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	Action: The Applicant is to provide further information, including justification, as to why options to relocate WGAA have not been pursued.

Applicant Response:

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.

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].

POR Comments:

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.

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.

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.

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.

Also note that Jonathan Pizzey (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.

Appendix A:

GAA Relocation Assessment - Comparison of Options

M42 Junction 6 Improvement

GAA Relocation Assessment Comparison of Options

Qualitative and Quantitative Assessment

	Qualitative and Quantitative Assessment												
Drawing Ref:	GEN-ZZ SW ZZ ZZ	Option 1A	Option 1B	Option 2A	Option 28	Option 3A	Option 38	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 58
HE551485-ALM-	GEN-22_SW_22_22	-DH-ZH-0001	-DH-ZH-0002	-DH-ZH-0003	-DH-ZH-0004	-DH-ZH-0005	-DH-ZH-0006	-DH-ZH-0007	-DH-ZH-0008	-DH-ZH-0009	-DH-ZH-0010	-DH-ZH-0011	-DH-ZH-0012
Category Description	Item	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 Oubhouse]	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]
Туре		Relocation	Relocation	Relocation	Relocation	Contiguous but full Relocation	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration
Location	Distance from existing site [Direct distance from club house to club house]	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	as possible. Of the options considered in this assessment Option 1B	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 18 constitutes a relocation distance of 415m from the existing site.	Option 3 shall relocation Option 3 shall relocate the GAA site to the field immediately south of the existing facility. The relocation distance is 393m Distance from south gable wall of clubhouse to north wall of new	Option 38 shall relocate the GAA size into the field immediately south of the existing facility. The relocation distance is 142m	A contiguous reconfiguration alims to keep the GAA in its current location so far as reasonably practicable taking cognitance of the new access and maintine 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 180m		A contiguous reconfiguration aims to keep the GAA in its current to location so far as reasonably practicable taking cognitance 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. However Option 58 would require the relocation of all three pitches. The relocation distance is 150m.
						clubhouse is 335m							
	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 102,900m2	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 102,900m2	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 92,600m2	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 107,600m2	that presented at Statutory Consultation. Site Area 107,600m2 (inc existing plot)	In comparison to the area defined at Statutory Consultation, the Four Winds site offers more land than the current CAA, site but less than that presented at Statutory Consultation. Site Area 103,620m2 (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 84,150m2	The acquisition of additional land to the west of the existing dubhous shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m2	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 84,150m2	The acquisition of additional land to the west of the existing clubhous shall offer the GAA a slight improvement to their available landholding. Site Area 84,150m2	e 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 86,275m2	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 111,280m2
						Site Area is \$5000m2. No requirement to retain existing plot. Slight improvement inWGAA landholding.							Also requires the acquisition of land to the north of the existing clubhouse, increasing landholding by 50,000m2. Offers the GAA a site that is far larger than the current land take.
	Impact on non GAA plots	6	6	5	5	5	4	3	3	3	3	3	1
				Plots: 345, 350, 355, 360, 365, 370, 375		Plots: 210, 375, 380, 390 4 in total							Plots: 150, 195, 335, 380 4 in total
	Accessibility	off the PMA currently being used by the Birmingham Dogs Home and	off the PMA currently being used by the Birmingham Dogs Home and	Access to the parcel of land shown at Stantory Consolation shall be off the PMA currently being used by the Blimingham Dogs Home and Music School. This access shall require works to uggrade in order to ensure that two way flow can be operated. Overall length of Access 195m	off the PMA currently being used by the Birmingham Dogs Home and	residential property on Four Winds. Therefore this shall require less upgrade works to the PMA being shared by Birmingham Dogs Home, the Music School and the GAA when compared to Options 1 and 2. Overall length of Access 160m	residential property on Four Winds. However in comparison to Option	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 38 a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 3B a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 3B a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 38 a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 38 a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m	The parcel of land acquired to the west of the existing GAA site shall mean that similar to Option 38 a large private means of access shall need to be maintained by the GAA. Overall length of Access 295m
						160m = shortest length of access and could be improved by using a new access.							
