



W/25/1678 (W/25/0778) (W/23/1766)

From Sheila Cooper <sheila.ann.cooper41@gmail.com>

Date Mon 05/01/2026 1:47 PM

To Dan Charles <dan.charles@warwickdc.gov.uk>; planningenquiries <planningenquiries@warwickdc.gov.uk>; Gary Fisher <Gary.Fisher@warwickdc.gov.uk>; Shail Chohan <shailchohan@warwickshire.gov.uk>; Charles Barlow <charlesbarlow@warwickshire.gov.uk>

Cc matt.western.mp <matt.western.mp@parliament.uk>; DAVIES, George <george.davies@parliament.uk>; Will Roberts <will.roberts@warwickdc.gov.uk>; ruggy.singh@leamingtonspatowncouncil.gov.uk <ruggy.singh@leamingtonspatowncouncil.gov.uk>

 5 attachments (2 MB)

W_25_0778-Doc_MAN_-_Decision_Noticie_-_MA-1925450.pdf; DocNeigh01.pdf; W_25_0778-Application_Form_Redacted-1932453.pdf; W_25_0778-Delegated_Report_-_MA-1925449.pdf; W_25_0778-Email_from_agent_-_confirmation_of-1921384.pdf;

For the urgent attention of:

Dan Charles - Case Officer

Place, Arts and Economy

Philip Clarke

Head of Service, Warwick District Council, Town Hall

The Parade

Royal Leamington Spa CV32 4AT

Dear Mr Charles

Ref: W/25/1678 (W/25/0778) (W/23/1766) (W/20/0617)

This letter constitutes formal advice from the Warwickshire Solihull and Coventry Local Access Forum. Warwick District Council is required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this forum in carrying out its functions.

Firstly, why have Warwick District Council failed to appropriately notify all previous objectors, interested parties and statutory organisations of the above application to vary a Condition which will add negatively to the already compromised road safety and other issues surrounding the single access route and required crossing of an active bridleway and public footpath to access and egress the extended Chesterton Gardens Estate?

The long running and complicated planning history of the above development makes clarity in planning due process and decision-making, spread over 'several' application references, almost impossible. The application referred to above described erroneously as a 'minor amendment' requires urgent and crucial scrutiny and formal determination on the public platform.

The attempt to increase the number of dwellings from 185 to 199 we consider substantial enough to warrant a new application as it increases density and additional unwelcome demands on local infrastructure and services.

The proposed increase of 14 dwellings is an increase of 7.5%. The already unacceptable exponential increases in size and weight of private and commercial traffic, over the long running saga of this development and the unwelcome impact it has already had on busy and often gridlocked estate and local roads and on general road safety, cannot be ignored.

The entire single access route, through the existing estate and other local roads, is a critical factor in this application; any additional increases in private, commercial and service traffic caused by varying the approved number of dwellings is undeniably flawed. The health, safety and wellbeing of existing and future residents will be additionally compromised by increased air pollution and noise from **every** extra vehicle accessing and egressing the extended estate and route through Chesterton Gardens and onwards to join the local road network. The lack of vital local infrastructure, school places, doctor surgeries, primary care and social care are ALL at breaking point. Furthermore the estate is also unsustainable in public transport terms.

The well documented unwelcome challenges and safety concerns of the single access route will be exacerbated for ALL existing and future residents. The additional increases in traffic generated will have a significant effect on the safety of ALL users of the bridleway/public footpath and the daily lives, health and safety and wellbeing of all existing residents living on Chesterton Gardens.

Furthermore, any extension to the construction timeline will only add to the negative and dangerous issues metered out by Bellway contactors at the expense of local residents and their safety. The inconvenience and dangers posed by Bellways lack of a duty of care, consideration and concern for existing residents, has been shameful. It has recently become apparent that an continuing undisclosed involvement by A C Lloyd has interfered with the adoption of Brimstone End; how far this involvement goes and what repercussions it will continue to have, has not been disclosed. We believe it is essential for Warwick District Council to urgently adopt a policy of openness and transparency on the continuing involvement and cost to the public purse of A C Lloyd. Are they, for instance, still involved in any way whatsoever, in negotiations for securing the second access?

We do not believe this application for variation of Condition 1 is either a Non-Material Amendment nor a Minor Material Amendment. Any mitigation in respect of a reduction in numbers of houses which reduced the amount of traffic using the compromised estate and local roads and the safety of the bridleway/public footpath crossing, was hard fought and, therefore, hard won. A 7.5% increase in the number of houses will result in an even larger increase in traffic; a further 14 dwellings will produce unwelcome and unwanted increases in traffic movements, safety issues and disruption. Determination of such a crucial planning decision should not be described as a 'minor-amendment' nor should it be determined using delegated powers.

The Warwickshire Solihull and Coventry Local Access Forum strongly **OBJECTS** to application **W/25/0778** for the reasons as stated above. We respectfully remind Warwick District Council that this application, which has already attracted a large number of objections, should be determined on the public platform of a WDC Planning Committee and **NOT** using delegated powers. We believe this is a decision where the possible repercussions are substantial and crucial enough to, at the very least, warrant determination on the public platform of a planning committee meeting. Every piece of hard won mitigation secured throughout the long and painful planning process on land south of Chesterton Gardens are being systematically eroded by Bellway to increase profit, with assistance from WDC and at the expense of the health, safety and wellbeing of existing and future residents and the wider local communities

and ALL users of the public rights of way bridleway and public footpath; your taxpayers.

We request an acknowledgement of receipt of this **OBJECTION** to include answers to questions asked within this communication; why all previous objectors were not officially notified and in particular a response to our request for an open and transparent definitive explanation on the continuing involvement of A C Lloyd. The shameful cost of the above long running planning saga has been financially unacceptable with any continuing unwelcome involvement which negatively impacts the public purse requiring open and transparent explanation and scrutiny. We attach five downloaded documents which give us cause for concern given the long running questionable history of this development. The copy of a Neighbour Notification has been redacted for personal data protection.

We ask to be kept apprised of the applications passage through the planning system and advise that we intend to seek to make representations, in public, at the determination planning committee meeting in due course.

Yours sincerely

A handwritten signature in dark ink, reading 'Sheila Cooper'. The signature is fluid and cursive, with a long horizontal flourish extending from the bottom of the name.

Sheila Cooper

Acting Chair the Warwickshire Solihull and Coventry Local Access Forum

Please respond directly to: sheila.ann.cooper41@gmail.com

Please copy to Acting Secretary: shailchohan@warwickshire.gov.uk

Please also copy to: charlesbarlow@warwickshire.gov.uk