

**NORTH WARWICKSHIRE BOROUGH COUNCIL
LOCAL PLAN EXAMINATION**

ADDENDUM TO MATTERS 9 STATEMENT

The following 2 paragraphs have been amended to reflect the SoCG agreed between Hodgetts and NWBC on changes to Policy E2 and supporting text in paragraph 14.48. These are minor changes to correct the wording and ensure consistency between statements.

9.22 Allocation E2, Land to the west of Birch Coppice

(a) Are proposed access arrangements appropriate?

9.22.1 I would refer the Inspector to the recent Statement of Common Ground between the Council and the site owners, Hodgetts Estates that has been submitted to the Inspector in their Matter 9 Statement. The SoCG indicates alternative access arrangements from the A5 may be possible. As a result the strict requirement of an access only through the Birch Coppice Estate is to be removed from the policy. Access will be determined at the planning application stage.

<i>Chapter</i>	<i>Para</i>	<i>Proposed Modification</i>	<i>Main Mod or Additional Mod</i>	<i>Reason</i>
14	Site Allocation Policy E2	<p>Approximately 5.1 hectares are allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5. Replacement <u>The allotments, with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the proposals map, prior to the start of construction. will be required to be provided to land north of the A5, identified as site OS1 on the proposals map.</u></p> <p>Access to the site must be via the current Birch Coppice service road, Arley Drive off Danny Merson Way and not via a separate new access onto the</p>	<i>Main mod</i>	<p><i>Clarification</i></p> <p><i>Agreed with Hodgetts Estates: For clarification</i></p>

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		A5 Watling Street. Identify a Site opportunity for accommodating open space/recreation uses involving relocation from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities.		

(c) Are the provisions of allocation E2 sufficient to ensure the replacement of allotments in accordance with Local Plan policy 23?

9.22.3 Yes, the provisions are considered sufficient. The land proposed to be transferred are within the same landowner control, enabling a straightforward transfer of ownership between the Council and the landowner. Discussions are ongoing with the landowner and the Council and noted in the SoCG submitted to the Inspector in the Hodgetts Estates Matter 9 Statement. There is a minor amendment to the reasoned justification text 14.48 required to reflect that it is agreed the replacement allotments and land should be '*provided prior to the start of construction*', not '*prior to any redevelopment proposal*' as currently worded as outlined in the SoCG agreed with Hodgetts (SoCG.04.M9).