	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 extent of this parcel of land do not vary siemificantly.	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 dentificantly.	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 extent of this parcel of land do not vary demilicantly.	area for the proposed pitch. Levels across the extents of this parcel of land do not vary slenificantly.	The Four Winds site does see a fall in levels towards the south east sit	The Four Winds site does see a fall in levels towards the south east site of the site when compared to the existing ground levels at the GAA. Therefore there will be earthworks associated with this proposal.	to the existing GAA parcel of land.	to the existing GAA parcel of land.	to the existing GAA parcel of land.	to the existing GAA parcel of land.	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.
		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.			The western parcel of land (jold 135) is a former utilicensed tip. A stream runs between plot 335 and plot 200, with an embaniment to both sides. Plot 375 sees a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 335) is a former unificenced by. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 sees a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 335) is a former unilcensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 sees a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The wettern parcel of land [plot 335] is a former unilicensed typ. A stream runs between plot 335 and plot 200, with an embankment to both sides. Plot 375 sees a fall in levels from east to west. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 335) is a former unilcensed typ. A stream runs between plot 335 and plot 200, with an embankment to both sides. Considerable earthworks are associated with this proposal.	The western parcel of land (plot 335) is a former unlicensed tip. A stream runs between plot 335 and plot 200, with an embankment to both sides. Considerable earthworks are associated with this proposal.
Safety	Airport Safe Guarding	This would enable the GAA to move further away from Birmingham International Airport's Obstacle Limitation Surface and subsequent	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 goals	In redocating the GAA to the area identified during public consultation. This would enable the GAA to move there away from Birmsham International Airport's Obstacle Limitation Surface and subsequent Lafequarting. As consequence there studied be littler risk of any goals posts or ball stop fences penetrating the safequarding surfaces.	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 goals		slight benefit to the GAA over their existing pitch locations. However	a slight benefit to the GAA over their existing pitch locations. However	a slight benefit to the GAA over their existing pitch locations. However		a slight benefit to the GAA over their existing pitch locations. However	the GAA would be heavily constrained by the airport safeguarding as	Pitches 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 areas would be
						Two of the three pitches are entirely outside the Approach Surface Zone for Birmingham Airport. A small section of Pitch 1 would remain in the Zone. Moderate benefit to the WGAA.	Two of the three pitches are entirely outside the Approach Surface Zone for Birmingham Airport. A slightly larger section (compared to 3A) of Pitch 1 would remain in the Zone. Moderate benefit to the WGAA.						
	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 in 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 politioned at a suitable distance away form 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 parrel 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 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		existing GAA land this would alleviate concerns of these pitches	In moving Pitch 1 to the western plot of land adjacent to the existing GAAI and this would alleviate connern of this pitch being in close proximity to the mainline link for errant balls. However Pitches 3 and 2 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 GAAI and this would alleviate concern of this pitch being in dose 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 centrelline 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 mitgation. Shortest distance to centreline of new link 70m
						NOTE DETAILED SHOWN IS TO TO FOR CUTTING WHEREAS, ALL CITED OFFOND SHOW OFFACIE TO CONTRIBUTE OF THEY LIVE READ. Shortest distance to centroline of new link 80m PRLS 2 is about 72 in from the sleg of the realigned Catherine fee. Sames Lises. Sames Lises. The solid fee of the existing pitch 1 is 27m from Catherine de Barres. Lises and the goal line of the existing pitch 3 is 15m from Catherine de Barres Lises.							
Cost (£m)	Land	£0.00	£0.00	€0.00	00.03	£0.00	€0.00	0.00	€0.00	00.03	0.00	€0.00	£0.00
	Club House Pitches Infrastructure Uolift Subtotal	£2.75 £0.45 £0.50	£2.75 £0.45 £0.25 £3.45	£2.75 £0.45 £0.20 £3.40	£2.75 £0.45 £0.40 £3.50	£2.75 £0.45 £0.10 £3.30	£2.75 £0.45 £0.00	£2.75 £0.45 £0.50 £3.70	£0.75 £0.45 £0.50 £1.70	£2.75 £0.45 £0.50 £3.70	ED.75 ED.45 ED.50 E1.70	E0.75 E0.45 E0.50 E1.70	£2.75 £0.45 £0.50
	Risk @ 25% 25% Contingencies @ 10%	£0.93 £0.37	£0.86 £0.35	£0.85 £0.34	£0.90 £0.36	£0.83 £0.33	£0.80 £0.32	£0.93 £0.37	£0.43 £0.17	£0.93 £0.37	£0.43 £0.17	£0.43 £0.17	£0.93 £0.37
1	10% Total Cost (£m)	£5.00	£4.66	£4.59	54.86	£4.46	£4.32	£5.00	£2.30	£5.00	£2.30	£2.30	£5.00
Total Cost (Em) £5.00 £4.66 £4.59 £4.86 Options 1A, 1B, 2A, & 2B utilize 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 propert (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, 18, 2A, 28 & 38).	Option 38 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 para A stream runs between plot 335 and pli The north west corner of plot 375	el of land (plot 335) which is a former unlicensed tip. st 200, with an embankment to both sides.		Options SA & SB utilise the western parcel of A stream runs between plot 335 and plo These options will have a higher cost associated with	land (plot 335) which is a former unlicensed tip. t 200, with an embankment to both sides.

