
18th February 2025 Agenda

7:00pm Assemble, 7:30pm Welcome (Ian Stevenson WHRA Chair)

1. Ian Harrop
2. South Warwickshire Local Plan impact
Coventry Local Plan Review
Ian Stevenson (WHRA)
3. Progress House (and related developments) update
Cherrill Hollis and Yasmina Gaynor
4. Green Belt south of Westwood Heath Road
5. History Group
6. Streetwatch



Ian Harrop

Founder member of WHRA

15/9/1959 – 9/12/2024

Local event

“Remembering Ian Harrop”

Planned for:

Tuesday 4th March 7pm

Westwood Club

Local Plans

Local Plans

- Set out a planning strategy with up to 25 year horizon
- The basis on which planning applications are planned and assessed

Warwick District and Stratford have combined into a single “South Warwickshire Local Plan”

- “Preferred Options” In consultation
- Runs until 7th March 2025
- <https://www.southwarwickshire.org.uk/swlp/preferred-options.cfm>

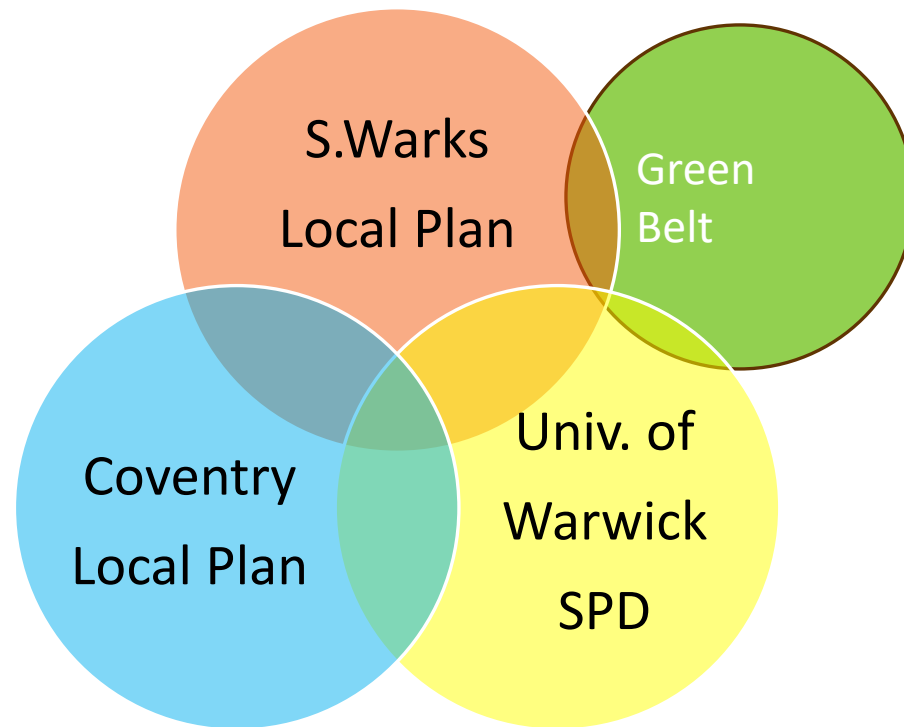
Coventry City Council

- Local Plan review in consultation
- Runs until 3rd March 2025
- <https://www.coventry.gov.uk/planning-policy/local-plan-review/4>

