

Appendix B – Appeal Site Promotion History

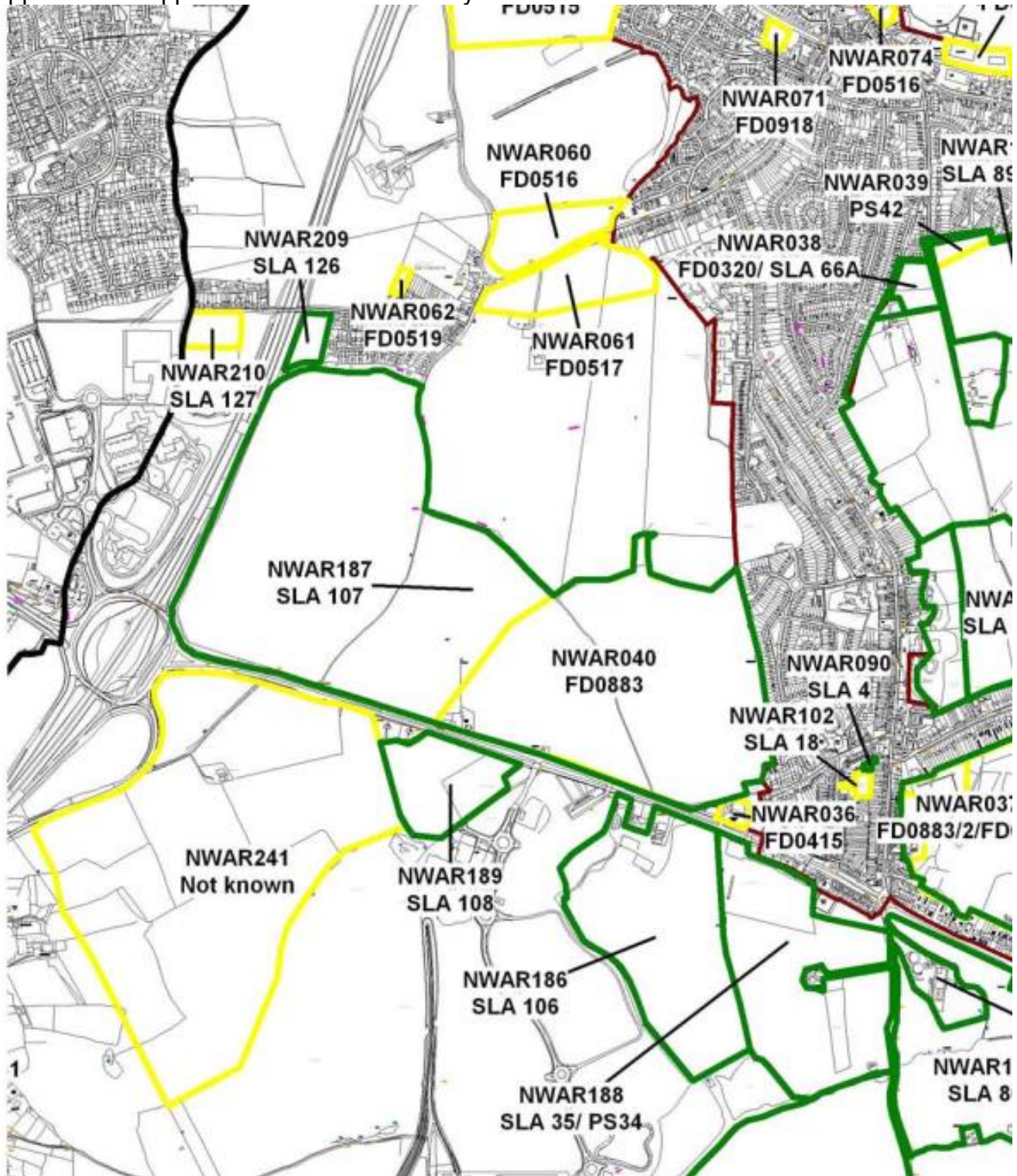
Hodgetts Appeal Site History- Appeal Site Promotion

1. Strategic Housing Land Availability Study Final Report March 2010 Baker Associates
Large site SLA107 (NWBC reference) then renamed NWAR187 in Report as follows;

7.3.49 **NWAR187 (SLA 107)** on the western edge of the settlement is a large area which stretches out to the main road on the western edge. The site is considered appropriate for future potential development in landscape terms, but not at the proposed scale. Limited pockets of opportunity can be found along the eastern edge adjoining the settlement boundary and existing housing.

