to this.

2) I am concerned that neither Figure 5 or Figure 6 (which are key images within the document) include the route of HS2 even though this will be a key feature of the landscape during the plan's lifetime and so think it is important that this is added into the Plan.

3) In planning terms HS2 forms a hard landscape feature and permanent solid barrier to the north of Leamington. It is important that development in the greenbelt does not extend over this barrier as it will result in rapid erosion of the greenbelt between Leamington and Coventry, which is already heavily under pressure. I therefore feel the somewhat arbitrary "priority area" circles in Figure 5 North of Leamington should be more specifically demarcated so that the HS2 route forms the northernmost boundary of the priority area to the North of Leamington.

4) I would like to raise a number of concerns regarding the HELAS assessment of site 569 (Land to South of Weston Under Wetherley) and would request that this site should be entirely removed from consideration within the local plan :

- This site could only reasonably be included in a dispersed development model, however, after the previous consultation led to this model being removed from the plan, site 569 **should not** "remain in consideration of the SWLP".

- The HELAS assessment considerably underestimates how unsuitable this site is for development. For example, the flood risk is not limited to a boundary of the site as considerable areas beyond this have flooded twice this year already (with photographs available) making the whole site unsuitable for development.

- The HELAS proforma simply states this is "greenbelt" and so fails to take into account that this is a particularly important area of greenbelt separating Leamington from merging into the villages of Weston and Hunningham. Any development in this area would also significantly diminish the greenspace between Leamington and Coventry and so leave the area subject to Coventry's Sprawl.

- The HELAS assessment fails to take into account the considerable infrastructure limitations of the site. Access to the site from Weston under Wetherley is via an exceptionally narrow and prolonged strip of land. The East of the site is limited by a river with the only viable bridge East being a single lane historic bridge into Hunningham which is unsuited for any large commercial vehicles (it is already susceptible to vehicle strikes). Similarly to the North of the Site, the direct route to the A445 (which would be a major route to transport from this site), is also restricted to single lane traffic on Weston Road. Whilst there is a road to Leamington Spa via a bridge over HS2 this does not include cycle lanes meaning it is only a narrow bridge with limited pedestrian capacity and no accessible footpath to Leamington. In effect therefore, not only would development on this site be entirely reliant on motorised vehicle transport, but those vehicles would be heavily constrained by pinch points to the North, East and West with no Southern route available.