About CALA

CALA Homes is a premium housebuilder with many years’ experience in building new homes in village locations across the Midlands.

Quality design is of paramount importance to CALA and sets us apart from other developers. We take our inspiration from the character and materials of the local areas in which we build to create schemes that complement their surroundings. The proposed development in Tiddington would be traditional in style in keeping with its location.

Our sensitive approach, quality of design and attention to detail are evident in successful schemes such as those in Moreton-in-Marsh, Snitterfield and Bishampton. We also have forthcoming developments in Shipston-on-Stour and Pebworth.

CALA Homes is a five star rated developer and was named Housebuilder of the Year 2012 at the prestigious What House? Awards. This accolade recognised the design of our homes, our high standards in health and safety and our exceptional levels of customer service.

Further information on CALA Homes can be found at www.cala.co.uk
ABOUT THE SITE

THE PROPOSED DEVELOPMENT IS FOR 50 HOMES ON FOUR ACRES OF A LARGER 12 ACRE HOME GUARD CLUB SITE.

The site is currently occupied by the Tiddington Home Guard Club; a social club with sports facilities which are leased to a range of local sports and social clubs. The club is regularly used for a wide range of activities, including football, rugby, archery, cycling and scouts. Membership levels, however, have declined over recent years whilst running costs have increased. The club is now in need of new sources of funding to improve and retain its facilities and enable it to continue to benefit the local community.

The site is located on the north-easterly edge of Tiddington and benefits from views across open countryside to the rear. The site is located within walking distance of the village centre and local amenities.
Our proposed development

We are proposing a development of 50 two, three, four and five bedroom houses to cater for everyone from first time buyers to families.

35 per cent of the properties will be affordable homes subject to agreement with various consultees in relation to the sporting package. The affordable homes could be for social rent, shared equity or discounted open market sales. We would welcome your thoughts on the type of affordable housing that you would like to see in Tiddington.

The wide mix of housing we are proposing is ideal for communities trying to retain and attract younger age groups, including young families, to settle within the locality.

The housing element of the proposal would utilise approximately four acres of the current site, with the remaining eight acres being retained by the Home Guard Club. The proposals have been designed to enable improvement to the sports and social facilities. This will include a club revenue contribution (CRC) from which the Home Guard Club will be able to fund future improvements from the interest. This is a self-sustaining funding mechanism which requires approval from Sport England.

We care about the things you care about.
The look of the scheme

We care about the things you care about.
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Sporting options & community benefits

As part of our on-going consultation process, CALA is currently in discussions with Sport England about the future sporting provision at the Home Guard Club.

CALA is also aiming to meet with main users of the club over the coming weeks to hear their views.

A key part of our proposals will be forming a business plan in collaboration with Sport England and the Home Guard Club to secure the viability of the site for future generations. This business plan will be informed by an evidence base of local sports facilities and current usage patterns of the club.

The plan will assess the economic viability and community usage of the club currently, as well as analysing the various options for the future. In addition to establishing a viable and sustainable plan for the sporting element of the club, the business plan will also assess a range of management structures to ensure the club is managed in the most efficient and effective way moving forward.

A Community Revenue Contribution (sinking fund) will also be put in place as part of our proposals. In essence, this is a financial contribution to the club which enables all future maintenance, management and improvements to be paid for from the interest. This self-sustaining funding source will protect the future funding of the club and will require Sport England’s approval.

As noted above, there are various options for the future sporting provision provided at the club. These include but are not limited to:

- 3G football pitches.
- Flexible 7 and 9 a side football pitches.
- Increased floodlight provision to enable year round usage.
- A new cycle track.
- A new Club house with improved changing rooms, café, bar and function rooms.
- A gym.
- A new scout hut.
- A new rugby pitch with training area.

We are keen to get your feedback on the type of sports provision that the community would like to see and we would be grateful if you could complete our sports questionnaire (see staff for details).
ONCE COMPLETED, ACCESS TO THE DEVELOPMENT WOULD BE SERVED BY A PRIORITY JUNCTION OFF MAIN STREET.

The existing access to the Home Guard Club car park will be removed and the proposed development will be served via a simple priority junction off Main Street that will serve both the relocated Home Guard Club, car park and scout hut as well as the proposed new development.

The site access has been designed to provide a road width of 5.5m to ensure that the types of traffic generated by both land uses, as well as larger vehicles such as refuse trucks, can be easily accommodated. A new stretch of footway will be provided along Main Street, to the west of the proposed site access, which will connect the development to the existing footway. This will allow pedestrian access to the bus stop and to the facilities in the village centre. Footways will be provided on both sides of the internal site roads to provide easy access to the adjacent sports facilities and Home Guard Club.

County Council standards for a 30mph road require 70m visibility in both directions from the proposed access. However, 90m can be achieved should the results from a speed survey highlight traffic speeds over 30mph along Main Street.

The development proposals will generate approximately 23 (two-way) additional vehicle trips in the morning peak period and 30 trips in the evening peak period. It is not considered that this level of traffic increase will cause detriment to the capacity of the surrounding road network. However, the impact of the proposed development is to be determined in a formal Transport Statement, which will consider highway capacity and road safety along with accessibility to local facilities across all transport modes.
**DRAINAGE**

**Flooding**
The Environment Agency's basic flood zone maps show that the site lies within Flood Zone 1 and therefore has little or no risk of flooding.

**Foul Water**
The nearest Severn Trent Water sewer is a combined sewer in Main Street to the north of the development site. We are awaiting confirmation from Severn Trent Water as to whether there is capacity or improvements are required to cater for the new development.

**Surface Water**
There are no surface water sewers in the vicinity of the site. The combined sewer is located as above. A system of flow attenuation and control is required to ensure that the rate at which the water leaves the site is no greater than the current rate. In order to achieve this in line with building regulations, surface water will be discharged to ground via infiltration techniques in the first instance. Should ground conditions prove unsuitable for infiltration, then attenuation will be introduced to hold water on the development over long periods of time with a flow control to reduce the existing run off rates by 20 per cent.
WEST WARWICKSHIRE SPORTS CLUB (WWSC)

West Warwickshire Sports Club has been in existence for over 100 years, but due to competition from large clubs such as David Lloyd, Fitness First and Virgin Active, WWSC were unable to compete and membership numbers were decreasing with facilities deteriorating. The club had produced a European Championship women’s hockey team, but they were unable to play at the club because the pitch was in such a poor condition.

In 2002 an opportunity was identified which enabled the sports club to remain in existence, provide funds to modernise and secure its long term future. This was a ‘win-win’ situation for the club and also for CALA Homes, the selected developer.

Planning permission was granted in January 2005 for 24 homes and CALA Homes was praised for its commitment, approach and the public consultation that had taken place. Through working in partnership with WWSC and the local community, the club’s future is now secure with membership and usage of facilities on the rise.

Key statistics:

- 24 new houses and 39 new flats.
- £1.4 million sinking Club Revenue Contribution (CRC) put in place, the interest of which can only be used by trustees to fund repairs and improvements to the club.
- Land receipt enabled the club to build a new international standard Hockey pitch and Floodlights, as well as a new bowling green.
- A new two storey club house with facilities including changing rooms, functions rooms and a bar and café.
- £320,000 contribution to community cricket facilities at the local school.
- £60,000 contribution for new cricket nets and facilities.