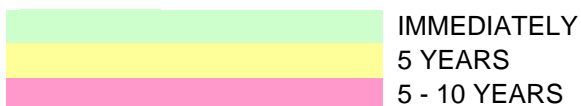
7.3.50 The site varies between 300m -600m proximity to an existing industrial area and varies between 300m and 600m proximity to the green space and play area facilities and community facilities. The site is however, outside the buffers for town centre area. The eastern edge of the site is within 600m of a local GP surgery and local school facilities; the rest of the site is within 1200m.

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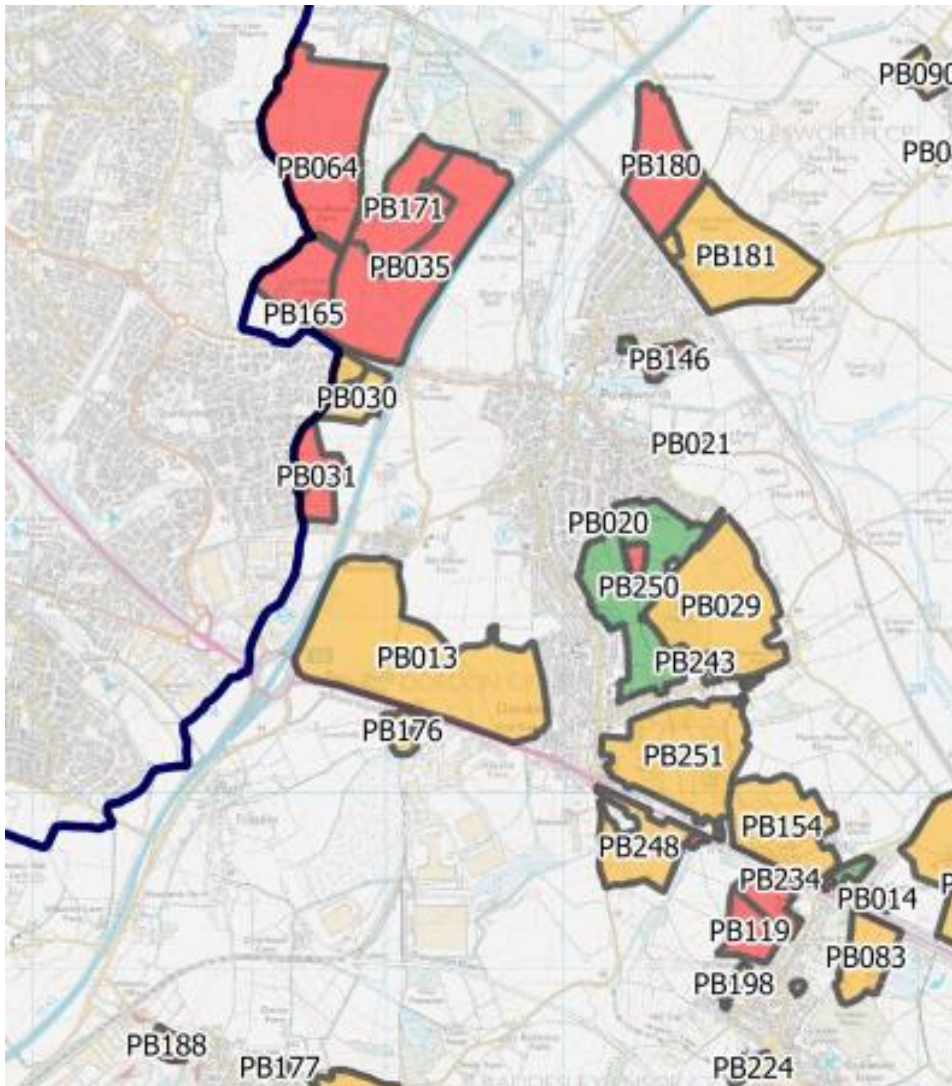
Site SLA10-07 previously identifies as FD0883 , land immediately west of Dordon (adjoining allotments off Brown’s Lane) which was half the area of SLA107 and didn’t include the Appeal Site adjoining the M42. Availability indicated as follows;

