

**To: The Deputy Leader and Members of the Planning and Development Board
Councillors Simpson, Bell, T Clews, Deakin, Dirveiks, Downes, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons, H Phillips**

For the information of other Members of the Council

For general enquiries please contact the Democratic Services Team on 01827 719221 or via e-mail – democraticservices@northwarks.gov.uk

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

PLANNING AND DEVELOPMENT BOARD AGENDA

20 July 2020

The Planning and Development Board will meet on Monday 20 July 2020 at 6.30pm via Teams. An email invite will be sent to Board members and the meeting will be live streamed on the Council's YouTube channel, accessible from the home page of the Council's website or at <https://www.youtube.com/user/northwarks>

AGENDA

- 1 **Apologies for Absence / Members away on official Council business.**
- 2 **Disclosable Pecuniary and Non-Pecuniary Interests.**

REGISTERING TO SPEAK AT THE MEETING

PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE
REMOTELY

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to democraticservices@northwarks.gov.uk or by telephoning 01827 719221.

Once registered to speak, an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

3 Planning Applications - Report of the Head of Development Control

Summary

Town and Country Planning Act 1990 – applications presented for determination.

The Contact Officer for this report is Jeff Brown (719310)

STEVE MAXEY
Chief Executive

Agenda Item No 3

Planning and Development Board

20 July 2020

Planning Applications

Report of the Head of Development Control

1 Subject

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

3 Implications

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. However, in the current COVID situation visits should be restricted to "drive-by" visual inspections only. If they would like to see the plans whilst on site, then they should always first contact the Case Officer. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

- 4.2 Members are reminded of the “Planning Protocol for Members and Officers dealing with Planning Matters”, in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council’s web site: www.northwarks.gov.uk.
- 5.2 The next meeting at which planning applications will be considered following this meeting, is not yet known because of the COVID situation.

6 **Public Speaking**

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to democraticservices@northwarks.gov.uk or by telephoning 01827 719221.

Once registered to speak, an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered. For further information please contact Democratic Services on 01827 719221 or email democraticservices@northwarks.gov.uk.

Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
1	PAP/2019/0496	2	Proposed Wave Park, Coleshill Manor Campus, South Drive, Recreational surfing centre and associated infrastructure	General
2	PAP/2019/0701	60	Land Adjacent to Coleshill Manor, Off South Drive, Coleshill, The erection and operation of a landmark structure, with associated visitor centre and public open space (D2), together with ancillary essential development including dedicated car parking, landscaping, access road and services provisions (mixed use including D1, A1, A3, A4 and B1 facilities) to operate as a national memorial and to create a significant public art architectural feature	General
3	PAP/2020/0056	114	Town Council Offices, North Street, Atherstone, Demolition of existing building and construction of new 2 storey offices and meeting room	General
4	PAP/2020/0295	130	Land West Of Hams Hall Roundabout and south of, Marsh Lane, Curdworth, Outline application for an overnight truck shop comprising 200 HGV spaces and associated facilities including fuel refuelling station, amenities building, electric vehicle charging points, staff and other car parking, and landscaping. Including details of vehicular access from Marsh Lane, all other matters reserved	General

General Development Applications

(1) Application No: PAP/2019/0496

Proposed Wave Park, Coleshill Manor Campus, South Drive, Recreational surfing centre and associated infrastructure, for Emerge Surf

Introduction

This application was reported for information to the Board in October and Members visited the site on 2 November. The previous report is attached for convenience at Appendix A and a note of the visit is at Appendix B.

Additional Information

There are several matters that need to be updated.

Firstly the Board was informed that the proposed filling, topping up and any discharge from the site's lagoon would be to and from the STW main sewers in the locality. The sourcing of the water is to remain as such, but STW is no longer agreeable to any discharge. An alternative is thus now proposed and this would be via a conveyance pipe from the lagoon direct to the River Cole. The route of the pipe would be within the access road and then where that road is closest to the river, it would emerge and run south to the water course. The applicant indicates that any "drain-down" would only be likely once every five years, except in an emergency. The outfall into the Cole would be 565 metres southeast of the site. The applicant points out that this discharge would require a Permit from the Environment Agency under the Environmental Protection Act.

As a consequence of this change, the applicant has prepared a new Assessment of any likely ecological impacts that might arise from these revised arrangements. This is because of the bio-diversity value of the River Cole downstream of the outfall. The Summary is at Appendix C with the full report being available on the website.

