

Response to Highways England Deadline 9 Document 8.93(a) – WGAA Options:

8.93(a) Actions Arising out of ISH on Compulsory Acquisition and Temporary Possession on 22 October for Deadline 8

(TR010027-000890-AS Highways England M42J6_8.93(a)_Actions_Arising_out_of_ISH_on_Compulsory_Aquisition_and_Temporary_Possession_on_22_Oct_for_Deadline)

2. The Applicant's Responses to Actions Arising from ISH on Compulsory Acquisition and Temporary Possession		
ExA Ref No	Party	Action/Response
2	The Applicant	<p>Action: The Applicant is to provide further information, including justification, as to why options to relocate WGAA have not been pursued.</p>
<p>Applicant Response:</p> <p>The Applicant has attached the Document entitled 'Warwickshire Gaelic Athletic Associate [sic] Relocation Site Assessment Technical Note May 2018' (the Technical Note) as Appendix 1 to this report. This document was originally produced in May 2018 as an internal Technical Note (which is why it retains the draft watermark) but contains options that were shared with the WGAA in Autumn 2018 for discussion. This document is unaltered since this time but contains redacted information where this is deemed sensitive for publication.</p> <p>As set out in the Technical Note, a number of relocation options were considered but were later discounted. The Technical Note explains why the preferred options were taken forward. These preferred options were then developed further for environmental assessment [APP-069/Volume 6.2] and refined into the Applicant's final reconfiguration proposal as presented in Volume 8.21 [REP2-019].</p>		
<p>POR Comments:</p> <p>HE Document 'Warwickshire Gaelic Athletic Associate [sic] Relocation Site Assessment Technical Note May 2018' (the Technical Note) included a spreadsheet outlining a comparison of options for the WGAA Relocation which contained a number of errors. An amended version of the spreadsheet, can be found in Appendix A.</p> <p>A copy of a previously submitted plan which illustrates the distances between the existing WGAA pitches and Catherine de Barnes Lane can be found in Appendix B.</p> <p>It is quite apparent from the document that Highways England did not give much thought to the site layout for Option 3A, as what they proposed did not make the best use of the land available, and ensured the proposal was not considered in a favourable light. I also note that my property was within the red line boundary at the time of the assessment but once it became apparent that a variant of Option 3A would be a viable option, Highways England revised the red line boundary so my property lay outside it.</p> <p>It goes without saying that the preferred option should be acceptable to all parties, even if it is not the cheapest option to deliver. Highways England even acknowledge in their assessment that some options have the potential for a blight claim and discretionary purchase due to the impact on my property. It is a shame that they are so keen to find a solution that is solely acceptable to the WGAA, in order to remove their objection, that they forget the impact this will have on those left to suffer the consequences of their decisions.</p> <p>Also note that Jonathan Pizze (HE) told me the WGAA options that were assessed included a site on Shadowbrook Lane and a site on Catherine de Barnes Lane, opposite Birmingham Dog's Home. Neither of these sites are mentioned in the document HE have now provided.</p>		

Appendix A:

GAA Relocation Assessment - Comparison of Options

M42 Junction 6 Improvement

GAA Relocation Assessment

Comparison of Options

Qualitative and Quantitative Assessment

Drawing Ref:	Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 5B	
Category	Item												
Relocation	Relocation to South West (Western Option)	Relocation to South West (Western Option)	Relocation to South West (Eastern Option)	Relocation to South West (Eastern Option)	Four Winds Site	Four Winds Site (Property Retained)	Reconfiguration to the West (New Clubhouse)	Reconfiguration to the West (Refurbished Clubhouse)	Reconfiguration to the West (New Clubhouse)	Reconfiguration to the West (Refurbished Clubhouse)	Reconfiguration to the North and West (Refurbished Clubhouse)	Reconfiguration to the North and West (New Clubhouse)	
Location	The GAA has expressed a desire to remain as close to their original site as possible. Of the options considered in this assessment Option 1A constitutes a relocation of the greatest distance from the existing site. Distance 423m	The GAA has expressed a desire to remain as close to their original site as possible. Of the options considered in this assessment Option 1B constitutes a relocation distance of 360m from the existing site.	The GAA has expressed a desire to remain as close to their original site as possible. Of the options considered in this assessment Option 2A constitutes a relocation distance of 342m from the existing site.	The GAA has expressed a desire to remain as close to their original site as possible. Of the options considered in this assessment Option 2B constitutes a relocation distance of 415m from the existing site.	Option 3A shall relocate the GAA site into the field immediately south of the existing facility. The relocation distance is 339m	Option 3B shall relocate the GAA site into the field immediately south of the existing facility. The relocation distance is 42m	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. Relocation distance 96m	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. In this option the existing clubhouse would be retained. Relocation Distance 0m.	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. Relocation distance 180m	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. Relocation Distance 0m.	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. Relocation distance 96m	A contiguous reconfiguration aims to keep the GAA in its current location so far as reasonably practicable taking cognisance of the new access and mainline link construction. Relocation distance is 150m.	
Site area	The relocation to the area identified during Statutory Consultation offers the GAA with a site that is far larger than the current land take. Site Area 182,900m ²	The relocation to the area identified during Statutory Consultation offers the GAA with a site that is far larger than the current land take. Site Area 182,900m ²	The relocation to the area identified during Statutory Consultation offers the GAA with a site that is far larger than the current land take. Site Area 92,900m ²	The relocation to the area identified during Statutory Consultation offers the GAA with a site that is far larger than the current land take. Site Area 107,600m ²	In comparison to the area defined at Statutory Consultation, the Four Winds site offers more land than the current GAA site but less than that presented at Statutory Consultation. Site Area 107,600m ² (inc existing plot)	In comparison to the area defined at Statutory Consultation, the Four Winds site offers more land than the current GAA site but less than that presented at Statutory Consultation. Site Area 103,620m ² (inc existing plot)	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m ²	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m ²	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m ²	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m ²	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 86,275m ²	The acquisition of additional land to the west of the existing clubhouse shall offer the GAA a slight improvement to their available landholding. Site Area 111,280m ²	
Impact on non GAA plots	6	6	5	5	5	4	3	3	3	3	3	1	