SITE REF	CROSS REF	SITE NAME	GRID REFERENCE	SIZE (HA)	AVAILABILITY	NAME
SLA 107	PART OF FDO883	LAND WEST OF DORDON	SK 252 006	75.94	IMMEDIATELY	Hodgetts Estates (Turley Associates)



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2. North Warwickshire Strategic Housing Land Availability Assessment Final Report December 2013 PBA Associates,
Appeal Site **not considered** as part of the SHLAA. Assessment Report looking predominantly for housing sites with reference to their possible employment potential also.
3. North Warwickshire Strategic Housing Land Availability Assessment Final Report October 2016 PBA Associates, See Volume B: Appendices to the Main Report for Maps.
SLA107 became PB013



NOTE: Site was not identified as a “Reasonable Alternative” in the 2014 RA File. (See Site Allocations Plan Note below).

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Assessment details from SLAA Table, focussing on housing potential not employment (76ha approx. area of site):

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
PB013	Land West Of Dordon	SLA 107	75.94	2	3	3	AMBER	Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.	1481

Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Flood Risk Score	Heritage Asset Score	Established National / European Middle Site consideration	Area of Outstanding National Beauty Site Score	Local Wildlife Site Score	Major Infrastructure Score	Agricultural Land Score	Public Transport Score	Access to Local Facilities Score	Tree Protection Order Score	Air Quality Management Area Score	Site Access Score	Ground Conditions Score	Bad Neighbour Score	Green Suitability Score	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
PB013	Land West Of Dordon	SLA 107	75.94	5	5	5	5	5	5	5	3	1	5	5	5	5	0	1	2	3	3	AMBER	Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.

Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.

Site availability indicated as follows;

Site Address	PBA Site Reference	NW Site Reference	Green Belt	Overall Site Category	Theoretical Total Yield	Years 0 - 5	Years 6 - 10	Years 11 - 15	Years 15+
Land West Of Dordon	PB013	SLA 107	Not Green Belt	AMBER	1,481	-	250	250	981

Subsequent further SLAA Amendment; - North Warwickshire Strategic Housing Land Availability Assessment 2016

Volume C: 2017 Addendum - Peter Brett Associates - April 2017

Site remained as detailed on 2016 Final Report above..

During and after the PBA SHLAA Reports a Draft note on Reasonable Alternatives 2016 was produced but only included the site immediately west of Dordon (where the open space is now proposed to go) not the Appeal Site and the comments in the note were as follows;

2) Polesworth and Dordon. These areas have a larger number of potential Reasonable Alternatives but the main reason for not allocating them relates to the Core Strategy and the strategic approach taken not to enable development to the west, but to **maintain the open gap between Tamworth and Dordon/Polesworth and help retain the rural character at major gateways into the Borough**. Other sites were considered to be less sustainably located compared to the allocated sites (e.g. north of WCML Station Road sites/PS50) or were more difficult to access (my bold emphasis)

