



23 May 2023

The Planning Inspectorate
3rd Floor Temple Quay House
2 The Square
BRISTOL
BS1 6PN

For the attention of: Mr P Morrison, Chief Executive / Mr R Wordsworth

Dear Messrs Morrison & Wordsworth

CALA Planning Application Reference W/22/1877
Planning Inspectorate Timescale Case Ref. APP/T3725/W/23/3319752

I write further to your letter dated the 28 April 2023 to Warwick District Council [WDC], advising that there would be a Planning Inquiry regarding the above application and setting out an Inquiry timetable. I request that you delay the timetable for the Appeal by CALA Homes against Warwick District Council's failure to adjudicate the Outline Application in a timely manner.

The grounds for this request derive from the timing of the Appeal in circumstances where smaller parties like us who are hoping to register for Rule 6 participation, gather evidence and source finance for what amounts to a huge decision in the life of our village.

The appeal was launched in the middle of local elections and over the Coronation and May Bank holiday period giving our small parish little time to raise funding, gather our case and secure the services of an Advocate to represent the views of the parish. This is particularly onerous on the parish, as we are unable to determine the position of WDC at the Appeal, as requested by your own guidance in these matters, and to allow parties with similar viewpoints to work together to ensure an efficient process.

We are advised that WDC has yet to decide what their position is on the outline planning application.

WDC advises us that it intends to determine both the full planning application and outline application at the earliest opportunity, but this will not be before 23 June 2023 as it must reconstitute its Planning Committee following the local elections, and train its new Members. If this somewhat aggressive timetable is not met, then the next available Planning Committee meeting is late July and concurrent with your enquiry date.

The Parish Council could therefore be in the position of not knowing WDC's position until only a few days before the start of the public hearing.

To impose such a tight timetable on the community appears to allow CALA Homes an unfair advantage over a community that has none of the advantages of size, finances and resources, and which must expend what resources it has at risk, as we have no knowledge of the WDC position.

Helen Eldridge | Clerk to the Parish Council

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We request therefore that the date of the Appeal be delayed until after the July Planning Committee Meeting and with sufficient time for the Parish to adequately prepare its case should it be at variance with the WDC's position.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Coates', with a horizontal line underneath.

Richard Coates
Chair
Leek Wootton & Guy's Cliffe Parish Council

cc Sir Jeremy Wright MP