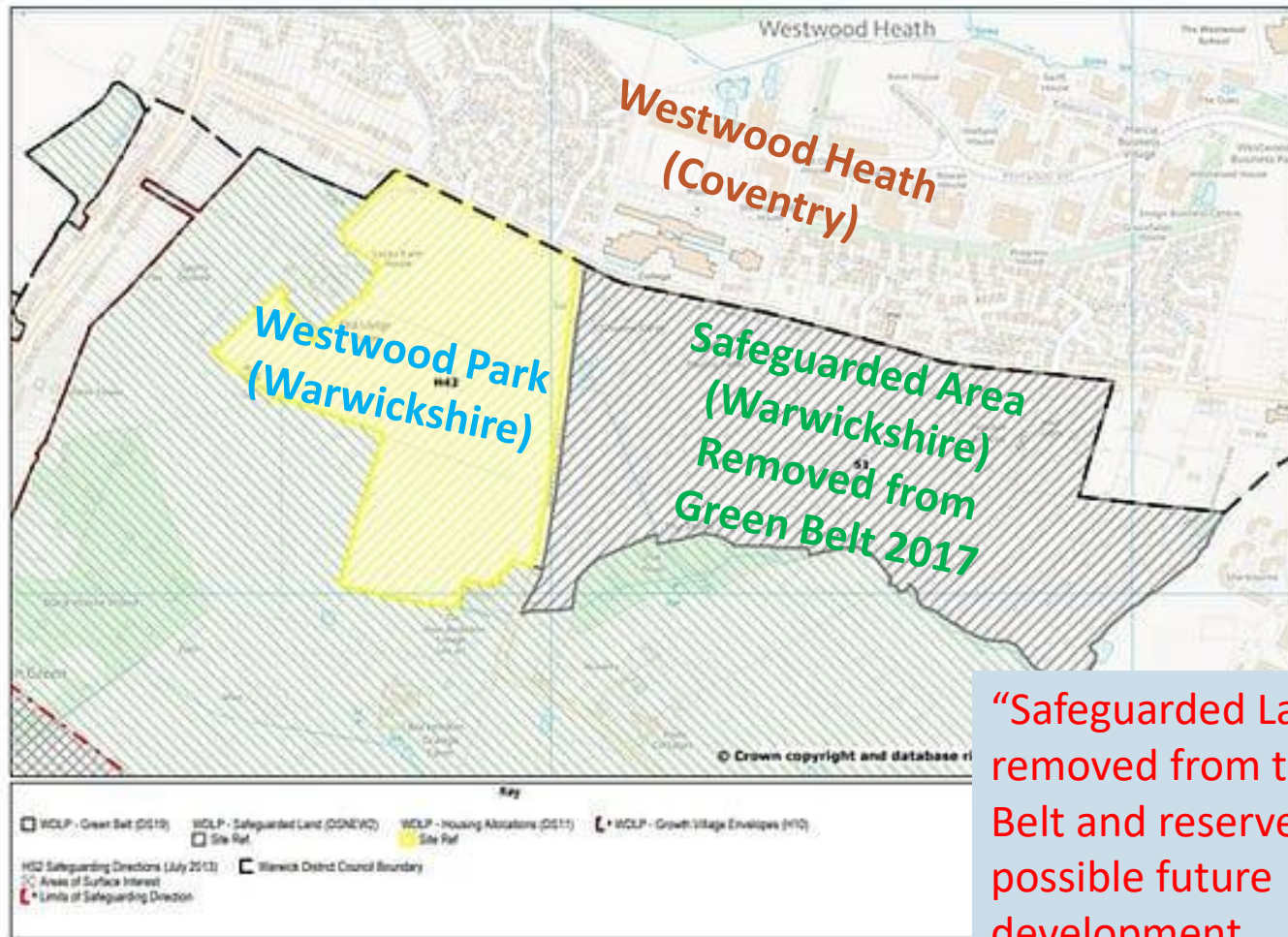
University of Warwick

- Supplementary Planning Document
- Adopted 3rd December 2024

The Local Plans interlock with each other and related local issues



The 2017 Warwick District Local Plan allocated and “safeguarded” areas south of Westwood Heath Road

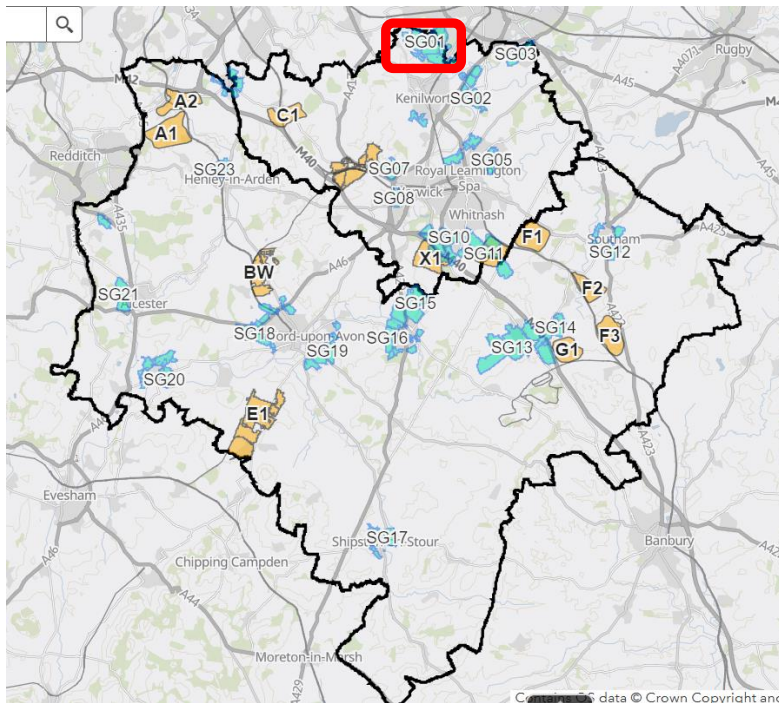


“Safeguarded Land” was removed from the Green Belt and reserved for possible future development

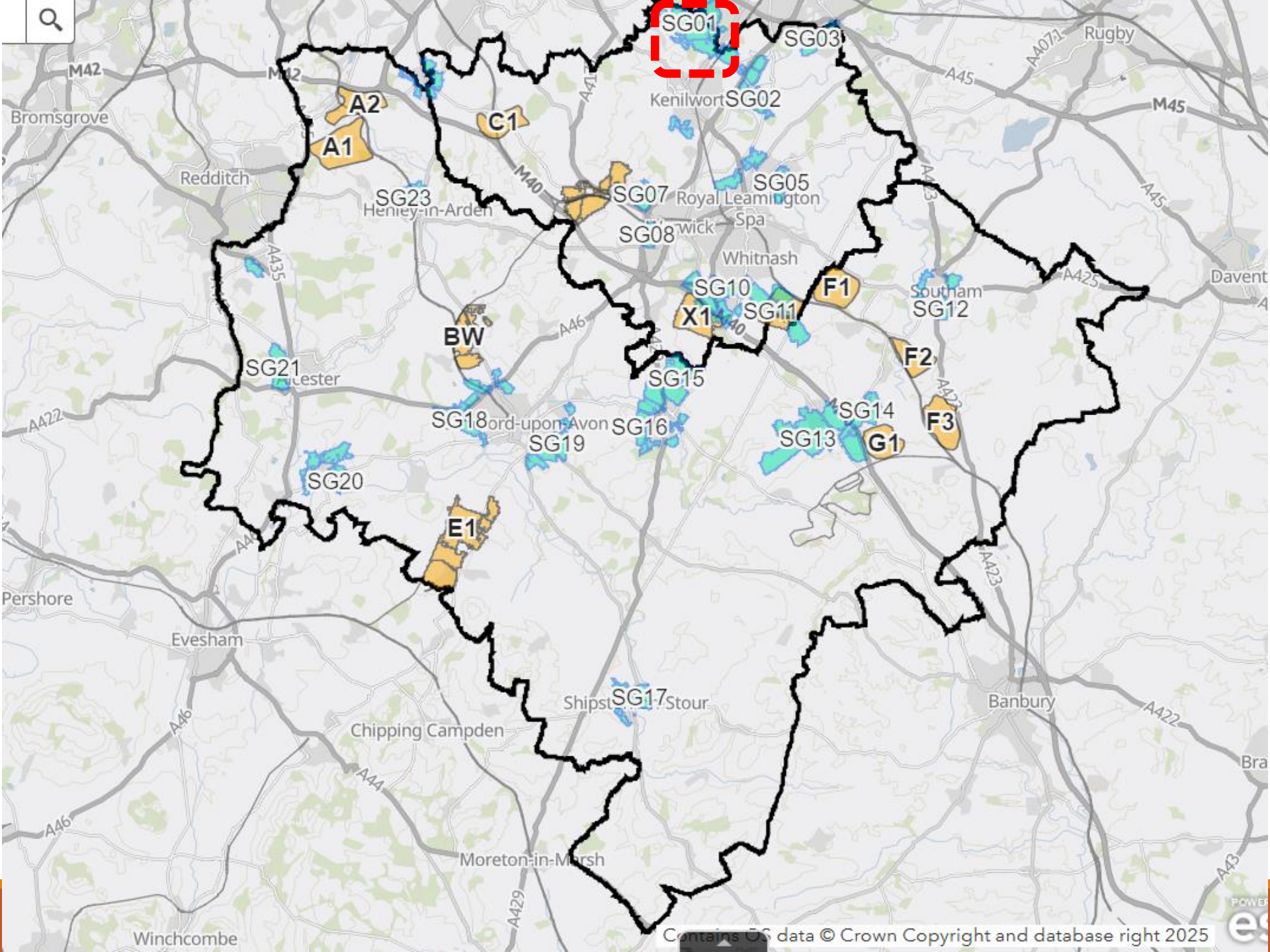
The Safeguarded Area South of Westwood Heath Road was removed from the Green Belt under incorrect assumptions