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M42 Junction 6 Improvement GAA Relocation Assessment Comparison of Options

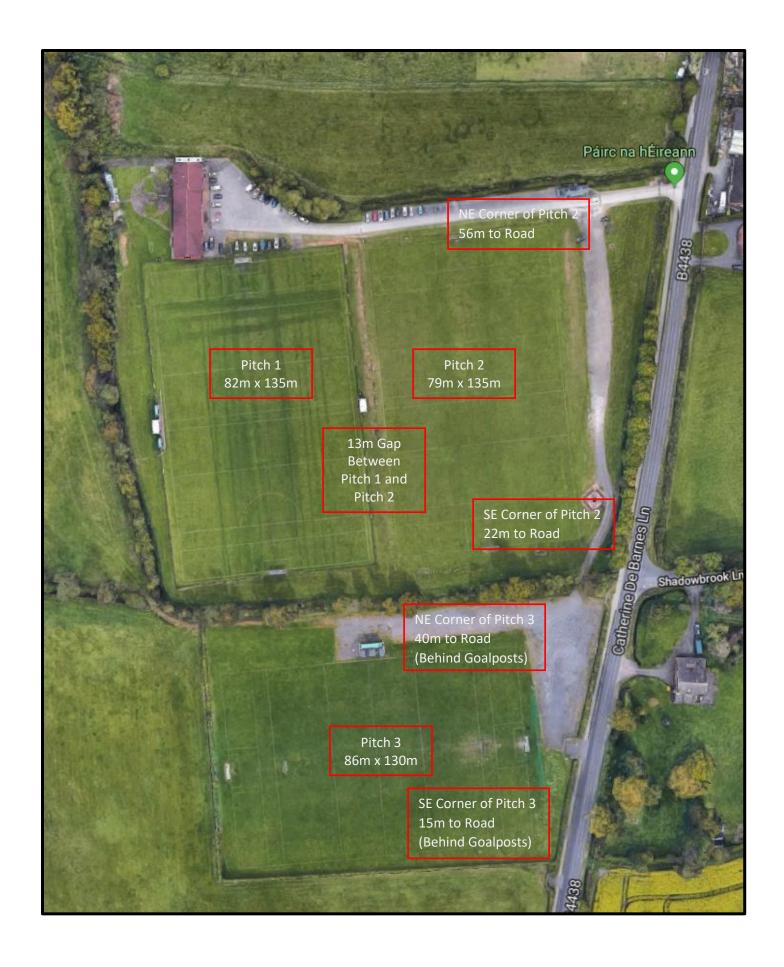
	una Quantitative	Assessment											
Drawing Ref:		Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option SA	Option 5B
HESS1485-ACM	GEN-ZZ_SW_ZZ_ZZ	-DH-ZH-0001	-DH-ZH-0002	-DH-ZH-0003	-DH-ZH-0004	-DH-ZH-0005	-DH-ZH-0006	-DH-ZH-0007	-DH-ZH-0008	-DH-ZH-0009	-DH-ZH-0010	-DH-ZH-0011	-DH-ZH-0012
Category	Item											1	
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]
				1 1 1	1 1 1								
												 	
