

MINUTES OF THE EXTRA ORDINARY MEETING OF THE FULL COUNCIL

1st September 2026, at Burton Green Village Hall, Burton Green

Present: Councillors Aizlewood (Chairman), Marshall (Vice Chair), Deeley, Larsen, Pittaway, Taylor, Wall, Webster and the Clerk (Helen du Bois).

Others: None

Public: One

1. Apologies for absence

Apologies were accepted from Cllrs Hatton and Paine.

2. Declarations of Interests

None.

3. To approve the Council's submissions for the Publication (Regulation 19)

Consultation of the South Warwickshire Local Plan:

3.1. To receive a summary of the proposed response

Cllr Aizlewood gave a summary of the purpose of the Consultation and the requirements from the Council; the draft responses were discussed.

3.2. To receive and consider comments from members of the public

A member of the public expressed their views on the SWLP proposals; Councillors also reviewed the written responses received from residents.

3.3. To approve the Council's response, including any variations to the proposal

After consideration it was resolved that the Council would offer qualified support to both the proposal COV.1 and the Natural Environment policies BN.2, BN.3 and BN.4.

The draft representation statements were amended and approved, see Appendix A

ACTION: Cllr Aizlewood and the Clerk to finalise and submit the comments.

4. Planning: to consider the following planning application:

4.1 [W/26/0550](#)

Description: Erection of two storey rear extension and single storey side extension

Location: Gable End, 9 Hob Lane, Burton Green, Kenilworth, CV8 1QB

BGPC comment: NEUTRAL

4.2 [W/26/1027](#)

Description: Outline planning permission (all matters reserved except for means of site access) for the demolition of existing structures and the erection of up to 100 homes, associated earthworks, infrastructure, public open space and landscape enhancements.

Location: Land East of, Cromwell Lane, Burton Green, Kenilworth

BGPC comment: OBJECT, see Appendix B for comments.

Cllr Webster kindly volunteered to represent the Council when the WDC Planning Committee consider this application.

4.3 [W/26/1075](#)

Description: Erection of a single storey side and rear extension

Location: 16 Holly Court, Maple Lane, Burton Green, Kenilworth, CV8 1TS

BGPC comment: **NEUTRAL**

4.4 [W/26/1044/HS2](#)

Description: Non-material change submission under Schedule 17(21) to the High Speed Rail (London - West Midlands) Act 2017 to consent W/22/0791/HS2 for; Update to the location and appearance of the substation gate Change to wall material from pre-cast concrete to brick. Replacement of condition 2 and 3 with single compliance condition, and removal of condition 4.

Location: Land at Cromwell Lane, Burton Green, Kenilworth

BGPC comment: **NEUTRAL**

4.5 [W/26/1188/HS2](#)

Description: Bringing Into Use Under Schedule 17 Paragraph 9(1) to the High Speed Rail (London-West Midlands) Act 2017, relating to Scheduled Work No. 2/183 - A diversion of Cromwell Lane.

Location: Land at Cromwell Lane, Burton Green, Warwick, CV8 1PG

BGPC comment: **NEUTRAL**

5. Date of next Council meeting

The next meeting will be held on 21st September 2026 at 7:30pm, Burton Green Village Hall

6. Close

The meeting closed at 8.38pm

Signed: _____ Date: _____
Cllr Aizlewood, Chairman

APPENDIX A

Representation 1 – Proposal COV.1 South of Coventry

Proposed position: SUPPORT this element of COV.1, subject to modification

Burton Green Parish Council offers **qualified support** to COV.1 on the basis that this is accompanied by clear plans to develop a Biodiversity Enhancement Area and Woodland Country Park i.e. COV.BIO. The Parish Council would not support COV.1 without the accompanying Woodland Country Park proposal.

The Parish Council considers that COV.BIO is an important and positive component of COV.1 but believes that greater clarity is required about its intended outcome, delivery and long-term management.

The area provides a particular opportunity to reconnect the existing ancient woodlands at Crackley Wood, Roughknowles Wood, Broadwells Wood and Black Waste Wood through targeted woodland and habitat creation.

This can be integrated with HS2 landscape planting, existing hedgerows and habitats and the adjoining University of Warwick Eco Park proposal to create a landscape-scale Nature Recovery Corridor.

The land required for the principal connections lies adjacent to, rather than replacing, the COV.1 housing allocation. The proposal should therefore be regarded as complementary strategic green infrastructure associated with COV.1.

Proposed modification

The Parish Council requests that the COV.1 Biodiversity and Green & Blue Infrastructure requirements include wording along the following lines:

“The Biodiversity Enhancement Area and Woodland Country Park (COV.BIO) will deliver a landscape-scale Nature Recovery Corridor, including targeted creation of new woodland and associated habitats to improve ecological connectivity between the existing ancient woodlands at Crackley Wood, Roughknowles Wood, Broadwells Wood and Black Waste Wood.