Accessibility	Access to the parcel of land shown at Statutory Consultation shall be off the PMA currently being used by the Birmingham Dogs Home and Music School. This access shall require works to be upgraded in order to ensure that two way flow can be operated. Overall length of Access 700m	Access to the parcel of land shown at Statutory Consultation shall be off the PMA currently being used by the Birmingham Dogs Home and Music School. This access shall require works to be upgraded in order to ensure that two way flow can be operated. Overall length of Access 420m	Access to the parcel of land shown at Statutory Consultation shall be off the PMA currently being used by the Birmingham Dogs Home and Music School. This access shall require works to be upgraded in order to ensure that two way flow can be operated. Overall length of Access 350m	Access to the parcel of land shown at Statutory Consultation shall be off the PMA currently being used by the Birmingham Dogs Home and Music School. This access shall require works to be upgraded in order to ensure that two way flow can be operated. Overall length of Access 380m	The Four Winds site shall make use of the existing access to the residential property on Four Winds. Therefore this shall require less upgrade works to the PMA being shared by Birmingham Dogs Home and Music School and the GAA when compared to Options 1 and 2. Overall length of Access 160m	The Four Winds site does use a fall in levels towards the south east side of the site when compared to the existing ground levels at the GAA. Therefore there will be earthworks associated with this proposal.	The Four Winds site does use a fall in levels towards the south east side of the site when compared to the existing ground levels at the GAA. Therefore there will be earthworks associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 333) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 uses a fall in levels from east to west. Considerable earthworks are associated with this proposal.
Existing Topography	The existing topography in the area identified would require an investigation into the new cut/fill in order to provide a suitably level area for the proposed pitch. Levels across the extents of this parcel of land do not vary significantly.	The existing topography in the area identified would require an investigation into the new cut/fill in order to provide a suitably level area for the proposed pitch. Levels across the extents of this parcel of land do not vary significantly.	The existing topography in the area identified would require an investigation into the new cut/fill in order to provide a suitably level area for the proposed pitch. Levels across the extents of this parcel of land do not vary significantly.	The existing topography in the area identified would require an investigation into the new cut/fill in order to provide a suitably level area for the proposed pitch. Levels across the extents of this parcel of land do not vary significantly.	160m + shortest length of access and could be improved by using a new access.	The levels on the western parcel of land do not have much variation to the existing GAA parcel of land.	The levels on the western parcel of land do not have much variation to the existing GAA parcel of land.	The levels on the western parcel of land do not have much variation to the existing GAA parcel of land.	The levels on the western parcel of land do not have much variation to the existing GAA parcel of land.	The levels on the western parcel of land do not have much variation to the existing GAA parcel of land.	The northern parcel of land adjacent to the existing GAA site witnesses a noticeable drop in level when compared to the existing GAA site and shall require considerable fill earthworks or a split level site.	The northern parcel of land adjacent to the existing GAA site witnesses a noticeable drop in level when compared to the existing GAA site and shall require considerable fill earthworks or a split level site.	
Safety	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.	There is a 5m fall from north to south across the site. Therefore there will be earthworks associated with this proposal.
