

From: **Simon Ormston**

Date: Tue, 17 Mar 2026 at 19:21

Subject: Planning Application W/25/1717: FORMAL REPRESENTATION & OBJECTIONS

To: Dan Charles, David Elkington, Jessica Melrose, Chris King, Lowell Williams

Dear Mr Charles,

Planning Application W/25/1717: FORMAL REPRESENTATION and Objections on behalf of Leyes Lane Community Group

Following the public meetings held in February 2026 concerning the Leyes Lane development which were attended by local Residents of Park Hill, and Officers and Councillors from Warwick District Council (WDC), at the suggestion of Councillor King, a residents' community group was formed to identify and feedback the concerns of Residents relating to Planning Application W/25/1717.

Formal Representation for Discussion, Consideration and Response

Attached to this email is a paper (pdf) by Leyes Lane Community Group titled:
FORMAL REPRESENTATION FOR DISCUSSION AND CONSIDERATION

Site Allocation H09 – Former High School, East Kenilworth

Proposal: Hybrid Outline Application – 224 Dwellings + 75-Unit Extra Care (Use Class C3)

Planning Application: W/25/1717

Warwick District Local Plan 2011–2029

This paper outlines the Residents' Group collective concerns and requirements relating to planning issues and as suggested by David Elkington, Strategy Director, Leyes Lane Community Group, the paper and this letter, have been uploaded to WDC's Planning Portal and WDC is asked to consider and respond.

In summary, Residents' concerns are listed below.

- The proposed method of demolition and its impact on the existing community, residents, wildlife, and ecology, including management and monitoring arrangements for dust, noise, asbestos, and contaminants, as well as the carbon impact.
- The proposed housing density of the development (299 homes compared with the Local Plan allocation of 250).
- The design of the development and proposed buildings, and their compatibility with Leyes Lane, the wider Park Hill area, and the school field perimeter, including the loss of amenity and outlook for neighbouring residents.

- The Extra Care Facility: its location, scale, design, and impact on nearby residents.
- Traffic impact, volumes, and street layout on Leyes Lane itself (including access, shops/pub, schools, and parking), and wider impacts on Park Hill and East Kenilworth.
- The lack of provision for community, health, sports, and recreational facilities within Park Hill, East Kenilworth, and Kenilworth as a whole.
- A lack of openness by WDC, including contractual arrangements with Homes England and whether value for money is being achieved for taxpayers.
- Poor communication by WDC and the quality of community engagement, including insufficient consideration of residents' needs, views, and requirements.
- The issues and requests presented in the email regarding demolition which was sent to WDC on 17th February 2026, which included Residents' concerns and requirements regarding the demolition process. A copy is enclosed, as the requested mitigation must be considered within this hybrid planning decision. (A reply to this email was received on 16th March 2026, but from the Resident Group's perspective did not satisfactorily address the concerns and specific requests made. The reply is considered to be unsatisfactory).

Meeting with WDC

On Monday, 2nd March 2026, the Residents' Group met with WDC Councillors and Officers, including WDC Planning Officer Becky Burrige (Site Delivery Officer). The Minutes / Notes of the meeting are still awaited from WDC. It was agreed at the meeting that the Planning Committee would undertake a site visit and meet with Residents prior to the Planning Application going to the Planning Committee. A draft copy of the attached paper (pdf) was provided to the Officers and Councillors in attendance and it was agreed that a copy would be uploaded to WDC's Planning Portal and a copy sent to you (attached).

Consultation

Furthermore, Residents' Group assert that the Homes England consultation process was fundamentally flawed and did not comply with Homes England's own Consultation Policy. The evolution of scheme proposals over time meant that residents did not get the opportunity to provide feedback on the latest versions of the outline plans. Compounding this, the consultation was open over the Christmas 2025 period, creating a significant barrier for residents to respond and understand the proposals. While the consultation was extended in January 2026, the communication of this extension was poor, and most residents remained unaware, as they received no communication from either Homes England or WDC.

Planning Committee

The Residents' Group understands that the Planning Committee will:

- consider WDC Officers' advice;

- consider public representations, feedback and objections;
- Discuss and appraise the planning application;
- approve, refuse, or require amendments to the planning application.

Please confirm this is the case.

Extra Care Facility Proposals

Attendees at the public meetings and those at the meeting on 02/03/2026 with WDC were informed that the proposed Extra Care Facility had been reduced to two storeys, however, this has not been confirmed in writing to the Group. Such assurances are unbinding without a formal planning condition, especially as Homes England intends to sell the site to a developer who will then submit their own plans for the facility. WDC is therefore asked to consider this alongside the other feedback from the Resident's group, regarding the proposed Extra Care facility

Confirmation

The Group requests confirmation of safe receipt of this email and the paper detailing formal representation, as well as a written commitment that all points made within this letter and the associated Formal Representation paper relating to planning issues, will be fully and appropriately considered and included in your report and recommendations to the Planning Committee.

Thank you for your attention to this matter and I look forward to your reply.

Kind regards,

Simon