Woodland and habitat creation should integrate with existing ecological networks, HS2 landscape and woodland planting and adjoining strategic green infrastructure, including the proposed University of Warwick Eco Park.

The detailed form of woodland and habitat creation will be informed by appropriate ecological evidence and the Warwickshire Local Nature Recovery Strategy, with the objective of creating a coherent and substantially connected woodland and habitat network whilst protecting and enhancing the integrity of the existing ancient woodlands.

Delivery of the Woodland Country Park and Nature Recovery Corridor will be planned and phased alongside development at COV.1. Development at COV.1 will

make a proportionate contribution towards its establishment and long-term management, alongside other appropriate funding mechanisms.

Long-term stewardship and management arrangements will be secured, together with appropriate opportunities for public access, walking and cycling where compatible with the primary biodiversity and nature recovery objectives of the area.”

This clarification would make an existing proposal within COV.1 more specific, effective and deliverable and would strengthen the overall soundness of the allocation.

Representation 2 – Section 7.1 Natural Environment: Policies BN.2, BN.3 and BN.4

Proposed position: SUPPORT, subject to clarification

Burton Green Parish Council supports the emphasis within Policies BN.2–BN.4 on the Local Nature Recovery Strategy, habitat connectivity, measurable biodiversity enhancement and the protection, enhancement and expansion of trees, hedgerows and woodland.

The Parish Council considers that the supporting text should provide greater clarity about the role that major strategic development can play in delivering landscape-scale nature recovery.

COV.1 illustrates this opportunity particularly well. Approximately 4,000 homes are proposed immediately adjacent to a substantial Biodiversity Enhancement Area containing an opportunity to reconnect several existing ancient woodlands through relatively modest areas of targeted woodland and habitat creation.

Development on this scale should make a proportionate contribution towards creating and maintaining this strategic ecological infrastructure.

Proposed modification

The Parish Council requests additional supporting text to Policies BN.2–BN.4 along the following lines:

“Where major or strategic development lies within or adjacent to an area identified through the Local Nature Recovery Strategy or the Local Plan as having particular potential for landscape-scale habitat creation, restoration or improved ecological connectivity, development should make a proportionate contribution towards the delivery and long-term management of that strategic nature recovery opportunity.

This may include targeted off-site woodland and habitat creation where this would reconnect existing priority or irreplaceable habitats, strengthen ecological networks and deliver significantly greater nature recovery benefits than isolated habitat creation.”

The COV.1 Biodiversity Enhancement Area and Woodland Country Park should be referenced in the supporting text as an example of this approach.

This modification would strengthen the relationship between the Natural Environment policies and the strategic allocations within the Plan and provide a clearer policy basis for securing appropriate contributions towards strategic nature recovery.

UNSIGNED

APPENDIX B

OBJECTION TO PLANNING APPLICATION W/26/1027 – LAND EAST OF CROMWELL LANE

Burton Green Parish Council objects to the proposed development of up to 100 dwellings on land east of Cromwell Lane.

The Parish Council recognises Warwick District's housing land supply position and accepts that the provision of 100 additional homes, including affordable housing, carries significant weight in the planning balance. However, the **August 2026 National Planning Policy Framework (NPPF)** does not provide an automatic presumption that housing should be permitted on any available Green Belt site.

The Parish Council considers that the following adverse effects weigh substantially against the proposal.

1. Green Belt – cumulative urban sprawl and erosion of the strategic gap

The application site is undeveloped Green Belt land. The applicant contends that it constitutes grey belt, but the Parish Council considers that this requires particularly rigorous assessment against the **August 2026 NPPF Green Belt policies**.

The NPPF continues to attach great importance to the Green Belt and to its role in checking the unrestricted sprawl of large built-up areas.

The application cannot be considered as an isolated development of 100 houses. Substantial development is already taking place immediately west of Cromwell Lane and at Westwood Heath, extending the Coventry urban area westwards.

At the same time, Solihull MBC has recently resolved to approve a further **970 homes east of Balsall Common**, adding substantial development pressure from the opposite direction.

W/26/1027 would therefore contribute to the progressive urbanisation of the remaining open land between Coventry and Balsall Common and further extend substantial built development towards and around Burton Green.

The Parish Council does not consider that the applicant has adequately demonstrated that the site qualifies as grey belt when the **cumulative effect upon urban sprawl, openness and the function of the remaining Green Belt** is properly assessed.

