

Statement of Common Ground between Hodgetts Estates (“HE”) and Birch Coppice Trustees of The Coal Industry Social Welfare Organisation (“BCT CISWO”) regarding Site Allocation E3 - Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm

The Site

“Site E3 – Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm” comprises 3.45 ha of playing fields and associated welfare centre owned by the Birch Coppice Trustees of The Coal Industry Social Welfare Organisation (“BCT CISWO”). The site is being promoted through the North Warwickshire Local Plan jointly by Hodgetts Estates (“HE”) and BCT CISWO.

Proposed use

The site is allocated for employment uses in the Local Plan; specifically, low intensity, small scale, primarily B1, research and development uses. Due to its location, on the strategic road network and close (less than 1 mi) to J10 of the M42 Motorway, as well as being adjacent to Birch Coppice Business Park, Birmingham Intermodal Freight Terminal (“BIFT”) and Core 42 Business Park, it should be zoned for a range of employment uses.

There is no evidence to support the proposed designation of ‘low intensity’, ‘small scale’, ‘primarily B1’ or ‘research and development’ uses in this location. The evidence base for CD0/1 points to the need for all ‘B’ uses encompassing B1, B2 and B8 uses, throughout the borough. As such, it is proposed to amend the wording of the policy to reflect the unique locational advantages of the site, but retain protection for nearby residents.

Playing fields and clubhouse

The playing fields comprise multipurpose playing fields / grassed area, used for, inter-alia, lawn bowls, football, cricket, pigeon racing and various events; a lawn bowling green; a clubhouse building incorporating bar, events space, meeting rooms, toilets and changing facilities, and associated car parking and storage. Discussions have taken place with BCT CISWO and they are in agreement to moving to the north of the A5 to the site identified as OS1 on the Proposals Map. All of the existing leisure facilities at E3 will be replaced at OS1 as part of the development, so reference to the “existing leisure” facilities is deleted from the policy text for accuracy.

There is a requirement for the playing fields, welfare centre / clubhouse and associated facilities, with appropriate services and associated infrastructure, be moved and in place before construction begins in order that there is continuous use. The proposed wording is

amended to bring it in line with the wording previously agreed between NWBC and HE for Site E2 (Land to the west of Birch Coppice, Dordon), for consistency and clarification.

Title

The title of site allocation E3 is amended to reflect the fact that Core 42 has been developed out and is adjacent to the site – Hall End Farm no longer exists. Furthermore, to ensure consistency with the reference to Core 42 in Policy LP12 Employment Areas.

Main Modifications and Additional Modifications

HE and BCT CISWO agree to suggest the following Main Modifications and Additional Modifications to reflect the above:

Proposed changes agreed with HE and BCT CISWO

Main Modifications

Main Modification	Chapter	Page	Policy / Supporting Text	Proposed Modification	Referenced
			E3	<p>E3 Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm Core 42</p> <p>Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Hall End Farm Core 42 and Birch Coppice is allocated as an for mixed employment site uses, for low intensity, small scale, primarily B1, research and development uses, appropriate to the location reflecting the proximity with existing leisure and of neighbouring employment uses, Birmingham Intermodal Freight Terminal and residential development and accessed off the adjoining employment site. The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the proposals map, prior to any redevelopment proposal the start of construction.</p>	<p><i>Agreed with Hodgetts Estates and the Birch Coppice Trustees of The Coal Industry Social Welfare Organisation</i></p> <p><i>Reason: For soundness</i></p>
		14.49		<p>Relevant RJ to be updated to reflect the policy changes.</p> <p><i>14.49 The allocation of the playing fields south of the A5 at Dordon reflects an opportunity to relocate the current recreational use (Birch Coppice Football club ground Birch Coppice Miners Social Welfare Centre and playing fields) to a site closer to existing residential areas and help rationalise accesses onto the A5. The</i></p>	

				<i>site, if redeveloped, can utilise access from the adjoining allocated employment site allowing closure of the current access onto the A5.</i>	
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