



Place, Arts and Economy
Philip Clarke - Head of Service
Warwick District Council, Town Hall,
Parade, Royal Leamington Spa, CV32 4AT

The Owner/Occupier
[REDACTED]

Whitnash
Leamington Spa
[REDACTED]

Web: www.warwickdc.gov.uk
Case Officer: Dan Charles
Direct line: 01926 456527
Our Ref: W/25/1678

Date: 16/12/2025

Application No: **W/25/1678**

Description: Variation of Condition 1 of Reserved Matters approval W/25/0778 for the revision of the layout to provide 199 dwellings in lieu of the approved 185 dwellings in pursuance of outline planning permission W/20/0617 (Outline planning application for a residential development of up to 200 dwellings with associated access, landscaping and public open space. (all matters reserved apart from access))

Address: Land On The South Of, Chesterton Gardens, Leamington Spa
Applicant: Bellway Homes Limited

NEIGHBOUR NOTIFICATION OF A PLANNING APPLICATION

**If you are not the owner of the property to which this is addressed,
please forward a copy to the owner.**

The above application has been received by us and you are invited to comment on it. **You can view the plans and details of the application and make comments online at www.warwickdc.gov.uk.**

If you have any comments, please make them on the webform on the Council's website or in writing to the address above. Comments should be submitted by 9 January, 2026 as a decision may be made after this date.

When making your comments, I would particularly draw your attention to the section on relevant and non-relevant grounds for objecting in the attached notes. Please quote the reference number of the application when sending your comments.

All comments received will be taken into account when making a decision, will be made publicly available, and will be displayed on the Council's website. If you wish to avoid the display of personal details, there is no requirement to include telephone or email details or a signature on your letter or on the online response form, but your name should be included. We endeavour to remove any personal telephone numbers, email addresses and signatures. If this application goes to the Planning Committee for a decision, you may have an opportunity to address the committee if you have expressed a view on the proposal. You will be advised of the procedure prior to the committee date if this is the case.

If this application is a resubmission of an application on which you have previously commented, please note that previous comments will not be taken into consideration in the determination of this application and you will need to provide

your comments again.

I regret that we cannot acknowledge written comments or enter into correspondence, but you can check that they have been received by following the progress of the application on the website.

Yours faithfully

A handwritten signature in black ink, appearing to read "DCW".

Dan Charles - Principal Planning Officer



Planning Information Sheet

Making Your Views Known

Why Are You Consulted

The Planning System is designed to make decisions about the development and use of land, taking into account the views of those people who are likely to be affected. You may wish to support an application, suggest changes to it to overcome any concerns you may have, or raise objections.

Adjoining properties and the relevant Town or Parish Council will receive notification of an application. A site notice may be posted close to the application site and certain applications advertised in the local press. The consultation period is normally 21 days from the date of the notification or the posting of a site notice and the Council has to make a decision on applications within a set timescale, normally 8 weeks.

Looking at the Plans

You can view all associated documents online at www.warwickdc.gov.uk. If you wish to discuss the details, you can contact the case officer during the following hours:

- 8.45am-5.15pm Monday to Thursday and 8.45am-4.45pm on Friday.

Making Comments

You can comment online via the website or if commenting by post please ensure you include your postal address, the application reference number, the site address and the case officer. There is no requirement to sign any letter you send. Your comments should be as clear and concise as possible and state the reasons why you wish to support or oppose the proposal. **Please note all comments will be on public view on our website.**

There are many factors to consider when deciding whether to grant or refuse permission. Your views will be taken in to account, but might not override other factors. The following gives an idea of what matters can or cannot be taken in to account.

Planning issues include:

Compliance with approved planning policies
Character of the area
Loss of light
Loss of privacy
Noise and disturbance from the proposal
Traffic generation and access
Impact on the rural landscape
Environmental and biodiversity impacts

Planning issues DO NOT include:

The impact on property values
Boundary or other legal disputes
Loss of view
Restrictive covenants
Competition between traders
Possible damage to property caused by work
Access for maintenance

NB. These are examples and not an exhaustive list

Making the Decision

The case officer will visit the site and assess the impact of the development on its surroundings and its acceptability in terms of the Council's policies. The views of neighbours, Parish and Town Councils, and other consultees will be considered before a recommendation to grant or refuse permission is made.

There is no right of appeal against the granting of planning permission and it is important that any objections or comments are voiced early in the process so that the issues raised can be given the fullest consideration.

If you think the work is not in accordance with the approved plans please contact the Enforcement section at planning.enforcement@warwickdc.gov.uk or telephone 01926 456557.

When a development is refused, the applicant has a right of appeal to the Planning Inspectorate. Appeals may also be made if the Council has imposed conditions on a permission that the applicant considers unreasonable. If you have been notified of a planning application or have submitted a comment about it, we will inform you if an appeal has been made. Previous comments will also be forwarded to the Inspectorate.

All information can be made available in large format, braille or other languages.