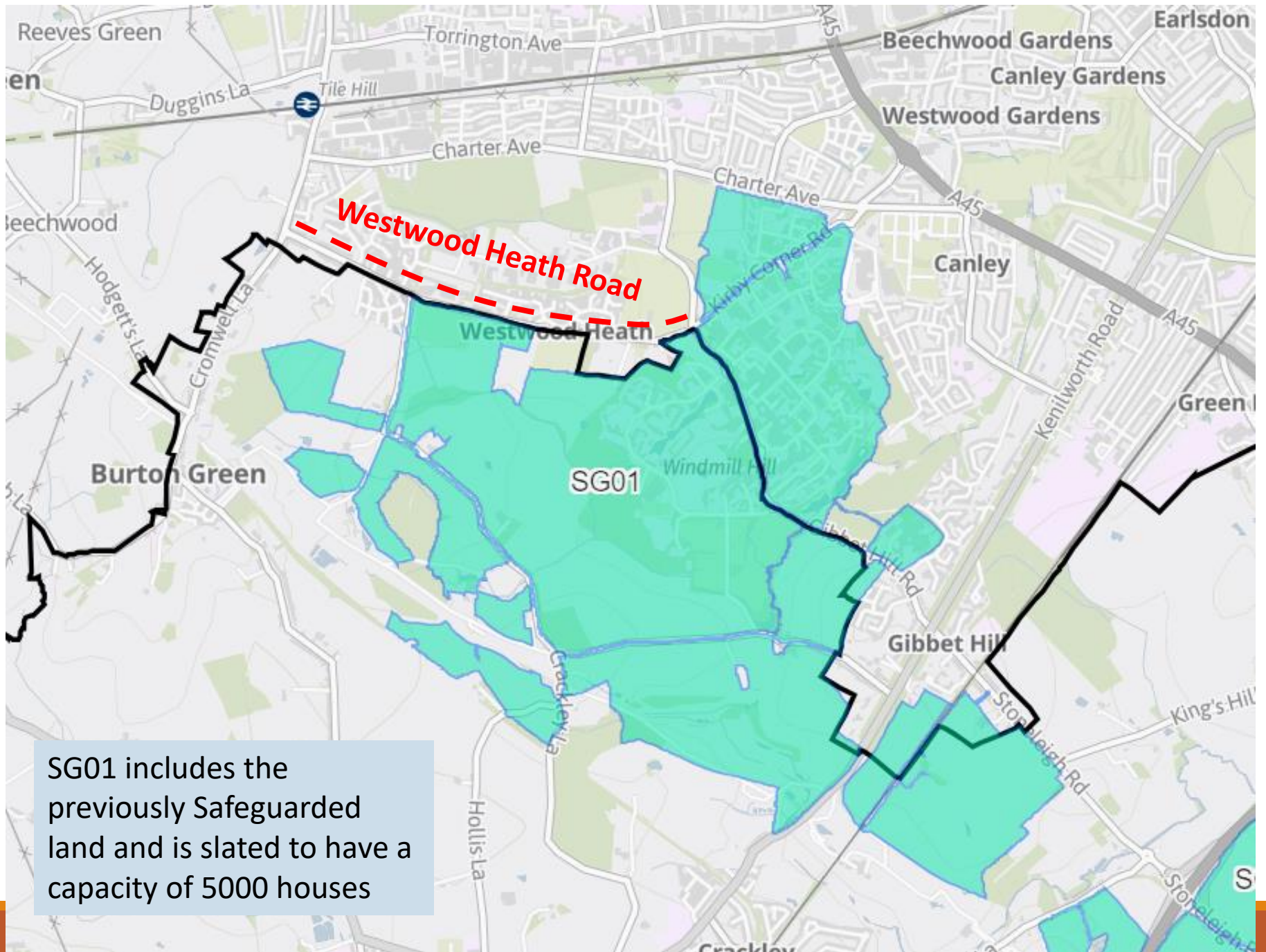
- Population assessments from ONS were wide of the mark
 - Incorrect assumptions on student retention after study
- Since proved to be wrong by the last census (2021)
- Case being prepared to restore this land to Green Belt
 - Burton Green Parish Council leading this
 - Petition available online
 - <https://www.burtongreenparishcouncil.org/safeguarded-land-survey.html>

South Warwickshire Local Plan (SWLP)



