



North Warwickshire  
Borough Council

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This matter is being dealt with by  
: Mr J Brown

Direct Dial : (01827) [REDACTED]

Your ref :

Our ref : PRE/2020/0216

Date : 23<sup>rd</sup> December 2020

Dear James

**Environmental Impact Assessment Regulations 2017 – Scoping Opinion  
Land North East of J 10 M42, Dordon**

I refer to your email of 20 November being a request for a Scoping Opinion under Regulation 15 of the above Regulations. The time period allowed under that Regulation for our response concludes at the end of this week.

I responded on the 23 November identifying the consultations that had been undertaken in response to your request and as agreed by a later conversation, I agreed to forward responses as and when they were received rather than deal with them together at the end of the five week time period. In this regard I have received responses from Highways England; the Warwickshire County Ecologist, Warwickshire County Council as Lead Local Flood Authority, The Environment Agency, HS2 Ltd, Cadent, BPA Pipelines and Mainline Pipelines. Copies of these have thus been forwarded to you. If by chance they have not been received please let me know. I will also forward any outstanding responses as and when they arrive.

I would ask therefore that your Environmental Statement is informed by these responses and particularly those from the County Ecologist, Highways England and the Lead Local Flood Authority.

In respect of other matters then I agreed a number of viewpoints with you on 9 December so as to inform the Landscape and Visual Impact Assessment section of the Statement.

From a planning policy perspective, the Development Plan consists of the North Warwickshire Core Strategy 2014 and Saved Policies from the North Warwickshire Local Plan 2006. There are no Neighbourhood Plans affecting the application site or its setting. You will know that the Examination Hearings into the Council's emerging Local Plan concluded last week. We are expecting to publish proposed Main Modifications as soon as we can following the Inspector's Report. There is particular interest in this regard in respect of your proposal because of the possibility of modifications in respect of strategic employment land and the definition of the Meaningful Gap in which the site is located. As a consequence, I would ask that the planning policy and socio-economic sections of the Environmental Statement respond to any such Modifications as well as to the content of the extant Development Plan.

Yours sincerely

Jeff Brown  
Head of Development Control