Site Allocations Plan

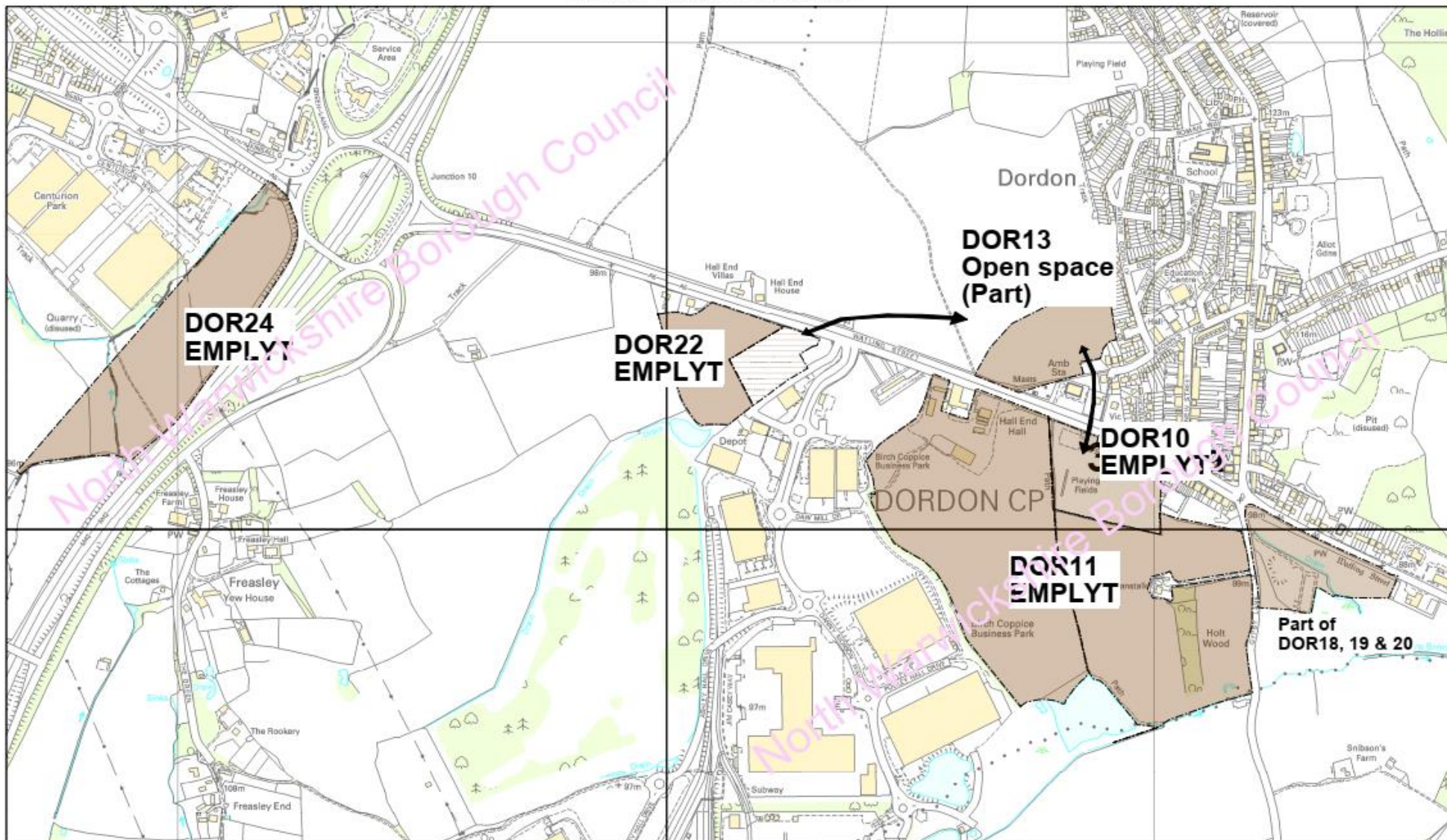
For the Site Allocations Plan 2014, the land east of Junction 10/M42 and north of A5/Watling Street was **not** considered as a proposed or potential employment site or 'Reasonable Alternative'. See attached Map for sites considered in Polesworth/Dordon area;

Of the sites indicated, DOR18/19 & 20 and DOR11 were dropped, the latter as a result of planning applications submitted and subsequently approved on DOR11 and DOR18 being dropped as a potential site, now impacted by the proposed A5 relief road dualling improvements.