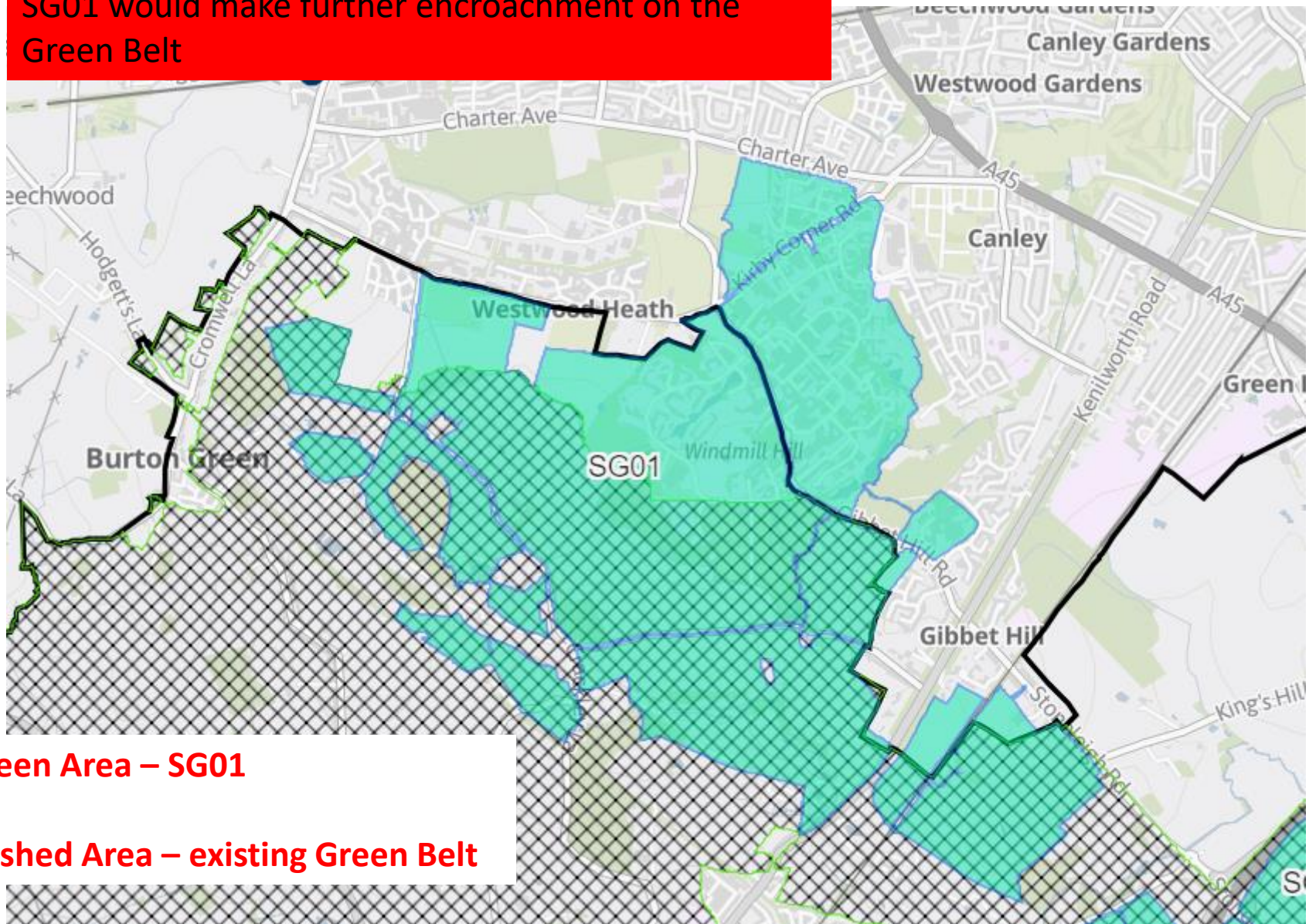
- 54,500 new houses by 2050
- 36 potential Strategic Growth sites identified as options
- **SG01** is south of Westwood Heath
- **Not all of the 36 will be adopted!**





SG01 includes the previously Safeguarded land and is slated to have a capacity of 5000 houses