Secondly, the applicant has removed one of the buildings from his proposal – the small "cabin in the woods" – which was shown to accommodate a small café facility.

Thirdly, discussion with the Highway Authority and more detailed investigation into the actual route of the access drive, has led to the submission of a revised plan. This does not materially alter the overall route, but it increases the land take in order to accommodate engineering works for the road and the service infrastructure. The surface water run-off from the road would drain to a series of swales and wetland features running alongside its route. As a consequence of the re-alignment, there would also be an additional loss of a few low quality trees leading to a total loss throughout the whole site of 15 trees, and a further 4.4 metres of hedgerow would be removed over the existing 40 metres already proposed to be removed, as a consequence of the re-alignment. However the actual detail of the re-alignment has been designed such that all higher quality trees are retained and that one tree known to be a roost for bats is to be retained.

The route of this re-aligned road is at Appendix D and this also illustrates the outfall route to the River Cole.

As a consequence of these revisions, an updated Screening Opinion has been made under the 2017 Economic Impact Assessment Regulations 2017. This concludes that the development project remains as being non-EIA development. The updated Opinion is at Appendix E.

Fourthly, the applicant has submitted a further document since the receipt of the application, namely the background to the selection of this particular site. This outlines the criteria which were used to assess a particular site; an individual analysis of seventeen sites against those criteria and a summary of the reasons why others were not selected.

This is copied in full at Appendix F.

There have been no material changes in the planning considerations that are relevant to the determination of the application since the last Board report. The case is still covered by the 2009 Direction, should the Board be supportive of the case.

The applicant has also referred to a number of other documents and Members should be aware of these in the determination of the application. They are:

The North Warwickshire Corporate Plan 2018/19

The North Warwickshire and Hinckley and Bosworth Destination Management Plan 2017/22

The North Warwickshire Leisure Facilities Strategy 2016/31

The North Warwickshire Health and Wellbeing Action Plan 2017/20

Warwickshire Visitor Economy Forward Plan 2018/22

The Warwickshire County Council's Local Transport Plan.

Cumulative Impacts

Members will be aware that since the receipt of this application, a second application has been received on adjacent land for a national landmark structure known as "The Wall". It has the reference number PAP/2019/0701. It in summary is for a sculpture resembling a "mobius strip" being 50 metres tall at its highest point. That proposal would also share the vehicular access arrangements proposed for the surfing centre.

Whilst the surfing centre application is to be treated on its merits, it will be necessary to assess any cumulative impacts. The main ones are seen as the joint impact on the openness of the Green Belt and any potential highway impacts arising from the two developments on the local highway network.

Consultations

Warwickshire County Council as Highway Authority – It has no objection subject to a standard condition about the provision of car parking space and subject to a suitable contribution being made towards multi-modal improvements at the A446 Stonebridge/Birmingham Road junction including pedestrian and cycle infrastructure.

Warwickshire County Council as Local Lead Flood Authority – No objection subject to conditions

Warwickshire Rights of Way – No objection

Warwickshire (Archaeology) – No objection subject to standard conditions

Warwickshire (Ecology) – Additional information was requested in respect of the need for a full Bio-Diversity Assessment of the site; the likely impacts on bat roosting, lighting impacts and the impact on the Woodland belt to the east. The receipt of this information has led to there being no objection in principle subject to conditions.

Highways England – No objection

Environment Agency – No objection

Natural England – No objection

STW Ltd – No Objection

Historic England - No comments to make

HS2 Ltd – No objection

Esso Ltd – No objection

Birmingham Airport – No objection subject to the submitted Bird Hazard Management Plan being conditioned

Environmental Health Officer – No objection subject to standard conditions

Director (Leisure and Community Development) – No objection as the proposal accords with the Borough's Leisure Facilities Strategy and will provide welcome new provision in the Borough.

Representations

Coleshill Town Council – It objects on the following grounds:

- It is not appropriate development in the Green Belt
- There could be drainage and water supply issues as well as ecological impacts

Coleshill Civic Society – It objects on the following grounds:

- Any benefits arising from job creation or as a tourist attraction are outweighed by Green Belt considerations
- There will be visual intrusion and thus an adverse impact on openness
- The Coleshill Corridor is a meaningful gap
- This is a departure and should be referred to the Secretary of State
- If it is to be supported, then there should be “strong links” to Coleshill amenities and businesses.