Type		Relocation	Relocation	Relocation	Relocation	Contiguous but full Relocation Contiguous with partial Relocation	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration
			'							-			
Environment	1 Г	Options 1A,	B and 2A would result in a significant (but comparable) loss of Grade 3	3 agricultural land.	Option 2B would result in the greatest loss of Grade 3 agricultural	Option 3A would result in the loss of a large amount of Grade 3	Option 38 would result in the loss of a moderate amount of Grade 3		Options 4A, 4B, 4C and 4D would result in the least amount of I	oss of Grade 3 agricultural land, in comparison to all other options.		Option SA would result in the loss of a moderate amount of Grade 3	Option SB would result in the loss of a large amount of Grade
	1 -				land, in comparison to all other options.	agricultural land.	agricultural land.					agricultural land.	agricultural land.
l		Loss of 106000m2	Loss of 106000m2	Loss of 95000m2	Loss of 95000m2	Loss of S8000m2	Loss of 62000m2 Moderate amount	Loss of 44000m2	Loss of 44000m2	Loss of 44000m2	Loss of 44000m2	Loss of 46000m2	Loss of 68000m2
l	Land Use	Large amount.	No demolitions of private property woul	ld be required with Options 1A, 1B, 2A and 2B.	Cargo amount.	Option 3A would require the	WOOD SEE SHIDOIL.	CON BIOCIE.	No demoli	tion of private property would be required with Options 3B, 4A, 4B, 4C,	4D, 5A and 5B.	Least amount.	Woderste Billoom.
						demolition of one property (Four Winds) to facilitate the reconfiguring	6						
	I -		in 6 holdings out with the existing GAA facility.	Tan as 11		of the facility.			4A, 4B, 4C and 4D would require land within 3 holdings out with the exis			Options SA and SB would require land from within at	
		Options 1A and 18 would require land with	in 6 holdings out with the existing GAA facility.	GAA facility.	g Option 2A would require land within 5 holdings out with the existing GAA facility.	GAA facility.	1	Optidity 38, 4	44, 46, 40 and 40 would require land within 5 holdings out with the oxis	ing doc racing.		Options SA and S6 would require ratio from within at	at least 5 holdings out with the existing GAA facility.
		Option Control											Option SA would require land from within 4 holdings out with
												existing GAA facility.	existing GAA facility.
l	None of the options are becased within groundwater Source Protection Done.												
	Hydrology	Options 1A, 18 and 2A requisit be located adjuscent to learly the foreign zero located without areas at rail of flooding (Flood process). Note of the options zero located without areas at rail of flooding (Flood process).											
	1,						None of the options are located in close proxim	nity to a watercourse designated as a Main River.					
		Options 1A and 1B coincide with one field	drain marked on Ordnance Survey mapping.	Options 2A and 2B coincide with two fiel	d drains marked on Ordnance Survey mapping.				Options 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B coincide w	th one field drain marked on Ordnance Survey mapping.			
	I -	Options 1A and 1B would result in visual impacts of	n the occupants of Woodlhouse Farm and Four Winds.		e occupants of Four Winds, and a reduced impact on the occupants of	Options 3A and 3B may result	It in limited visual impact on the		Options 4A, 4B, 4C and 4D would result in limited visual in	pacts on the occupants of Woodhouse Farm and Four Winds.		Options SA and SB would result in limited visual impacts on the occupa	
l	L J			woodnouse Farm, in com	parison with Options 1A and 1B.	Option 3A would result in no visual impact on the occupants of Four Winds, as this property would be demolished to facilitate construction	Option 38 would result in marked visual impacts on the occupants of Four Winds.					from the fringes of B	i bickennin vinage.
l	Visual Impact			1		of the GAA facility.		I				1	
	I L												
1	Landscape					All optio	ons would be visible in transient views from the local public rights of way of the protocol within 1 under one Character Area 97: A		ad network.				
	Character	Opti	ons 1A. 1B. 2A and 2B would result in the loss of prominent and establis	ished hedgerows and hedgerow trees that demarcate agricultural field bo	undaries.	Options 3A and 38 would result in the limited loss of	All options would be located within Landscape Character Area 97: Ar hedgerow planting adjacent to Catherine de Barnes Lane.	Options 4A, 4B, 4	4C and 4D would result in the loss of prominent and established hedgero	ws and hedgerow trees that demarcate field boundaries and bound the	existing GAA facility.	Options 5A and 5B would have similar impacts to Options 4	4A, 4B, 4C and 4D, but these would be of a greater order.
							Users of the public rights of way network may be exposed to in	termittent noise from any of the options whilst making journeys.					
		Option	ns 1A, 1B, 2A, 2B and 3A would potentially introduce intermittent noise	impacts on occupiers of Woodhouse Farm and Birmingham Dogs Home	during use.	Option 3A would potentially result in intermittent impacts on	Option 3B would potentially result in similar impacts as Option 3A,	Limites	d potential for noise impacts from Options 4A, 4B, 4C, 4D, SA and SB on	occupants of Woodhouse Farm, Birmingham Dogs Home and Four Win	ds. The proposed highway improvements would form the dominant noise	source experienced by occupants of properties on the fringes of Bickenhill v	village.
	Noise					Woodhouse Farm, marked impacts on Birmingham Dogs Home, and no impact on Four Winds (as this property would be demolished to	and would result in marked impacts on occupiers of Four Winds during use due to its close proximity to the property.						
						facilitate construction of the GAA facility).	are one to its core proximity to the property.						
		Options 1A, 1B, 2A & 2B would potentially intro	duce intermittent noise impacts on occupiers of Four Winds, Woodhou	use Farm and Birmingham Dogs Home during use, as well as noise from i	ncreased traffic movements adjacent to Four Winds.	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).							
	$\overline{}$											T	
	Biodiversity		O,	puoris 1A, 16, 2A, 26, SA and 36 Would be located approximately 400m i	rom the Bickenhill Meadows SSSI, and would be within the SSSI impact Risk.		C and 4D would not affect Local Wildlife Sites.		Options 4A, 4B, 4C and 4D would be located approximately 250m from t	tie bickettilli weadows 555, and would be within the 5551 impact kisk 2	one.	Options SA and SB would be located immediately adjacent to the Bicke Option SA would result in the loss of habitat within a Local Wildlife	Comparable impacts to Option 5B, but with a greater loss of a
