



W/25/1678 - Warwick District Council's failure to answer questions as requested 05 January 2026.

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

Date Fri 20/02/2026 5:09 PM

To Dan Charles <dan.charles@warwickdc.gov.uk>; Gary Fisher <Gary.Fisher@warwickdc.gov.uk>

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

1 attachment (142 KB)

W_25_1678-WCC_Highways-1951491.pdf;

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

The Warwickshire Solihull and Coventry Local Access Forum find it astounding that Warwick District Council have not found time to answer the vitally important questions attached to our OBJECTION email dated 05 January 2026.

- Why did Warwick District Council fail to notify all previous objectors, statutory organisations and other interested parties of the proposal (W/25/1678) to vary the number of dwellings from 185 to 199/up to 200 (?).
- Why has Warwick District Council failed to answer the vitally important questions to openly and transparently clarify the definitive position on its ongoing unwelcome, circa 5 year relationship, with A C Lloyd and the single access proposal for 'Land South of Chesterton Gardens'.
- Warwick District Council appears to have lost sight of their role and accountability to the public, their taxpayers, to deliver a sound system of governance in the public interest. Robust and trusted decisions are built from engagement with communities and stakeholders and with a focus on public interest.
- Manipulation of due process is already responsible for eye watering costs to the public purse (including the award of circa 100K costs against WDC, in 2021, for unreasonable behaviour); those costs have increased exponentially since Bellway took over construction.
- The resident's hard fought and hard won minimal mitigation has been, and continues to be, eroded with major and potentially ecologically disastrous variations and new additions to the 12/8/2021 Appeal Decision approval and conditions. WDC have systematically set about attempting to approve all

variations for the benefit of Bellway and higher profit margins at the expense of the safety and wellbeing of local residents.

- WDC's failure to instigate a new consultation, as a material planning consideration/requirement, for all new major additions to an application, on technical, environmental and ecological compliance and reassurance (the sewage pumping station) to indemnify the risk to the Whitnash Brook and Nature Reserve showed a disregard for the local environment and locally affected residents.
- The increasingly frequent flooding and increasing toxic construction pollution runoff as a result of intensive and prolonged weather events is clearly taking a toll on the irreplaceable habitats and ecology of Whitnash Brook and onwards into the Rivers Leam and Avon and ultimately on the health and wellbeing of local residents. It is obvious to all that the important habitats and water in Whitnash Brook is suffering from toxic pollution.

The unwelcome undefined continuing involvement of A C Lloyd, with the Chesterton Gardens Estate and in relation to the Public Rights of Way access, is concerning given the background history of the development, on land south of Chesterton Gardens. The cumulative and additional safety issues suffered by affected residents, on a day to day basis, is the direct result of historic planning decision-making manipulated by A C Lloyd, aided and abetted by WDC over a circa 5 years period. The unwillingness of Warwick District Council to openly and transparently define the role and function of their ongoing relationship with A C Lloyd is unacceptable. Locally affected residents, the taxpayers, should be able to expect positive engagement and accountability from their local planning authority with confidence in a positive focus on public interest.

The Warwickshire Solihull and Coventry Local Access Forum in its statutory advisory role and function advises and requests that Warwick District Council, as a section 94(4) body, are required to assist and support the WSC LAF in the carrying out of its functions. We require Warwick District Council to provide the WSC LAF with an urgent and definitive description of its ongoing planning role and relationship with A C Lloyd including a detailed definition on how any ongoing role and planning relationship will impact future decision-making processes, access issues and road adoption matters both in the near and extended future.

If there is any doubt as to the questionably familiar relationships Warwick District Council has with developers both past and present the following cut and paste emails between Katie McCorkell and Chris O'Hanlon of Bellways leaves little doubt.

In any professional relationship addressing Planning Officers as follows; 'If that works for you guys then I'm happy to go with it'; is clearly inappropriate and shows an unacceptable level of familiarity.

In this case, the decision-making process was to be determined by delegated power which adds additional questions surrounding such familiarity and unwelcome perceptions of bias and predetermination within the decision-making process.