SG01 would make further encroachment on the Green Belt



Green Area – SG01

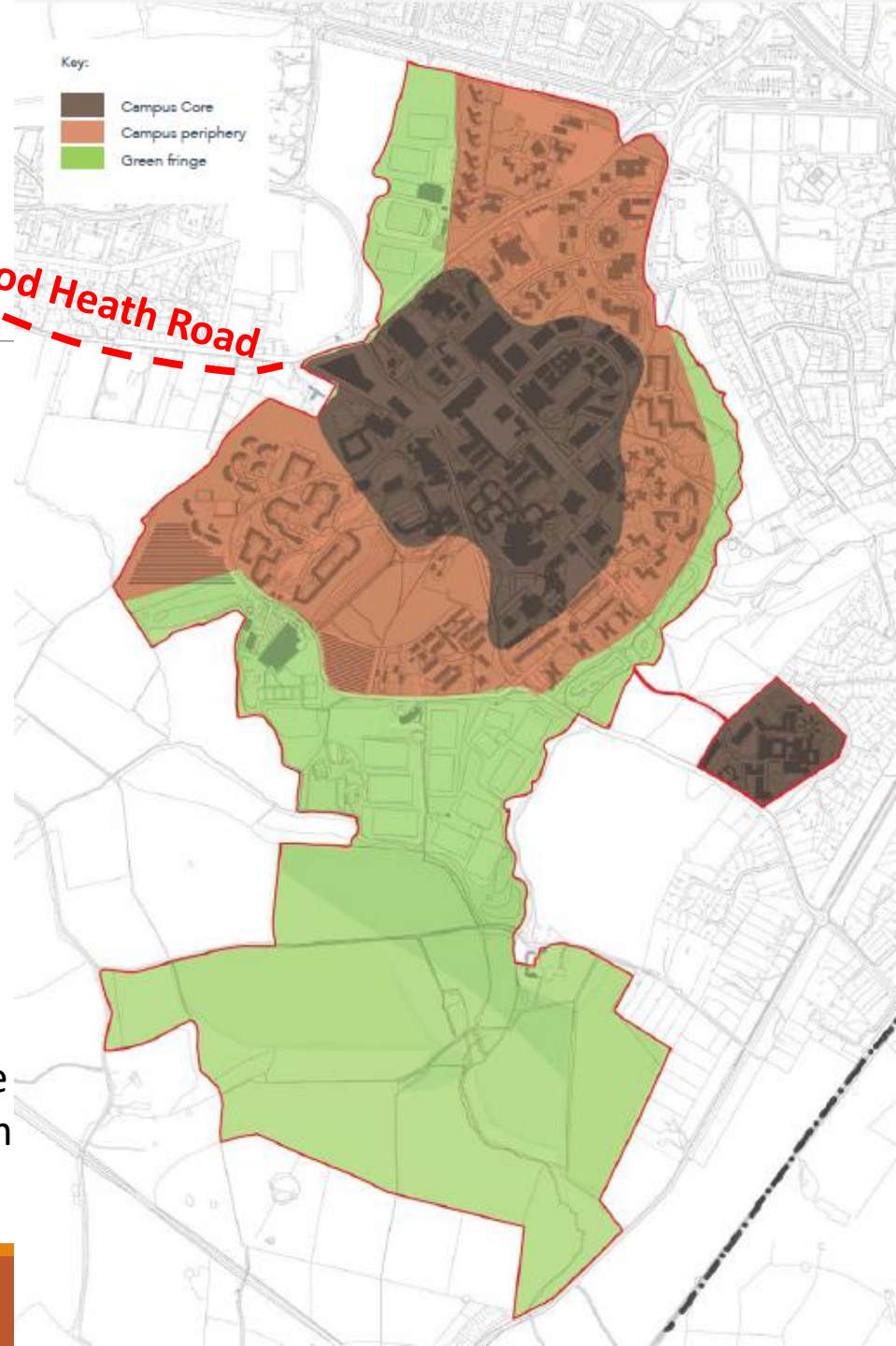
Hashed Area – existing Green Belt

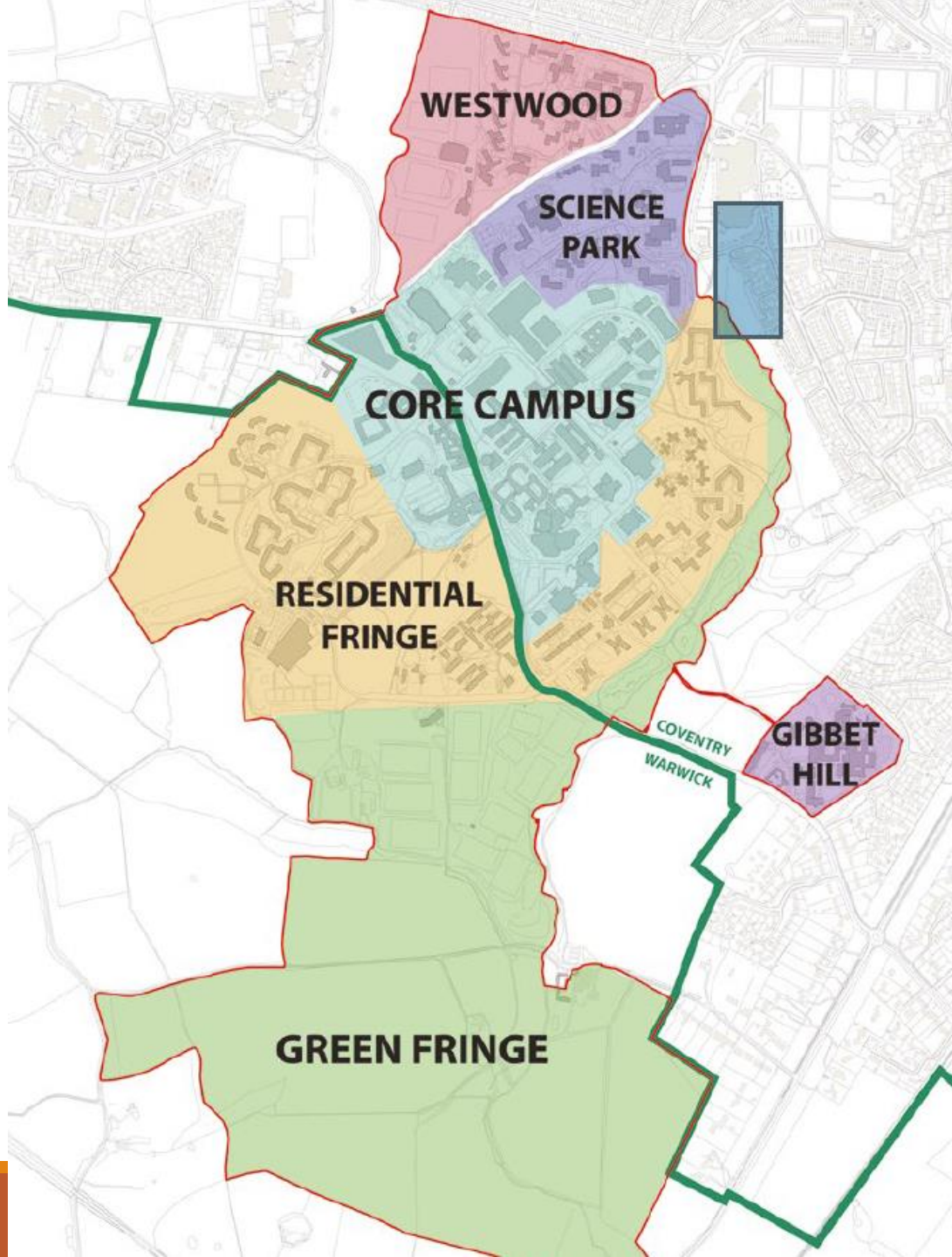
University Masterplan Supplemental Planning Document



Comprehensive Document setting out
the University's campus framework to
2023

https://www.warwickdc.gov.uk/downloads/file/8719/uni_of_warwick_campus_framework_masterplan_spd_-_adoption_version





