

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

Drawing Ref: HES51485-ACM-GEN-ZZ-3M_ZZ_ZZ		Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4A	Option 4B	Option 4C	Option 4D	Option 5A	Option 5B
		-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												
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
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	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 142m	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. However Option 5B would require the relocation of all three pitches. The 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 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 92,400m2	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	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 107,600m2 (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 103,620m2 (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 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 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 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 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 18000m2 No requirement to retain existing plot Slight improvement to GAA. 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
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 upgrade 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 upgrade in order to ensure that two way flow can be operated. Overall length of Access 410m	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 upgrade 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 upgrade in order to ensure that two way flow can be operated. Overall length of Access 350m	Plot 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 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908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 20							

GAA Relocation Assessment

Comparison of Options

Qualitative and Quantitative Assessment

Overall Assessment														
Drawing Ref:			Option 1A DH-ZH-0001	Option 1B DH-ZH-0002	Option 2A DH-ZH-0003	Option 2B DH-ZH-0004	Option 3A DH-ZH-0005	Option 3B DH-ZH-0006	Option 4A DH-ZH-0007	Option 4B DH-ZH-0008	Option 4C DH-ZH-0009	Option 4D DH-ZH-0010	Option 5A DH-ZH-0011	Option 5B DH-ZH-0012
Category	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 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]
Description														
Type			Relocation	Relocation	Relocation	Relocation	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration	Continuous Reconfiguration
Location	Overall Assessment		2		2	2	3	3	4	4	4	4	4	3
Safety	Overall Assessment		6	6	6	6	6	3	3	3	3	3	2	2
Cost	Overall Assessment		1	2	2	2	2	2	1	3	1	3	3	1
Environment	Overall Assessment		2	3	3	2	4	4	3	5	3	5	3	3
Statutory	Overall Assessment		1	1	1	1	5	3	2	2	2	2	2	2
Programme	Overall Assessment		4	4	4	4	4	4	3	3	3	3	3	3
Overall Assessment	Total Score		16	16	16	17	17	19	16	20	16	20	17	14

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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