								Site.					
	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	All options are located within the Secondary & Applier designation.											
	Options 14, 18, 24, 78, 34 and 48 would occupy part of a land parcel formerly used as a landfill site. Option 54, 48, 47 and 40 would occupy part of a land parcel formerly used as a landfill site.											Option 5B would occupy the	
		significant part of a land parcel formerly used as a landfill site. Imajority of a land parcel former system of the state											majority of a land parcel formerly used as a landfill site.
Users of the reconstigued GAA Earlity within Options 14, 18, 24 and 28 would likely experience invited effects on their amenity from the presence and operation of the highway impropements in terms of noise and air pollutions. Users of the reconstigued GAA Earlity within Options 14, 18, 24 and 28 would likely experience marked effects on their amenity from the presence and operation of the highway impropements in terms of noise and air pollutions. Users of the reconstigued GAA Earlity within Options 14, 18, 24 and 28 would likely experience marked effects on their amenity from the presence and operation of the highway impropements in terms of noise and air pollutions.											(in terms of noise and air pollution), due to their proximity to traffic.	-	
	1 [Given the increased distance from the nearest highway, compared to			GAA facility within Options 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely ex		ion of the highway improvements (in terms of noise and air pollution), du	a to their proximity to traffic.	
						the exisiting site, the users of the reconfigured GAA facility within Option 3A would likely experience limited effects on their amenity							
1						from the presence and operation of the highway improvements (in							
						terms of noise and air pollution).							
	Recreation and						I .				4 (4)		
1	'	users or one relocated GAA facility	www	ption to their recreational enjoyment, as they could be progressed prior t	occumination of the entiting lability.	Users of the relocated GAA facility within Option 3A would likely		Users of the recomigared GAA (SCIIIT) Within Upb	ions 3A, 3B, 4A, 4B, 4C, 4D, 5A and 5B would likely experience marked di e reconfigured GAA facility within Options 3B, 4A, 4B, 4C, 4D, 5A and 5B		ectry affect the operational use of the existing facility. ent, as their progression would directly affect the operational use of the e	xisting facility.	
l						experience slight disruption to their recreational enjoyment, as the							
l	1					majority could be progressed prior to decommissioning the existing	Joning the existing						
l	1					facility.	1						
l		The use of the facility within Options 1A, 1B, 2A an	d 28 would have no potential for playing equipment (balls) to land on the	he highway improvements along Catherine de Barnes Lane, and would th	erefore not cause distraction or accidents to road users.			The use of the facility within Options 3A, 3B, 4A, 4B, 4C, 4E	D, SA and SB would have potential for playing equipment (balls) to land	on the highway improvements along Catherine de Barnes Lane, and cau	e distraction or accidents to road users due to their proximity.		
ı						Given the increased distance from the nearest highway, the use of the	•	The use of the facilit	ity within Options 3B, 4A, 4B, 4C, 4D, 5A and 5B would have potential for	playing equipment (balls) to land on the highway improvements along	e distraction or accidents to road users due to their proximity. Catherine de Barnes Lane, and would therefore not cause distraction or a	cidents to road users.	
l						facility within Option 3A would have limited potential for playing equipment (balls) to land on the highway improvements along							
l						Catherine de Barnes Lane, and would therefore not cause distraction							
						or accidents to road users.							
l	Non-Motorized	0-1	ione 1A 1B 2A and 2B would not require any public plate of	e diverted and would not result in any changes to current journey times for	w MARILE	Ontions 25 and 28 would extinguish a significant continue of Fe-	otpath M113a, which would require diversion and may result in an	Options AA AB AC and AC could not be	guish a small section of Footpaths M113a and M113, both of which wou	Id require diversion and may result in slightly lengths *	and channer to increase natterns for MMI is	Options SA and SB would extinguish a small section of Footpath M113a,	a which would require disperion and may recult in mineral
			And An An An and An would not require any public rights of way to be	a diversion and would not result in any changes to current journey times to	A THROAT		otpath M113a, which would require diversion and may result in an times and patterns for NMUs.	Upours 44, 46, 4c and 40 would excit	governe amen account or routpetits million and millo, 00th of Which Wol	no response server and it allow they resour its singulary reingularities journey times	and changes to just they patterns for Newco.	Options SA and SB would extinguish a small section of Footpath M113a,	
	Users				Within existing redline boundary. No further consultation required	Within existing redline boundary. No further consultation required.	Within existing redline boundary. No further consultation required.	Land required outside the existing redline boundary further	Land required outside the existing redline boundary further	Land required outside the existing redline boundary further	Land required outside the existing redline boundary further	Land required outside the existing redline boundary further	Land required outside the existing redline boundary furthe
Statutory	Users Impact on		Within existing redline boundary. No further consultation required	 Within existing redline boundary. No further consultation required 	Within examing realine boundary. No rai orei consumation requires.			consultation and environmental survey required.	consultation and environmental survey required.	consultation and environmental survey required.	consultation and environmental survey required.	consultation and environmental survey required.	consultation and environmental survey required.