Airport Safe Guarding	In relocating the GAA to the area identified during public consultation. This would enable the GAA to move further away from Birmingham International Airport's Obstacle Limitation Surface and subsequent safeguarding. As a consequence there should be little risk of any goal posts or ball stop fences penetrating the safeguarding surfaces.	In relocating the GAA to the area identified during public consultation. This would enable the GAA to move further away from Birmingham International Airport's Obstacle Limitation Surface and subsequent safeguarding. As a consequence there should be little risk of any goal posts or ball stop fences penetrating the safeguarding surfaces.	In relocating the GAA to the area identified during public consultation. This would enable the GAA to move further away from Birmingham International Airport's Obstacle Limitation Surface and subsequent safeguarding. As a consequence there should be little risk of any goal posts or ball stop fences penetrating the safeguarding surfaces.	In relocating the GAA to the area identified during public consultation. This would enable the GAA to move further away from Birmingham International Airport's Obstacle Limitation Surface and subsequent safeguarding. As a consequence there should be little risk of any goal posts or ball stop fences penetrating the safeguarding surfaces.	In relocating sections of the GAA to the Four Winds site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch would remain partially within the obstacle limitation surfaces.	In relocating sections of the GAA to the Four Winds site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch would remain partially within the obstacle limitation surfaces.	In relocating sections of the GAA west of the existing site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch and a portion of the proposed location for pitch 1 would remain within the obstacle limitation surfaces.	In relocating sections of the GAA west of the existing site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch and a portion of the proposed location for pitch 1 would remain within the obstacle limitation surfaces.	In relocating sections of the GAA west of the existing site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch and a portion of the proposed location for pitch 1 would remain within the obstacle limitation surfaces.	In relocating sections of the GAA west of the existing site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch and a portion of the proposed location for pitch 1 would remain within the obstacle limitation surfaces.	In relocating sections of the GAA west of the existing site, this provides a slight benefit to the GAA over their existing pitch locations. However the existing third pitch and a portion of the proposed location for pitch 1 would remain within the obstacle limitation surfaces.	In relocating sections of the GAA west and north of the existing site, the GAA would be heavily constrained by the airport safeguarding as Pitch 2 would be fully within the obstacle limitation surfaces and would be treated as a new constraint. A careful assessment of any proposed levels in this area would be required to ensure that any goal posts or netting do not penetrate the obstacle limitation surfaces.	In relocating sections of the GAA west and north of the existing site, the GAA would be heavily constrained by the airport safeguarding as Pitch 2 and 3 would be fully within the obstacle limitation surfaces and would be treated as a new constraint. A careful assessment of any proposed levels in this area would be required to ensure that any goal posts or netting do not penetrate the obstacle limitation surfaces.
Distance to new link	In relocating the GAA to the parcel of land presented at Statutory Consultation, the GAA would be positioned at a suitable distance away from the new link to mitigate any concerns about errant balls interfacing with high speed traffic. Shortest distance to top of cutting of new link 300m	In relocating the GAA to the parcel of land presented at Statutory Consultation, the GAA would be positioned at a suitable distance away from the new link to mitigate any concerns about errant balls interfacing with high speed traffic. Shortest distance to top of cutting of new link 380m	In relocating the GAA to the parcel of land presented at Statutory Consultation, the GAA would be positioned at a suitable distance away from the new link to mitigate any concerns about errant balls interfacing with high speed traffic. Shortest distance to top of cutting of new link 300m	In relocating the GAA to the parcel of land presented at Statutory Consultation, the GAA would be positioned at a suitable distance away from the new link to mitigate any concerns about errant balls interfacing with high speed traffic. Shortest distance to centreline of new link 290m	In moving the a number of the pitches into the Four