



EPR/BP3720MH/A001

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

Date Mon 02/03/2026 9:00 PM

To psc-waterquality@environment-agency.gov.uk <psc-waterquality@environment-agency.gov.uk>

Cc matt.western.mp <matt.western.mp@parliament.uk>; DAVIES, George <george.davies@parliament.uk>; Will Roberts <will.roberts@warwickdc.gov.uk>; Shail Chohan <shailchohan@warwickshire.gov.uk>; Richard Fenwick <richardfenwick@warwickshire.gov.uk>

 3 attachments (816 KB)

WSC LAF OBJECTION_Reserved Matters Variation of Conditions Chesterton Gardens WD_25_0778_18_7_25.docx (1).pdf; Warwick District Council Planning Committee Meeting Tuesday 29 July 2025 _ W_25_0778.docx.pdf; Item 06 - W 25 0778 - Land South of Chesterton Gardens, Royal Leamington Spa.pdf;

For the Urgent attention of the Environment Agency:

Application number

EPR/BP3720MH/A001

Regulated facility type

Sewage Treatment plant

Regulated facility address

Priors Meadow
Common Road
Leamington Spa
CV31 1AY

National grid reference discharge point

SP 33365 63644

Receiving environment

Whitnash Brook

Effluent type

Trade site drainage

Volume

2,462 Cubic metres per day

The Warwickshire Solihull and Coventry Local Access Forum are writing in their statutory advisory function to strongly **OBJECT** to the above application for an environmental Permit from Bellway Homes Ltd on development land in construction on the address named above, formerly known as Land South of Chester Gardens, Whitnash, Leamington Spa.

The application has only just come to our attention, however, the proposed application site has been under our radar for too many unwelcome reasons since 2019/20. The planning history for the site is complicated and contentious. The cost to the public purse has thus far been eye watering.

The initial applicant for the development, A C Lloyd, recently sold to a third party developer Bellway Homes Ltd since when applications to vary most if not all of the Conditions attached to the historic approval have come before Warwick District Council for approval.

Due to the late information and the imminent deadline for the above application we are attaching various documents which relate to the addition of an entirely NEW MAJOR CONSIDERATION foul water/sewage pumping station to application W/25/0778 without public consultation or submission of a new application to ensure the public, and others with third party interests in the site, could ask questions and receive definitive answers.

The proposed discharge site Whitnash Brook and adjoining Nature Reserve enjoys protected status. The rich and varied ecosystems, ecology, biodiversity and habitats are vitally important for the preservation and conservation of a range of well catalogued protected species and their habitats and, of course, the ecosystems they need to survive and thrive.

The Whitnash Brook and Nature Reserve is also within a significant flood zone which, due to the climate emergency and increasingly intensive and prolonged weather events, is already under stress from increasing flooding and pollution from construction runoff from the development which includes toxic construction pollutants. All discharges into Whitnash Brook and other local water courses ultimately discharge into the important Rivers Leam and Avon downstream.

The Whitnash Brook and Nature Reserve are alongside a Public Rights of Way including a footpath and bridleway which also connect with the wider local footpath network. The footpath and bridleway also form the **ONLY** access/egress route into the residential development site. The PRow also gives access to the proposed eventual open space for residents living on the new restate which is situated adjacent to the Whitnash Brook and Nature Reserve where it is also proposed to construct a children's playground area and build community allotments.

The ludicrousness of the application above and the potential health and safety hazards and life changing possible repercussions resulting from Bellway Homes Ltd applying for a permit to discharge sewage from a treatment plant and using Whitnash Brook to discharge trade effluent into an irreplaceable and ecologically important conservation area cannot be lost on you, the Environment Agency. The area is extensively used for recreational access by existing residents and will be used by future residents and ALL users of the public footpaths and bridleway. The public rights of way are multi-user and often by lone or groups of children; do you or Bellways Homes Ltd proposing to bar them from walking alongside or playing by the brook or using the playground. It is already more than stupid to place an attenuation pond next to a children's play area.

Neither the previous developer A C Lloyd or now Bellway Homes Ltd appear to have anything else in their minds but increasing profit without consideration for the health, safety and wellbeing of all those using the Public Rights of Way, Nature Reserve and Whitnash Brook, for access and recreation.

The cumulative, seriously dangerous safety and potential life changing health issues surrounding discharging 2,462 Cubic metres of polluted effluent/sewage into Whitnash

Brook brook which is already suffering from increased and prolonged flooding events due to the effects of climate change is unconscionable.

The issues surrounding the many historic planning and variation applications are well documented and throughout our **OBJECTIONS**, issues of preservation and conservation of the important Whitnash Brook and Nature Reserve and its irreplaceable ecology, ecosystems and biodiversity have been discounted by both Warwick District Council, as the Decision-maker and the developer, now Bellway Homes Ltd., while attempting to increase profit at the expense of the health, safety and wellbeing of the local existing and future residents and their families and the safe preservation of the local irreplaceable natural environment.

This email constitutes formal advice from the Warwickshire Solihull and Coventry Local Access Forum. The Environment Agency 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.

Section 94(6) of the CROW Act requires forums to have regard, in carrying out their work to:

- the needs of land management,*
- desirability of conserving the natural beauty of the area for which it is established, including the flora, fauna and geological and physiographical features of the area, and*
- guidance given from time to time by the Secretary of State*
- advise as to the improvement of public access to land in the area for the purposes of open-air recreation and enjoyment of the area and to such other matters as may be prescribed.*

As a Sec 94(4) body the Environment Agency is a body exercising functions regarding land management in relation to land and access and also in relation to flood risk management and water bodies.

We, therefore, **STRONGLY** advise and recommend that the Environment Agency **REFUSES** to issue an Environmental Permit to Bellway Homes Ltd in respect of application: **EPR/BP3720MH/A001** for Regulated facility address: Priors Meadows, Common Road, Leamington Spa, CV31 1AY - formerly Land South of Chesterton Gardens Leamington Spa, for all the reason as stated above.

We request an acknowledgement of receipt of this OBJECTION and the attached documents and ask that we will be kept apprised of the passage of the application through the regulatory system and ultimately information on the decision.

We have been disappointed, as a previous **OBJECTORS** not to have been formally consulted on this application especially as Warwick District Council, as the Planning Authority, have failed to advise the hugely affected existing and future residents and ALL users of the multi-user public rights of way (**also previous objectors**) of the submission of 'a new bespoke application for an environmental permit under the Environmental Permitting (England and Wales) Regulations 2026 from Bellway Homes Limited.

(Due to serious time constraints this email has not been edited for which we apologise in advance)

Yours sincerely

A handwritten signature in cursive script that reads "Sheila Cooper". The signature is written in dark ink on a light background. Below the name, there is a long, horizontal, slightly wavy line that serves as a decorative flourish or underline.

Sheila Cooper

Planning Representative: Warwickshire Solihull and Coventry Local Access Forum

Please Respond Directly to: sheila.ann.cooper41@gmail.com

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