Statutory	Redline/Need for		Within existing redline boundary. No further consultation required.	 Within existing redline boundary. No further consultation required 	Within example admines a construction required.				constitution and environmental survey required.				
Statutory			Within existing redline boundary. No further consultation required.	Within existing redline boundary. No further consultation required	Wrom example or the second request.				constitution and environmental survey required.				
Statutory	Redline/Need for		Within existing redline boundary. No further consultation required Safety concerns could be mitigated in existing location by suitable			Safety concerns could be mitigated in existing location by suitable	Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation
Statutory	Redline/Need for Re- consultation	Within existing redline boundary. No further consultation required.				Safety concerns could be mitigated in existing location by suitable fencing	Re-configuration not relocation				Re-configuration not relocation		
Statutory	Redline/Need for Re- consultation Necessary to	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable fencing.	Safety concerns could be mitigated in existing location by suitable fencing	e 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 Partial re-configuration and partial relocation.		Re-configuration not relocation	Re-configuration not relocation	Re-configuration not relocation	-	Re-configuration not relocation	Re-configuration not relocation
Statutory	Redline/Need for Re- consultation Necessary to	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable	Safety concerns could be mitigated in existing location by suitable	e Safety concerns could be mitigated in existing location by suitable	Safety concerns could be mitigated in existing location by suitable	Safety concerns could be mitigated in existing location by suitable fencing	Re-configuration not relocation More compelling case to acquire land which is contiguous to the existing facility and reconfigure.				Re-configuration not refocation More compelling case to acquire land which is contiguous to the existing facility and reconfigure.		Re-configuration not relocation
Statutory	Redline/Need for Re- consultation Necessary to relocate test No reasonable	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable fencing.	Safety concerns could be mitigated in existing location by suitable fencing	e 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 intrigated in existing location by suitable Partial in confine function Partial in confine and partial information. Challenge to demonstrate that only these plots are required. More compelling case to acquire land which is configuous to the	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to
Statutory	Redline/Need for Re- consultation Necessary to relocate test No reasonable	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable fencing.	Safety concerns could be mitigated in existing location by suitable fencing	e 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 feecing. Partial re-confluctation and partial relocation. Challenge to demonstrate that only these plots are required.	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to
Statutory	Redline/Need for Re- consultation Necessary to relocate test No reasonable	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable feeding. Challenge to demonstrate that only these plots are required.	Safety concerns could be integrated in existing focution by suitable fencing. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing location by suitable feeching. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing location by suitable fencing	Safety concerns could be mitigated in existing location by suitable feeding. Partial re-confluentation and quantal reflection. Chillenge in demonstrate that only these plates are required. Where campelling is to a capable that exhibit in configurous to the existing facility and partially reconfliques with a partial relocation.	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to the	Re-configuration not relocation More compelling case to acquire land which is contiguous to
Statutory	Redline/Need for Re-consultation Necessary to relocate test No reasonable alternative test	Within existing redline boundary. No further consultation required. Safety concerns could be mitigated in existing location by suitable feeding. Challenge to demonstrate that only these plots are required.	Safety concerns could be integrated in existing focution by suitable fencing. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing location by suitable feeching. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing location by suitable feeding. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing location by suitable feeding. Partial the confluention and question places are required. Challenge to demonstrate that only these plots are required who are completing on the question to day these plots are required who are completing on the question to day the location is configuous to the existing facility and partially reconfigure with a partial relocation. Full relocation not proportionate it configuous reconfiguration option. Full relocation not proportionate it configuous reconfiguration option.	More compelling case to acquire land which is contiguous to the existing facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is configurous to the existine facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is configuous to the existing facility and reconfigure.	Re-configuration not 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 existins facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is contiguous to the existine facility and reconflexes.	Re-configuration not relocation More compelling case to acquire land which is contiguous to existing facility and reconfigure.