Furthermore, increasing the number of dwellings from 185 to 199 up to 200 (?) does not align with the 2021 appeal decision approval now being relied on. Officers cannot 'pick and choose' parts of different applications and approvals which best suit their preferred outcome and, moreover, that of the developer.

This is yet another manipulation of the circa 5 years of planning submissions.

However, in the officer's suggested wording to Bellway fatal flaws appear:

.....to allow amendments to house types and minor plot alterations to facilitate changes. (No changes proposed to layout, open space or quantum of development).

How can the additional 15 houses (they could be 2/3/4 or All be 5 bedroomed houses) be accommodated without changes to the proposed layout of the site and how can 15 additional dwellings fail to change the 'quantum of the development'?

We suggest Warwick District Council take a second/closer look at this application before bringing it before the Planning Committee for determination on the platform of a public meeting.

Finally, Dave Pilcher, Warwickshire County Highways Officer's email of No OBJECTION, dated 16 February 2026, fails to recognise, in any way, the cumulative increase in road safety issues, congestion and parking issues together with exponential increases in private, commercial and, of course, construction traffic on the narrow Chesterton Gardens estate roads, the bridleway and footpath single access crossing and on the wider local highway network, over the years since the historic approval was granted on 08 August 2021.

This total lack of professional recognition of the road safety and congestion issues and unsustainability of the entire local construction route gives us huge cause for concern and is something we intend to bring to the attention of Richard Fenwick, WCC Director of Highways and Shail Chohan, Head of WCC Highways to ask for their professional comment.

The veracity of application W/25/1678 is under severe public scrutiny.

The Warwickshire Solihull and Coventry Local Access Forum request a written confirmation of receipt of this formal objection and request for definitive information to include details on when we can expect to receive the urgent information requested to prevent escalation.

We also give notice that we will apply to speak to OBJECT to application W/25/1678 at the Planning Committee Meeting when the application will be determined. We ask to be kept apprised of the applications passage through the planning process.

Yours sincerely



Sheila Cooper

Planning Representative Member for the Warwickshire Solihull and Coventry Local Access Forum.

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

Copy to: shailchohan@warwickshire.gov.uk

Cut and Paste Evidence referred to above and copy of WCC Highways non-objection email dated 16 February 2026:

Katie Mccorkell From: Chris O'Hanlon Sent: 21 October 2025 12:20 To: Katie Mccorkell Cc: Dan Charles Subject: RE:

DOC/25/0041 - Land south of Chesterton Gardens, Leamington Spa

Hi Katie If that works for you guys then I'm happy to go with it.

Kind regards

Chris Chris O'Hanlon Senior Planning Manager
01827 255 755
Bellway Homes Limited (West Midlands)
1 Centurion Court Centurion Way Wilnecote Tamworth Staffordshire B77 5PN
www.bellwaystrategicland.co.uk

From: Katie Mccorkell Sent: 21 October 2025 12:19 To: Chris O'Hanlon Cc: Dan Charles Subject: RE: DOC/25/0041 - Land south of Chesterton Gardens, Leamington Spa

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Hi Chris Apologies for the wait, however I have now issued the approval for the discharge of condition 12. You should receive this shortly.

In relation to the NMA application, I understand that you'd like to leave the wording as suggested, however having discussed this with Dan we do still feel that not stating a number leaves the description too ambiguous. Therefore, can I suggest amending it to state up to 200 dwelling which would align with the outline permission? Description would be as follows:

Application for Variation of Condition 1 (Approved Plans) of planning permission W/23/1766 (reserved matters application for 185 up to 200 dwellings) to allow amendments to house types and minor plot alterations to facilitate changes. (No changes proposed to layout, open space or quantum of development).

Description would be as follows: Application for Variation of Condition 1 (Approved Plans) of planning permission W/23/1766 (reserved matters application for 185 up to 200 dwellings) to allow amendments to house types and minor plot alterations to facilitate changes. (No changes proposed to layout, open space or quantum of development).

Kind regards,

Katie McCorkell
Discharge of Conditions Officer Development Services,
Warwick District Council
Tel. 01926 456141 www.warwickdc.gov.uk