Winds parcel of land this would mean that pitch 2 would remain in close proximity to the mainline link and pitch 3 would be in proximity to the realigned Catherine de Barnes. Shortest distance to centreline of new link 45m	In moving the a number of the pitches into the Four Winds parcel of land this would mean that pitch 2 would remain in close proximity to the mainline link and pitch 3 would be in proximity to the realigned Catherine de Barnes. Shortest distance to centreline of new link 35m	In moving Pitches 1 and 2 to the western plot of land adjacent to the existing GAA land this would alleviate concerns of these pitches proximity to the mainline link for errant balls. However Pitch 3 would remain in close proximity to the mainline link. Shortest distance to centreline of new link 35m	In moving Pitches 1 and 2 to the western plot of land adjacent to the existing GAA land this would alleviate concerns of these pitches proximity to the mainline link for errant balls. However Pitch 3 would remain in close proximity to the mainline link. Shortest distance to centreline of new link 30m	In moving Pitch 1 to the western plot of land adjacent to the existing GAA land this would alleviate concerns of this pitch being in close proximity to the mainline link for errant balls. However Pitches 2 and 3 would remain in close proximity to the mainline link. Shortest distance to centreline of new link 45m	In moving Pitch 1 to the western plot of land adjacent to the existing GAA land this would alleviate concerns of this pitch being in close proximity to the mainline link for errant balls. However Pitches 2 and 3 would remain in close proximity to the mainline link. Shortest distance to centreline of new link 45m	In moving Pitch 1 to the western plot of land adjacent to the existing GAA land this would alleviate concerns of this pitch being in close proximity to the mainline link for errant balls. However Pitches 2 and 3 would remain in close proximity to the mainline link. Shortest distance to centreline of new link 30m	In moving pitches 1, 2 and 3 to the western and northern parcels of land, this would provide an improved buffer to the mainline link. However netting would still be required to provide a suitable level of mitigation. Shortest distance to centreline of new link 70m	
Cost (£m)	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.50 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.25 Lighting £3.45 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £4.66	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.20 Lighting £3.60 Subtotal £0.90 Risk @ 25% £0.36 Contingencies @ 10% £0.00 Total Cost (£m) £4.59	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.40 Lighting £3.60 Subtotal £0.90 Risk @ 25% £0.36 Contingencies @ 10% £0.00 Total Cost (£m) £4.86	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.10 Lighting £3.20 Subtotal £0.80 Risk @ 25% £0.32 Contingencies @ 10% £0.00 Total Cost (£m) £4.32	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.80 Risk @ 25% £0.32 Contingencies @ 10% £0.00 Total Cost (£m) £4.30	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.25 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	Land £0.00 Club House £2.75 Pitches £0.45 Infrastructure £0.00 Lighting £3.70 Subtotal £0.93 Risk @ 25% £0.37 Contingencies @ 10% £0.00 Total Cost (£m) £5.00	
Notes		Options 1A, 1B, 2A, & 2B utilise a green field site and should have a lower cost associated with Risk (compared to Options 4A, 4B, 4C, 4D, 5A & 5B).			Option 3A utilises a green field site and the site of a domestic property (which was a green field site immediately prior to construction) and should have a low but slightly higher cost associated with Risk (compared to Options 1A, 1B, 2A, 2B & 3B).	Option 3B utilises a green field site and should have a lower cost associated with Risk (compared to Options 4A, 4B, 4C, 4D, 5A & 5B).	Options 4A, 4B, 4C and 4D utilise the western parcel of land (plot 333) which is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. The north west corner of plot 375 is regularly flooded with groundwater. These options will have a higher cost associated with Risk (compared to Options 1A, 1B, 2A, 2B, 3A & 3B).				Options 5A & 5B utilise the western parcel of land (plot 333) which is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. These options will have a higher cost associated with Risk (compared to Options 1A, 1B, 2A, 2B, 3A & 3B).		