Statutory	Redine/Need for Re-consultation Necessary to relocate test No reasonable alternative test Proportionate test	Within existing redline boundary. No further consultation required. Safety concerns could be integrated in existing location by suitable fencing. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing focation by suitable forcing. Section 1. Challenge to demonstrate that only these plots are required. Pull relocation not proportionate if configuous reconfiguration optio	Sufety concerns could be mitigated in existing location by suitable fearchs Challenge to demonstrate that only these plots are required one Full relocation not proportionable if contiguous reconfiguration options are available.	Sufey concerns could be milligated in existing location by suitable feature. Challenge to demonstrate that only these plots are required to demonstrate that only these plots are required estimated to the properties of the prope	Safety concerns could be mitigated in existing location by suitable feature. Partial re-configuration and earlial inforcation. Partial re-configuration and earlial inforcation. Challenge to demonstrate that only feed policies are required. More compelling case to acquire land which is configurous to the existing facility and partially reconfigure with a partial relocation. Full relocation not proportionated if configure configuration epidon. Full relocation not proportionated if configure configuration epidon. Full relocation are proportionated in a partial relocation.	More compelling case to acquire land which is contiguous to the existing facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is configurous to the existine facility and reconfigure.	Re-configuration not relocation More compating case to acquire land which is configurat to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More competing case to acquire land which is contiguous to the existing facility and reconfigure. More proportionale reconfiguration option	More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More compelling case to acquire land which is contiguous to existing facility and reconfigure.
Statutory	Redline/Need for Re-consultation Necessary to relocate test No reasonable alternative test	Within existing redline boundary. No further consultation required. Safety concerns could be integrated in existing location by suitable fencing. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing focation by suitable forcing. Section 1. Challenge to demonstrate that only these plots are required. Pull relocation not proportionate if configuous reconfiguration optio	Sufety concerns could be mitigated in existing location by suitable fearchs Challenge to demonstrate that only these plots are required one Full relocation not proportionable if contiguous reconfiguration options are available.	Safery concerns could be miligated in existing location by suitable feating. Challenge to demonstrate that only those plots are required to demonstrate that only those plots are required to demonstrate that only those plots are required to define the control of the control o	Safety concerns could be mitigated in existing location by suitable feature. Partial re-configuration and earlial inforcation. Partial re-configuration and earlial inforcation. Challenge to demonstrate that only feed policies are required. More compelling case to acquire land which is configurous to the existing facility and partially reconfigure with a partial relocation. Full relocation not proportionated if configure configuration epidon. Full relocation not proportionated if configure configuration epidon. Full relocation are proportionated in a partial relocation.	More compelling case to acquire land which is contiguous to the existing facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is configurous to the existine facility and reconfigure.	Re-configuration not relocation More compating case to acquire land which is configurat to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More competing case to acquire land which is contiguous to the existing facility and reconfigure. More proportionale reconfiguration option	More compelling case to acquire land which is contiguous to the existins facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More compelling case to acquire land which is configuous to t existine facility and reconfigure.
Statutory	Redine/Need for Re-consultation Necessary to relocate test No reasonable alternative test Proportionate test Impact on DCO	Within existing redline boundary. No further consultation required. Safety concerns could be integrated in existing location by suitable fencing. Challenge to demonstrate that only these plots are required.	Safety concerns could be mitigated in existing focation by suitable forcing. Section 1. Challenge to demonstrate that only these plots are required. Pull relocation not proportionate if configuous reconfiguration optio	Sufety concerns could be mitigated in existing location by suitable fearchs Challenge to demonstrate that only these plots are required one Full relocation not proportionable if contiguous reconfiguration options are available.	Sufey concerns could be milligated in existing location by suitable feature. Challenge to demonstrate that only these plots are required to demonstrate that only these plots are required estimated to the properties of the prope	Safety concerns could be mitigated in existing location by suitable feature. Partial re-configuration and earlial inforcation. Partial re-configuration and earlial inforcation. Challenge to demonstrate that only feed policies are required. More compelling case to acquire land which is configurous to the existing facility and partially reconfigure with a partial relocation. Full relocation not proportionated if configure configuration epidon. Full relocation not proportionated if configure configuration epidon. Full relocation are proportionated in a partial relocation.	More compelling case to acquire land which is contiguous to the existing facility and reconfigure.	Re-configuration not relocation More compelling case to acquire land which is configurous to the existine facility and reconfigure.	Re-configuration not relocation More compating case to acquire land which is configurat to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More competing case to acquire land which is contiguous to the existing facility and reconfigure. More proportionale reconfiguration option	More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More compelling case to acquire land which is contiguous to the existing facility and reconfigure. More proportionate reconfiguration option	Re-configuration not relocation More compelling case to acquire land which is configuous to t existine facility and reconfigure.

