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Development Policy Manager  
Development Services  
Warwick District Council  
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Warwickshire  
CV32 5QH

21<sup>st</sup> April 2016

Dear Sir / Madam,

**RE: REPRESENTATIONS BY CALA HOMES MIDLANDS LIMITED TO THE  
WARWICK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION**

CALA Homes (Midlands) Limited broadly support Modification 10 to Policy DS11 on the basis that it increases the quantum of development to be provided at Allocated Housing Site H24 (Burton Green, Burrow Hill Nursery) from 60 units to 90 units. It was previously proposed that Site H24 would provide land for a new Community Hall and associated infrastructure. However, land for a new Community Hall is now being provided at a nearby site by HS2. Therefore, the land previously made available for the new Community Hall within Site H24 has instead been made available for the delivery of a further 30 residential dwellings.

However, CALA Homes (Midlands) Limited also object to Modification 10 to Policy DS11 on the basis that Allocated Housing Site H24 has not been extended to include additional land to the south of the current allocation. The additional land in question measures 1.47ha, with a developable area of 1.3ha and currently comprises majority brownfield land. The land is in the same ownership as the allocated site and has been made available for development as such. This land is capable of delivering a further 30 dwellings, increasing the cumulative deliverable quantum of development upon the site to 120 dwellings, and was put forward for consideration through the Warwick District Council Strategic Housing Land Availability Assessment call for sites in October 2015. However, the additional land was not selected for allocation. It is considered that the inclusion of this land would accord with Overarching Policy SC0 which identifies a need for development and development sites to come forward in a comprehensive manner and be carefully considered.

On this basis CALA also object to Modification 16 to Policy DS19, in that it is considered the additional land referenced above at Allocated Housing Site



H24 should also have been removed from the Green Belt. Additionally, CALA object to Modification 19 to the Policies Maps (Map 6), in that the additional land in question should have been included as part of Allocated Housing Site H24.

CALA would welcome the opportunity to discuss our objections as part of the Examination in Public into the Warwick District Local Plan.

Yours faithfully,

*M.D. Gay*

Mark Gay BA (Hons) MSc  
**Planner**