M42 Junction 6 Improvement

GAA Relocation Assessment

Comparison of Options

Qualitative and Quantitative Assessment

Drawing Ref:	Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 5B
Category	Item											
Relocation	Option 1A: QH-ZH-0001	Option 1B: QH-ZH-0002	Option 2A: QH-ZH-0003	Option 2B: QH-ZH-0004	Option 3A: QH-ZH-0005	Option 3B: QH-ZH-0006	Option 4A: QH-ZH-0007	Option 4B: QH-ZH-0008	Option 4C: QH-ZH-0009	Option 4D: QH-ZH-0010	Option 5A: QH-ZH-0011	Option 5B: QH-ZH-0012
Description	Relocation to South West [Western Option]	Relocation to South West [Western Option]	Relocation to South West [Eastern Option]	Relocation to South West [Eastern Option]	Four Winds Site	Four Winds Site [Property Retained]	Reconfiguration to the West [New Clubhouse]	Reconfiguration to the West [Refurbished Clubhouse]	Reconfiguration to the West [New Clubhouse]	Reconfiguration to the West [Refurbished Clubhouse]	Reconfiguration to the North and West [Refurbished Clubhouse]	Reconfiguration to the North and West [New Clubhouse]
Type	Relocation	Relocation	Relocation	Relocation	Contiguous but Full Relocation	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration
Environment	Options 1A, 1B and 2A would result in a significant (but comparable) loss of Grade 3 agricultural land. Option 2B would result in the greatest loss of Grade 3 agricultural land, in comparison to all other options. Option 3A would result in the loss of a large amount of Grade 3 agricultural land. Option 3B would result in the loss of a moderate amount of Grade 3 agricultural land. Options 4A, 4B, 4C and 4D would result in the least amount of loss of Grade 3 agricultural land, in comparison to all other options. Option 5A would result in the loss of a moderate amount of Grade 3 agricultural land. Option 5B would result in the loss of a large amount of Grade 3 agricultural land.											
Land Use	Loss of 15000m ² Large amount	Loss of 15000m ² Large amount	Loss of 15000m ² Large amount	Loss of 15000m ² Large amount	Loss of 62000m ² Moderate amount	Loss of 62000m ² Moderate amount	Loss of 44000m ² Least amount	Loss of 44000m ² Least amount	Loss of 44000m ² Least amount	Loss of 44000m ² Least amount	Loss of 46000m ² Moderate amount	Loss of 46000m ² Moderate amount
Hydrology	None of the options are located within groundwater Source Protection Zones. Options 2B, 3A, 3B, 4A, 4B, 4C, 4D, 5A, and 5B would be partly located within land that has the potential for groundwater flooding to occur. None of the options are located within areas at risk of flooding (Flood Zone 1, 2 or 3). None of the options are located in close proximity to a watercourse designated as a Main River.											
Visual Impact	Options 1A and 1B coincide with one field drain marked on Ordnance Survey mapping. Options 2A and 2B would result in a greater visual impact on the occupants of Four Winds, and a reduced impact on the occupants of Woodhouse Farm, in comparison with Options 1A and 1B. Options 2A and 2B would result in limited visual impacts on the occupants of Woodhouse Farm and Four Winds. Option 3A would result in no visual impact on the occupants of Four Winds, as this property would be demolished to facilitate construction of the GAA facility. Options 3A and 3B may result in limited visual impact on the occupants of Four Winds. Option 3B would result in marked visual impacts on the occupants of Four Winds. Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B coincide with one field drain marked on Ordnance Survey mapping. Options 4A, 4B, 4C and 4D would result in limited visual impacts on the occupants of Woodhouse Farm and Four Winds. Options 5A and 5B would result in limited visual impacts on the occupants of Woodhouse Farm and Four Winds, but may be visible in views from the fringes of Bickenhill village.											
Landscape Character	All options would be visible in transient views from the local public rights of way network to the west of Catherine de Barnes Lane, and from the local road network. Options 1A, 1B, 2A and 2B would result in the loss of prominent and established hedgerows and hedgerow trees that demarcate agricultural field boundaries. Options 3A and 3B would result in the limited loss of hedgerow planting adjacent to Catherine de Barnes Lane. Options 4A, 4B, 4C and 4D would result in the loss of prominent and established hedgerows and hedgerow trees that demarcate field boundaries and bound the existing GAA facility. Options 5A and 5B would have similar impacts to Options 4A, 4B, 4C and 4D, but these would be of a greater order.											
Noise	Options 1A, 1B, 2A and 2B would potentially introduce intermittent noise impacts on occupants of Woodhouse Farm and Birmingham Dogs Home during use. Option 3A would potentially result in intermittent impacts on Woodhouse Farm, marked impacts on Birmingham Dogs Home, and impact on Four Winds (as this property would be demolished to facilitate construction of the GAA facility). Option 3B would potentially result in similar impacts to Option 3A, and would result in marked impacts on occupants of Four Winds during use due to its close proximity to the property. Limited potential for noise impacts from Option 3A on Woodhouse Farm but would potentially result in slight intermittent impacts on Birmingham Dogs Home. No impact on Four Winds (as this property would be demolished to facilitate construction of the GAA facility). Limited potential for noise impacts from Option 3B on Woodhouse Farm but would potentially result in slight intermittent impacts on Birmingham Dogs Home. No impact on Four Winds (as this property would be demolished to facilitate construction of the GAA facility).											