Overall Ass	essment												
		Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 5B
Dra	wing Ref:	Option 1A -DH-ZH-0001	-DH-ZH-0002	-DH-ZH-0003	-DH-ZH-0004	Option 3A -DH-ZH-0005	Option 38 -DH-ZH-0006	Option 4A -DH-ZH-0007	-DH-ZH-0008	Option 4C -DH-ZH-0009	-DH-ZH-0010	-DH-ZH-0011	-DH-ZH-0012
	Item												
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 Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration	Contiguous Reconfiguration
Location	Overall Assessment	2	2	2	2	3	3	4	4	4	4	4	3
						4							
Safety	Overall Assessment	6	6	6	6	3	3	3	3	3	3	2	2
						5							
Cost	Overall Accessment	1	2	2	2	2	2	1	3	1	3	3	1
						3							
Environment		2	3	3	2	4	4	3	5	3	5	3	3
	Assessment					,							
Statutory	Overall Assessment	1	1	1	1	1	3	2	2	2	2	2	2
						2							
Programme	Overall Assessment	4	4	4	4	4	4	3	3	3	3	3	3
						4							
Overall Assessment	Total Score	16	18	18	17	17	19	16	20	16	20	17	14
The state of the s		_											

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 SitePitch Distances to Catherine de Barnes Lane