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DORDON - Employment Site Allocations



North Warwickshire
Site Allocations Plan
Draft Pre-submission Stage 2014

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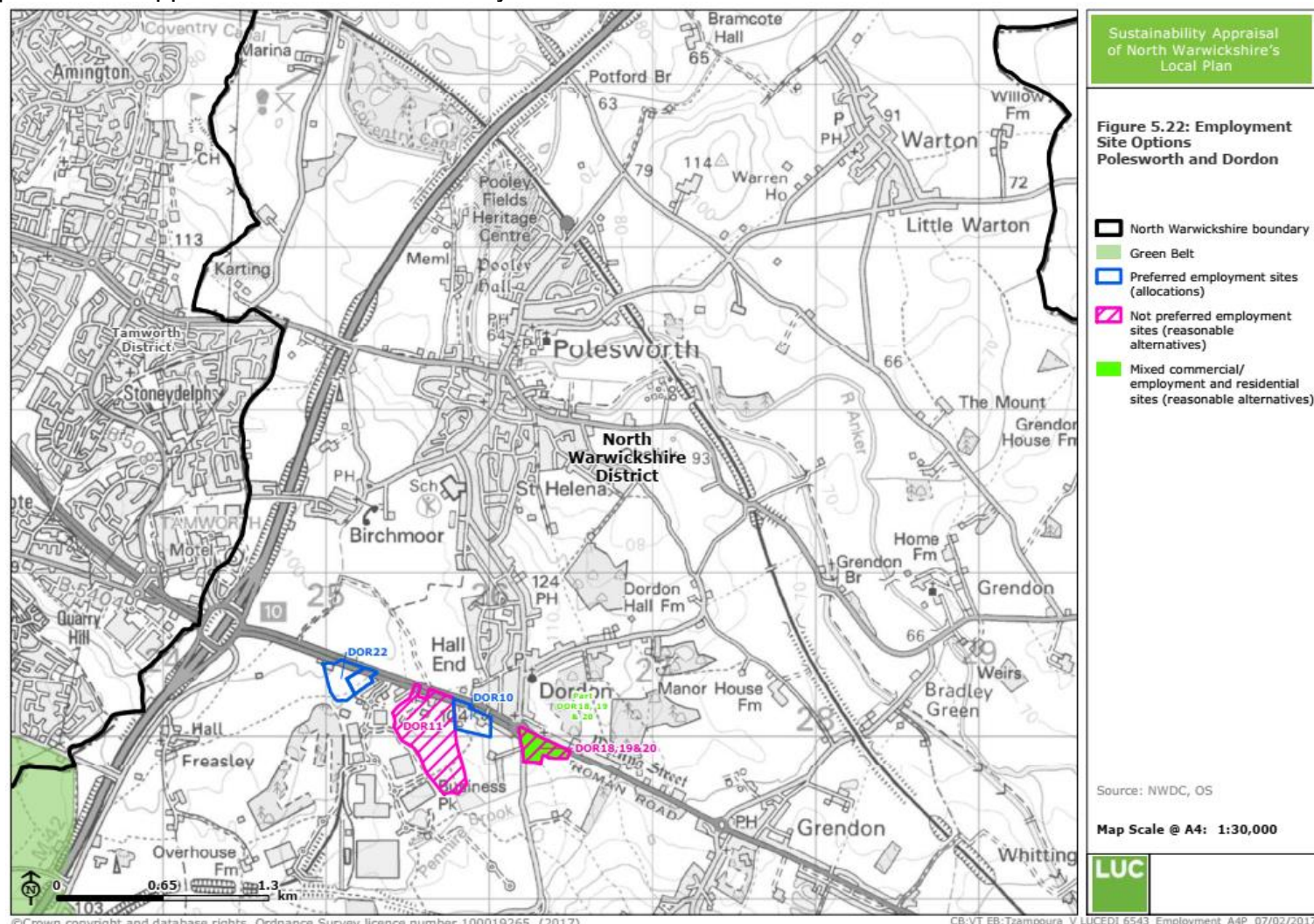
North Warwickshire's Draft Local Plan