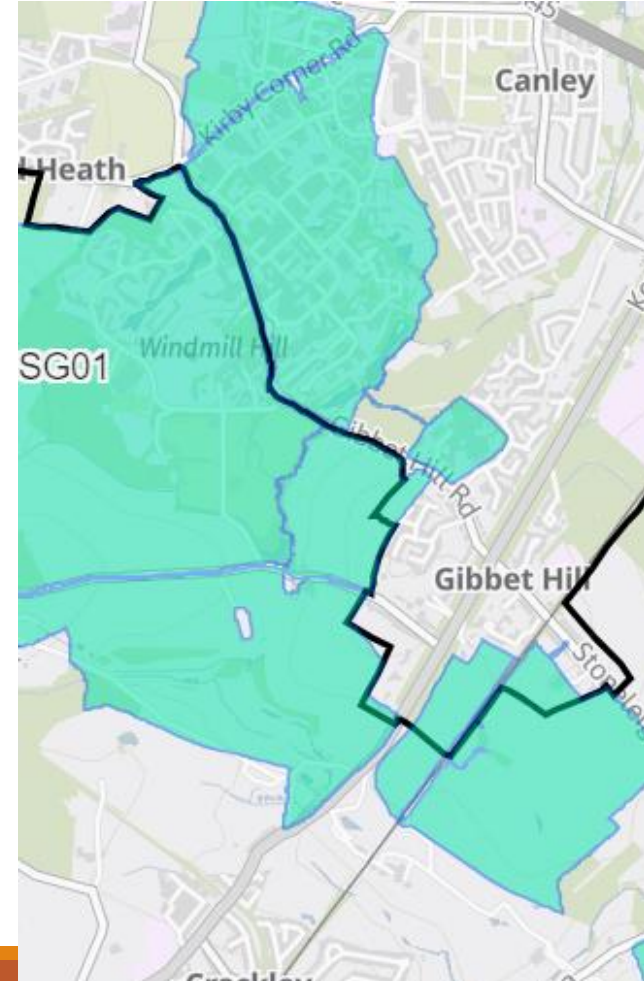
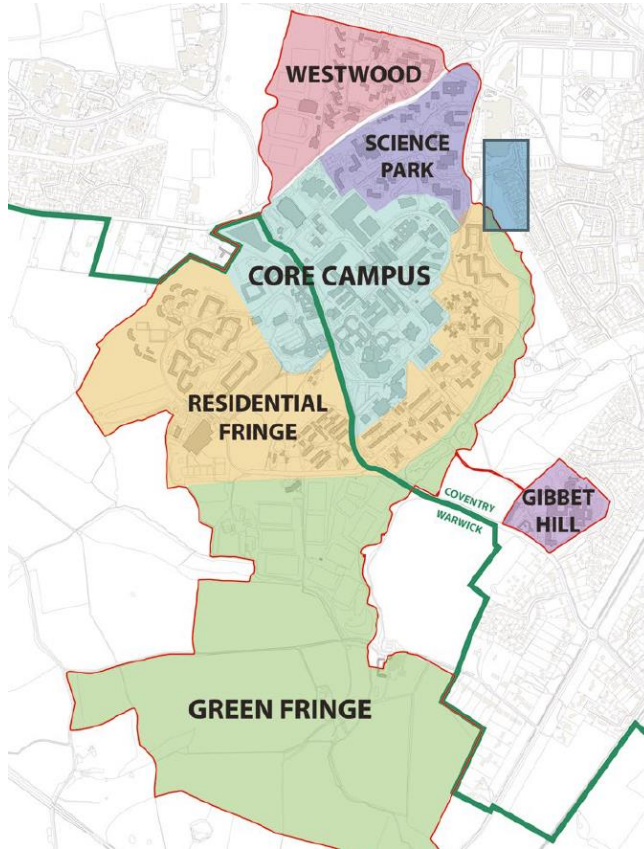
Broad layout sets out zoned areas for development

Note it does not include Westwood Business Park PBSA as they are private enterprises

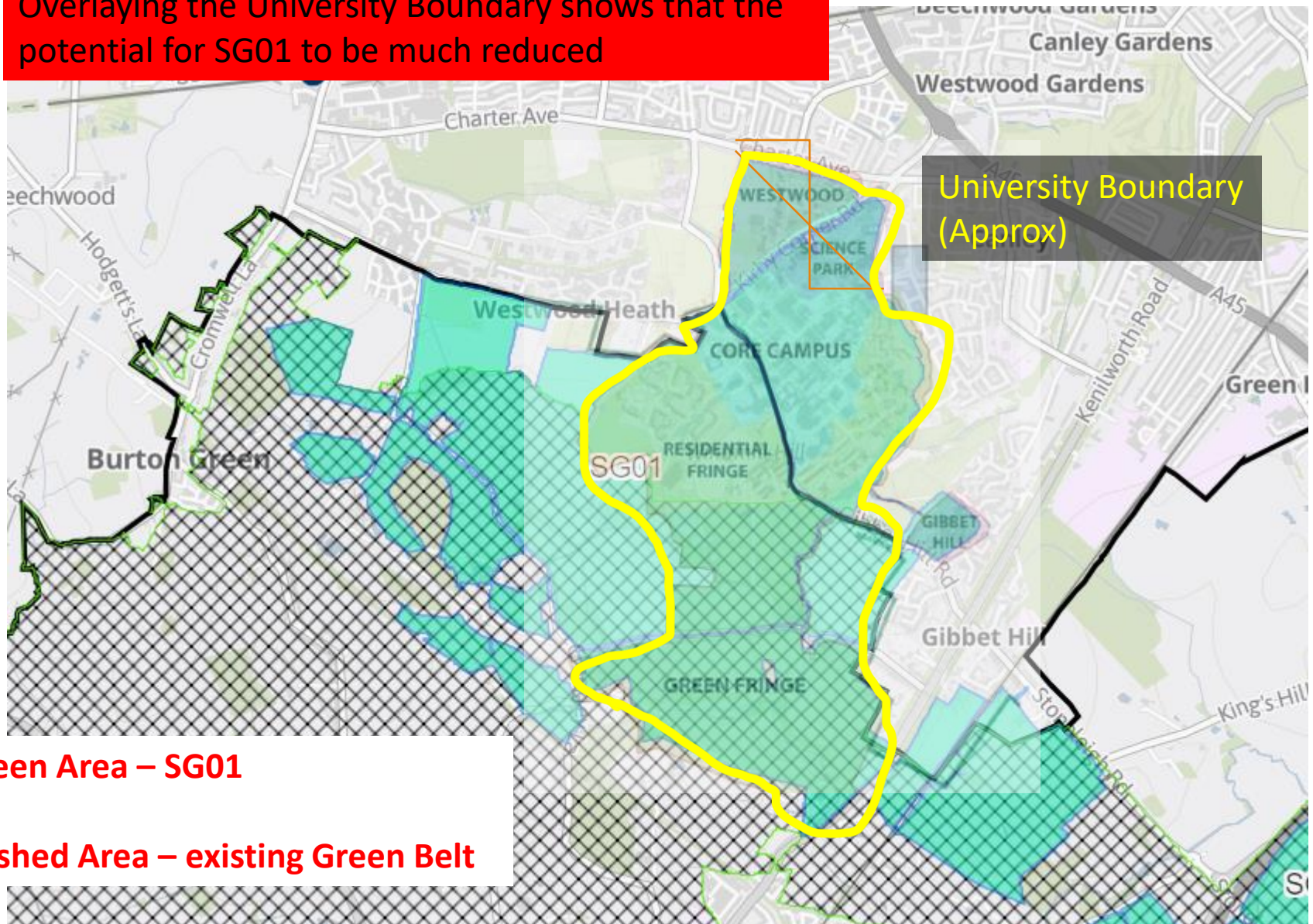
This version loses the Green Fringe to the west

Considerable overlap with SG01

Comparison of UoW Masterplan SPD and SWLP Area SG01



Overlaying the University Boundary shows that the potential for SG01 to be much reduced



University Boundary (Approx)

Green Area – SG01

Hashed Area – existing Green Belt

SWLP – what can you do?