2. Piecemeal development risks prejudicing comprehensive planning of COV1

This location is already the subject of comprehensive strategic planning through the South Warwickshire Local Plan.

COV1 proposes approximately 4,000 homes together with schools, neighbourhood centres, strategic transport infrastructure, walking and cycling connections, public open space and major green and biodiversity infrastructure.

W/26/1027 lies at the interface between that strategic growth area and Burton Green.

The SWLP currently proposes a strategic approach in which this specific site is not allocated for housing. Instead, it is part of an environmental enhancement area, to be protected from development, with more suitable sites forming part of the new COV1 development of 4000 dwellings and associated infrastructure.

The Parish Council considers it poor planning to establish a further residential development and determine part of the future settlement edge through an individual speculative application immediately before the long-term pattern of development, transport infrastructure and green infrastructure in this area is determined comprehensively.

This is **not simply an objection on grounds of prematurity**. The concern is the tangible planning harm which can arise from piecemeal development prejudicing the ability to achieve the most coherent and sustainable long-term development of the wider area.

That consideration should carry significant weight in applying the planning balance required by the **August 2026 NPPF**.

3. Highways – access and cumulative traffic have not been adequately demonstrated

The Parish Council has particular concerns about both the **specific proposed access onto Cromwell Lane and the cumulative highway consequences** of development.

Access is not a reserved matter under W/26/1027 and must therefore be satisfactorily resolved as part of this application.

There is relevant planning history. During earlier consideration of development of land in this location, the site was identified as having difficulties relating to **deliverability and access**. Concerns have previously been expressed about vehicle speeds, visibility and the interaction of additional accesses with existing accesses on Cromwell Lane.

The Parish Council therefore requests that Warwickshire County Council specifically explains why the access now proposed is considered safe and acceptable, including its visibility splays, vehicle speeds and its relationship with nearby residential and commercial accesses, including the access serving Hickory's Smokehouse.

More fundamentally, the **August 2026 NPPF requires transport assessments to take account of reasonable future scenarios and potential cumulative impacts**; traffic generated by these 100 dwellings must therefore be assessed alongside substantial committed development already taking place west of Cromwell Lane and at Westwood Heath.

Cromwell Lane and Westwood Heath Road provide an important route towards the University of Warwick, Westwood Business Park, Cannon Park and Coventry and the transport assessments must reflect the exceptional scale of committed development on both sides of Burton Green. This includes substantial housing at Westwood Heath and the recently approved 37 almshouses with access onto Cromwell Lane. The assessment must also take account of Solihull MBC's recent approval of 970 homes east of Balsall Common and a further 250 dwellings to be built off Hob Lane. A foreseeable proportion of journeys generated by those developments will travel along Cromwell Lane towards the major

employment, education and retail destinations around Westwood Heath, the University of Warwick, Cannon Park and Coventry.

These developments materially change the future traffic baseline for Cromwell Lane and Westwood Heath Road. The Parish Council therefore requests explicit confirmation that the Transport Assessment incorporates all relevant committed development and assesses its cumulative impact on the surrounding highway network, as required by the August 2026 NPPF.

In forming the current Local Plan and with the development of the adjacent Westward Park development, a need for funding was identified by CCC to improve the junction of Westward Heath Road with Cromwell Lane. No such improvements have yet been made.

The Parish Council requests explicit confirmation from the Highway Authority that these developments are incorporated into the future-year traffic modelling for W/26/1027 and that their cumulative effects upon Cromwell Lane, Westwood Heath Road and relevant junctions have been assessed.

Unless both the safety of the proposed access and the cumulative capacity of the highway network have been satisfactorily demonstrated, the Parish Council considers that the transport evidence is insufficient to demonstrate compliance with the August 2026 NPPF.

4. Sustainability and the planning balance

The proposal provides housing but none of the schools, shops, community facilities or substantial sustainable-transport infrastructure which can be provided through comprehensively planned strategic development.

It would introduce a further estate-form development behind the established Cromwell Lane frontage and, taken together with development already taking place west of Cromwell Lane, would materially change the rural character and experience of this part of Burton Green.

5. Summary

The Parish Council acknowledges that additional market and affordable housing represents a significant benefit, given Warwick District's housing supply position.

However, the **August 2026 NPPF requires those benefits to be weighed against the adverse effects of development.** In this case those effects include the loss and cumulative urbanisation of Green Belt land, piecemeal development at the edge of the proposed COV1 strategic development, unresolved cumulative transport impacts and concerns about the suitability of the Cromwell Lane access.

Taken together, the Parish Council considers that these adverse effects substantially outweigh the benefits of permitting an additional 100 dwellings in this particular location.

Burton Green Parish Council therefore objects to W/26/1027 and requests that planning permission be refused.