Sustainability Appraisal Report. Prepared by LUC - February 2017

The New Draft Local Plan did not include the Appeal site as a proposed allocation or as a Reasonable Alternative, with the site now proposed as part of the “Meaningful Gap” which became the Adopted Local Plan “Strategic Gap”. The SA included reference to the earlier site SLA107 indicating why the site wasn’t considered as a Reasonable Alternative or fitted the approach and strategy taken by the new local plan.

From the February 2017 Sustainability Appraisal Report the following sites were assessed as ‘preferred’ or ‘not preferred’ employment sites;

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Subsequent to the above Report, the Final Sustainability Appraisal prepared for the Submission Local Plan undertook an audit of earlier sites submitted and considered at the early Local plan and SHLAA stages, including Site SLA107, which includes the Appeal site (but also includes those elements of the larger SLA107 site where they immediately adjoin the Dordon settlement development boundary, east of Browns Lane/Kittwood avenue.)

North Warwickshire's Local Plan: Draft Submission Version

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Sustainability Appraisal Report: Appendices - Prepared by LUC December 2017

The Appeal Site SLA107 was indicated in Appendix 8 Table A8.2.

See page 911 - Table A8.2: *Audit trail of site options proposed for employment development*

SLA107 (also indicated in the SHLAA's as PB013) comprised the whole site, NE of J10/M42 all land eastward up to Dordon built settlement edge, whereas DLP299 only referred to that area immediately adjoining the Dordon Development Boundary

The table identifies those sites not considered or carried forward in the Local plan process and the following *italic Note* informs the table entries as follows;

Note that site options that are no longer reasonable alternatives and so are now excluded from the SA are shaded in grey. Sites which were previously appraised at the Draft Local Plan SA stage but which have been discounted at the Draft Submission Local Plan stage have been included for reference.

Site code	Subject to SA at Draft Site Allocations Plan stage (Feb 2013)?	Part of Preferred Option at Draft Site Allocations Plan stage (March 2013)?	Subject to SA at Pre-Submission Site Allocations Plan stage (Feb 2013)?	Included in Pre-Submission Site Allocations Plan (June 2014)?	Included in Draft Local Plan (November 2016)?	Included in Draft Submission Local Plan?	Reasons for NWBC's decision making
DLP299: Land north east J10 M42 (SLA107)	No	No	No	No	No	No	Alternative Service Station Location for M42. Site lies outside any current settlement development boundary within Meaningful Gap between Tamworth and Dordon. Not classed as a Reasonable Alternative.

Note: DLP299 refers to the site immediately adjoining the Dordon settlement development boundary , east of Browns Lane, and the SA comments when assessed as a reasonable alternative in the above SA December 2017 documents are as follows ;

Site originally identified as area to accommodate replacement open space and allotments from loss south of A5,compensating for redevelopment of allotments and football pitch south of A5. Partial proposal for housing as an enabling element to the open space/recreation. Site is considered to be a Reasonable Alternative.

Again Note that this site (DLP299) was assessed as a reasonable alternative for housing development, not as an employment site. So does not appear in the sites assessed for employment purposes above.