Objections:

- SG01 is too small to meet the requirements for sustainable development
- SG01 is mostly Green Belt and this has been inappropriately assessed.
- The SG01 Green Belt is good quality agricultural land
- The location does not service “South Warwickshire”
- There is no planned and budgeted infrastructure (schools, healthcare, roads) to support the development
- There are additional developments within Solihull that should be considered alongside.

Burton Green Parish Council have a useful guide to commenting on the plan:

<https://www.burtongreenparishcouncil.org/swlp-consultation.html>

(Search “Burton Green Parish Council”)

https://www.burtongreenparishcouncil.org/uploads/1/0/0/6/100693498/bgpc_-_possible_responses_to_consultation_final.pdf

Local Plans

Any Questions?

18th February 2025 Agenda

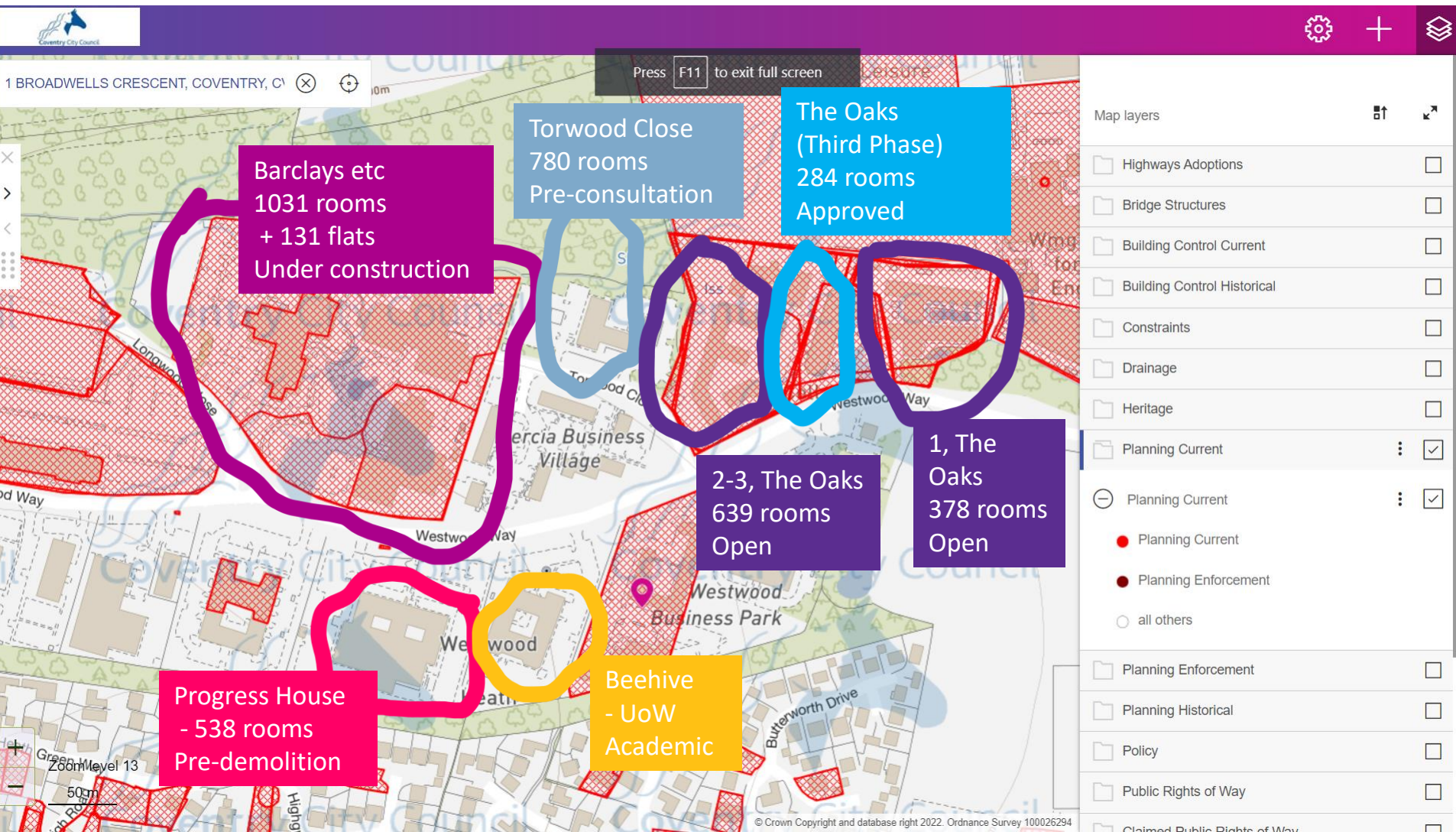


Progress House – Westwood Business Park



Cherrill Hollis and Yasmina Gainer

Westwood Way Development





Progress House – Purpose Built Student Accommodation

Work has started ... 544 students plus a commercial unit over 6 floors



Picture from a resident as at 7th Feb25

Sept22

Residents notified of proposed development of Progress House
WHRA pushes and organises Oct22 Public Meeting - held at the Xcel Leisure Centre.

They withdraw application – they re-submit

Mobilisation

Mobilisation :

- Core Committee established of 5 residents
- Active support from our 3 Local Councillors
- 3 petitions raised with over 500 signatures each
- Crowd Funding raised to appoint Planning Consultant
- 86 Letters of Objections submitted
- 100s of calls & emails with council planning team
- Michael Gove, Andy Street / Cov Evening Telegraph several articles
- Warwick University
- MP support from Z Sultana

Heard 3x Councillors and 5x residents and rejected application (5:2).

21st Jul23 -
Council Planning Committee

5th Sept23 –
Appeal

Developers appeal to Planning Inspectorate

- Additional funding raised to reappoint Planning Consultant
- Over 60 letter of objections submitted by residents

8th Mar24

Appeal upheld – planning approved
Justification poor and illogical – most cannot comprehend the decision

Fun and Games in the meantime by developers –

- Developers also submitted application to Coventry City Council to demolish building on 5 December 2023 under Permitted Development Rights – before Appeal heard
- Petition Raised
- Councillor Lapsa and 2 residents spoke at Planning Committee on 22 Dec23 at very short notice ..