Biodiversity	Options 1A, 1B, 2A, 2B, 3A and 3B would be located approximately 400m from the Bickenhill Meadows SSSI, and would be within the SSSI Impact Risk Zone. Options 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 4C and 4D would not affect Local Wildlife Sites. Options 4A, 4B, 4C and 4D would be located approximately 250m from the Bickenhill Meadows SSSI, and would be within the SSSI Impact Risk Zone. Options 5A and 5B would be located immediately adjacent to the Bickenhill Meadows SSSI, and would be within the SSSI Impact Risk Zone. Option 5A would result in the loss of habitat within a Local Wildlife Site. Comparable impacts to Option 5B, but with a greater loss of area.											
Cultural Heritage	None of the options would be located within the boundary of designated conservation areas, or would be in proximity to Scheduled Monuments or Listed Buildings.											
Geology and Soils	Options 1A, 1B, 2A, 2B, 3A and 3B would be located away from any former or current landfill site. All options are located within the Secondary B Aquifer designation. Options 4A, 4B, 4C and 4D would occupy part of a land parcel formerly used as a landfill site. Option 5A would occupy a significant part of a land parcel formerly used as a landfill site. Option 5B would occupy the majority of a land parcel formerly used as a landfill site.											
Recreation and Amenity	Users of the relocated GAA facility within Options 1A, 1B, 2A and 2B would likely experience limited effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution). Given the increased distance from the nearest highway, compared to the existing site, the users of the reconfigured GAA facility within Option 3A would likely experience limited effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution). Users of the reconfigured GAA facility within Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution), due to their proximity to traffic. Users of the reconfigured GAA facility within Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution), due to their proximity to traffic. Users of the reconfigured GAA facility within Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution), due to their proximity to traffic. Users of the reconfigured GAA facility within Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution), due to their proximity to traffic.											
Non-Motorised Users	Options 1A, 1B, 2A and 2B would not require any public rights of way to be diverted and would not result in any changes to current journey times for NMUs. Options 3A and 3B would extinguish a significant section of Footpath M113a, which would require diversion and may result in an increase in journey times and delays for NMUs. Options 4A, 4B, 4C and 4D would extinguish a small section of Footpaths M113a and M113, both of which would require diversion and may result in slightly lengthened journey times and changes to journey patterns for NMUs. Options 5A and 5B would extinguish a small section of Footpath M113a, which would require diversion and may result in minor disruption to journey times and delays for NMUs. Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked effects on their amenity from the presence and operation of the highway improvements (in terms of noise and air pollution), due to their proximity to traffic.											
Statutory	Within existing redline boundary. No further consultation required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required. Land required outside the existing redline boundary further consultation and environmental survey required.											
Necessary to relocate test	Safety concerns could be mitigated in existing location by suitable fencing. Safety concerns could be mitigated in existing location by suitable fencing. Safety concerns could be mitigated in existing location by suitable fencing. Safety concerns could be mitigated in existing location by suitable fencing. Safety concerns could be mitigated in existing location by suitable fencing. Safety concerns could be mitigated in existing location by suitable fencing. Re-configuration not relocation.											
No reasonably alternative test	Challenge to demonstrate that only these plots are required. Challenge to demonstrate that only these plots are required. Challenge to demonstrate that only these plots are required. Challenge to demonstrate that only these plots are required. Challenge to demonstrate that only these plots are required. Challenge to demonstrate that only these plots are required. More compelling case to acquire land which is contiguous to the existing facility and partially reconfigure with a partial relocation. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More compelling case to acquire land which is contiguous to the existing facility and reconfigure.											
Proportionate test	Full relocation not proportionate if contiguous reconfiguration options are available. Full relocation not proportionate if contiguous reconfiguration options are available. Full relocation not proportionate if contiguous reconfiguration options are available. Full relocation not proportionate if contiguous reconfiguration options are available. Full relocation not proportionate if contiguous reconfiguration options are available. Full relocation not proportionate if contiguous reconfiguration options are available. More proportionate reconfiguration option.											
Programme	Sufficient baseline information is available for Options 1A, 1B, 2A, 2B, 3A and 3B to not require further survey effort or present delays to the EA. Options 4A, 4B, 4C, 4D, 5A and 5B would extend into land that has only been partially surveyed and assessed in the EA, and would therefore result in approximately 2-3 weeks delay to the EA programme to obtain sufficient information.											