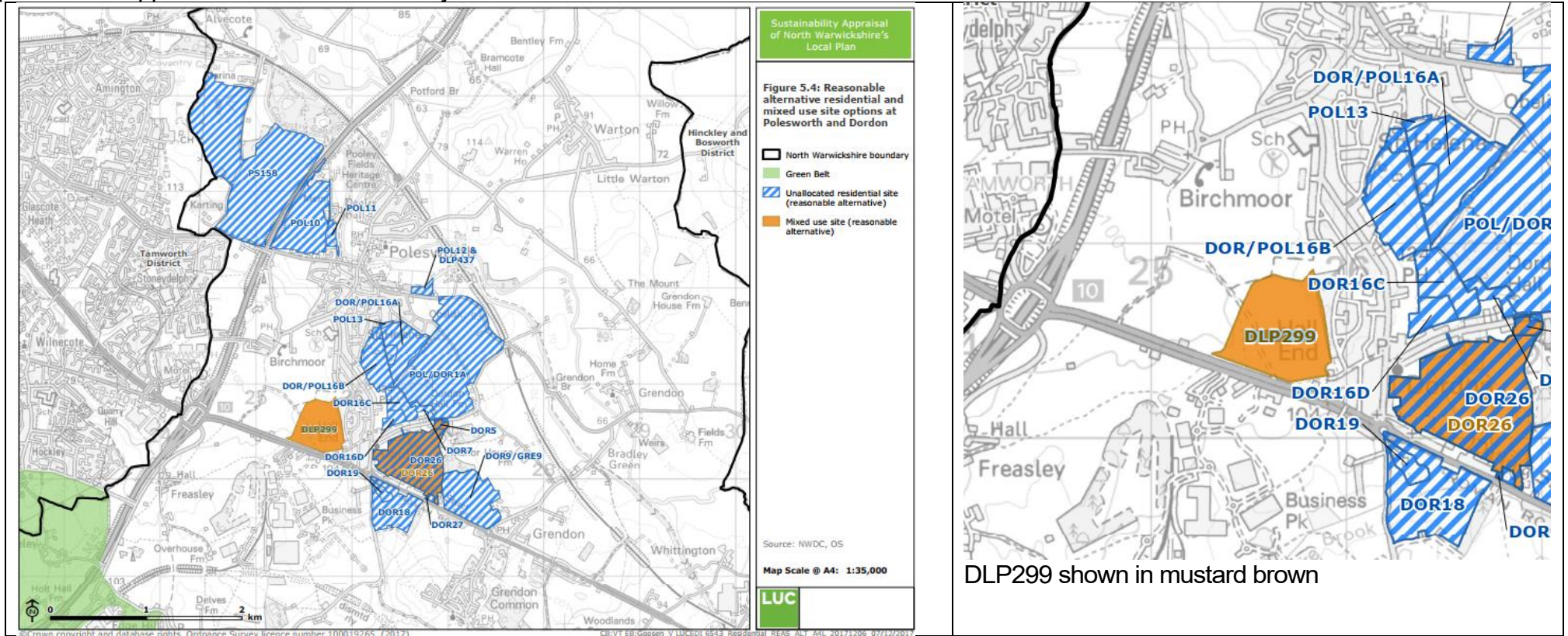
The SA extract (page 864) for DLP299 is as follows;

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Site code	Proposed use	Subject to SA at Draft Site Allocations Plan stage (Feb 2013)?	Part of Preferred Option at Draft Site Allocations Plan stage (March 2013)?	Subject to SA at Pre-Submission Site Allocations Plan stage (Feb 2013)?	Included in Pre-Submission Site Allocations Plan (June 2014)?	Included in Draft Local Plan (November 2016)?	Included in Draft Submission Local Plan?	Reasons for NWBC's decision making
DLP299: Land West of Dordon.	Mixed use: residential and open space and allotments	No	No	No	No	No	No (Part allocated as replacement Open Space Recreation.)	Site originally identified as area to accommodate replacement open space and allotments from loss south of A5, compensating for redevelopment of allotments and football pitch south of A5. Partial proposal for housing as an enabling element to the open space/recreation. Site is considered to be a Reasonable Alternative.

See Map below from page 69 of the SA Main Report of December 2017 (the extract above is from the Appendices to that Main Report).

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If required, the detailed SA assessments by SA Objectives can also be provided for the above.