13th May24

- Council transfer lease - Ignored request for Call In* despite representation from Councillor Lapsa and Councillor Lewis
- No Conflict of Interest despite casting vote from Councillor who initially voted for approval at planning committee
- Decision was a matter of urgency (money) so Call In could be avoided

Other Actions Core Group took

- Stage 1 and 2 Complaints submitted to independent Planning Inspectorate
- Stage 1 and 2 Complaints submitted to Coventry Council CEO in respect of lease transfer
- Complaint submitted to Local Ombudsman re Coventry Council's handling of lease transfer
- Complaint to be finalised and submitted to Parliamentary & Health Service Ombudsman (Zarah Sultana MP Coventry South) – we are still awaiting Stage 2 response from the Independent Planning Inspectorate – they are 4 months behind (is this on purpose)

We could have considered High Court – but onus on residents to pay – not the 'deep pockets' of developers

Keep going – but running out of options –
Parliamentary Ombudsman last resource –
The System is set up for developers to win

*Call In .. Requires a more substantial and robust review of the reasons for the lease transfer – we were denied it



So from a blended in business park to a student village monster !



Any questions

Streetwatch



Co-Ordinator: Karen Stevenson

Regular daytime and evening patrols with PCSO, Police Officers and Streetwatch volunteers

Many thanks to the enthusiastic band of volunteers

New volunteers always welcome (short online intro training)

- In particular the middle segment of Westwood Heath around Ten Shilling etc

Chair report

Thank you: Committee

Secretary – Linda

Treasurer – Louise Hughes

Membership – Jan Lloyd

Members:-

Sue Leatherdale, Habib Kashi,
Yasmina Gainer

Thank you: Groups

Streetwatch: Karen Stevenson and
the many Streetwatchers

History Group: Jill Kashi, Jill
Podmore, Lisa Reay, Karen
Stevenson

Progress House: Yasmina & Robert
Gainer, Cherrill Hollis, Raghbir
Chand

Treasurer report

Westwood Heath Residents Association

All accounts are prepared on a cash basis	2023	2024
	£	£
<u>Income:</u>		
Member Subscriptions	320.00	285.00
Donations Received	0.00	0.00
History Group Donation	80.50	24.83
	400.50	309.83
<u>Expenditure:</u>		
Administrative Expenses	266.49	475.22
Donations Made	0.00	0.00
History Group expenses	110.19	14.00
	376.68	489.22
Net Movement in funds for the year	23.82	-179.39
<u>Reserves</u>		
History Group Reserve brought forward	298.03	308.86
Reserves brought forward	1,100.11	1,113.10
Reserves carried forward	1,421.96	1,242.57
Cash at Bank	1,421.96	1,242.57

	2023	2024
	£	£
<u>Current Assets</u>		
Cash at Bank and in Hand @31/12/xx	1,381.96	1,217.57
	1,381.96	1,217.57
Net Current Assets	1,381.96	1,217.57
Reserves	1,113.10	1,058.16
History Group reserve	308.86	184.41
Unrestricted funds	1,113.10	1,058.16
Accumulated Reserves	1,421.96	1,242.57

AOB – Questions arising after the meeting

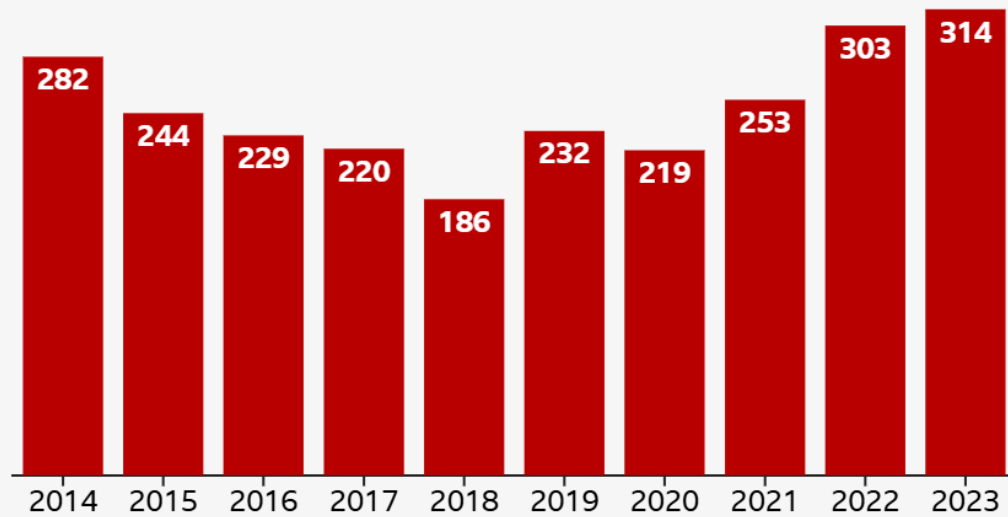
- What is happening to the VLR link to the University?
There is a plan to run a short (220m) length of VLR track in the city centre for a limited period. The original plan was to run from the city centre to Walsgrave Hospital first but there are significant challenges in routing the track. The link to the University was to follow and is mentioned in the Uni Masterplan but with no committed dates. The latest plan is now to link to the battery factory at Ryton (which doesn't yet exist).
There is a website at <https://www.coventry.gov.uk/coventry-light-rail> but it's not very up to date.
- Any news on the stadium?
There is no mention of any stadium in the University Masterplan or Supplementary Planning Document.
- What is happening to the Network Rail site?
The committee have had assurance from Network Rail that the site will be tidied up. The long term fate of the site is not know to us.

AOB Continued

- A suggestion was raised about enhancing the narrow wooded area that runs from behind Applecross to the emergency access road by Heath Green Way. This is being followed up by Cllr Lapsa.
- What can be done about speeding on Westwood Heath Road? Cllr Lapsa said there may be funds available to help with safety improvements (such as segregated lanes for turning at the high risk junctions). Community speed checks are carried out in partnership with the police. A speed monitoring exercise was carried out by the Council in March 2023 which showed an **average** speed of 38mph in the 40mph limit – and this was deemed to be within acceptable limits (!). Clearly if the average is 38mph then there will be some significantly above that. In the last community speedwatch – where there were two PCSOs and three residents in yellow jackets visible for a long stretch, we were still recording speeds in excess on 60mph, and in data extracted from a previous survey speeds over 80mph were recorded. As we have pointed out, it's the high speeds that will eventually get someone killed, not the average.

2023 had the most speed deaths in a decade

Road collision deaths where exceeding the speed limit was a contributory factor, Great Britain



Source: [Department for Transport](#)

BBC