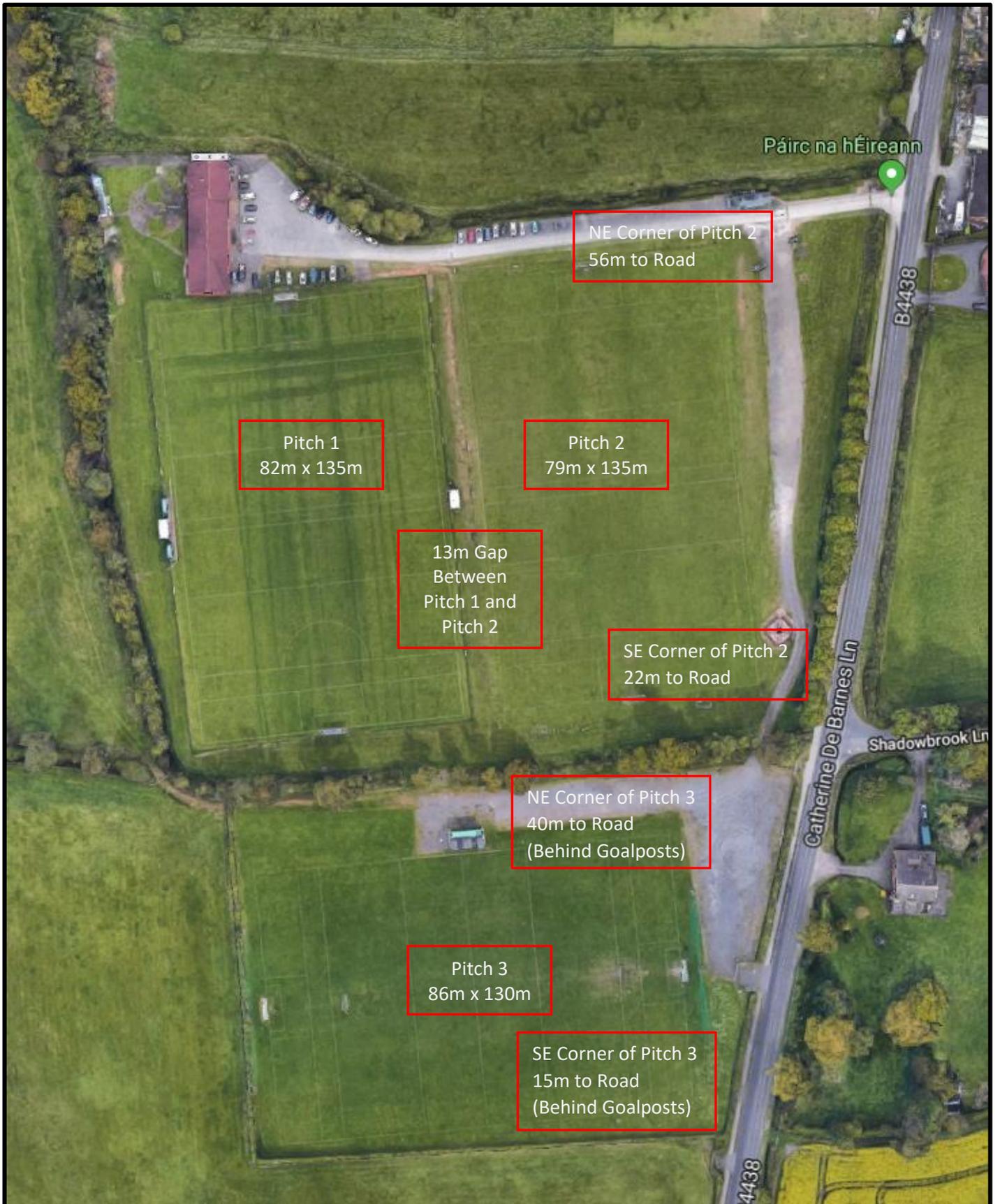
Overall Assessment

Drawing Ref:	Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 5B
Category	Item											
Location	2	2	2	2	3	3	4	4	4	4	4	3
Safety	6	6	6	6	3	3	3	3	3	3	2	2
Cost	1	2	2	2	5	2	1	3	1	3	3	1
Environment	3	3	3	3	3	4	3	3	3	3	3	3
Statutory	1	1	1	1	5	3	2	2	2	2	2	2
Programme	4	4	4	4	2	4	3	3	3	3	3	3
Overall Assessment	14	16	16	17	23	19	16	20	16	16	17	14

- Highly Adverse 1
- Moderately Adverse 2
- Slight Adverse 3
- Neutral 4
- Slight Beneficial 5
- Moderately Beneficial 6
- Highly Beneficial 7

Appendix B:

Existing Warwickshire Gaelic Athletic Association Site Pitch Distances to Catherine de Barnes Lane



Existing WGAA Site

Pitch Distances to Catherine de Barnes Lane