Six letters have been received from individual residents – three of support and three objecting because:

- Green Belt intrusion
- There is no road capacity
- The jobs would not benefit local people
- Construction disruption if combined with HS2 works
- Impacts on wildlife

Other letters of support have also been received, including from:

- Surfing England
- The CWLEP
- Coventry and Warwickshire Chamber of Commerce
- Explore North Warwickshire

Observations

a) Green Belt – Appropriate or Not Appropriate Development

As with all planning applications within the Green Belt, it is first proposed to establish whether the proposal as a whole is appropriate or inappropriate development under the definitions contained in the National Planning Policy Framework (the “NPPF”). Consideration of the proposals will then follow from the conclusion reached on this matter.

This proposal involves new built development in association with a material change of use of the land – from agricultural to recreational. Members will know from the NPPF that the construction of new buildings in the Green Belt is inappropriate and thus carries a presumption of refusal. However the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation is an exception to this presumption. However this is a conditional exception. For the facilities to be treated as appropriate development they should preserve the openness of the Green Belt and not conflict with the purposes of including land within it. In terms of treating the proposal as a material change of use, then this again would be appropriate development if it is for a change for outdoor sport or recreation and it can satisfy the same two conditions outlined above. There is thus a consistent approach set out in the NPPF.

In respect of the current application then it is considered that as a matter of fact and degree, this proposed change of use is for outdoor sport and/or recreation. It will be necessary though to consider whether the proposed built facilities are “appropriate”, in the sense of being connected to the proposed change. Secondly, if they are, then the determining matters as to whether the overall proposal is appropriate or not, will rest on how the proposals perform against the two conditions.

In considering the “appropriateness” of the built facilities for the actual sport/recreational activity being proposed it is useful to look at the scope of those facilities; their function and their scale. It is considered that the buildings that house all of the mechanical and operational plant and equipment are going to be appropriate as are the structures that light the site. Clearly as well, it is considered that changing facilities, training and class

rooms are again appropriate for the use and the activities proposed. There would also need to be the associated administration housed in accommodation on site as well as the structures to satisfy the site's health and safety requirements – e.g. the lifeguard stands. Associated café and bar uses are not unusual with such facilities and the ones proposed here are all housed within the one building and are proportionate in that they do not dominated the amount of floor space. Outside decking and seating areas may well be appropriate. In coming to a conclusion, Members are asked to consider the overall content of the facilities and to note that the proposal is going to serve a much wider than local population base with a significant numbers of visitors. Additionally as well as “active” visitors there would also be “passive” visitors at the site. As such the term “appropriate facilities” should be read in the context of there being significant numbers of people visiting the site and thus the size of those facilities will need to be “more than local”. The Board is asked to note that the definition does not refer to the buildings as having to be “essential” – the criterion is “appropriate”. Given all of these matters, it is considered that when taken as a whole and given the scope of the application, that the facilities can be treated as being appropriate.

It is now therefore necessary to assess the proposal against the two conditions. The first is that the facilities should preserve the openness of the Green Belt. Members will know that there is no definition of “openness” in the NPPF, but in planning terms it is generally taken to mean the “absence of development”. Planning Guidance has however pointed to four factors that should be considered.

The first is a spatial dimension. The present site is fairly level open agricultural land with surrounding hedgerows, individual trees and woodland belts. The urban presence of the motorways and the built up area of Birmingham is notable. Nevertheless the site is very much part of an area of land that is perceived as an open corridor between the M6 Motorway and the A446 and Coleshill to the east. The proposal will introduce new built development into this corridor and that would be accentuated with its perimeter lighting and the construction of the new access road. This introduction would not by fact and by degree preserve the openness of this general area, particularly as it would become an “island” of development within that corridor.

The second is a visual dimension. This is not a large scale development with tall or extensive buildings. The main one would be just over 5 metres tall and as described in the previous report there would be a degree of “cut and fill”. Additionally the site would be further landscaped. It is also a fairly isolated site as Members saw on their visit, with limited views both into and out of the site including to and from the M6. There are two nearby footpaths but visual impacts here are going to be transitory. There will be a visual impact however arising from the access road and the new lighting structures. Overall it is considered that there would be a limited visual impact.

The third is the activity associated with the proposal. Here that proposal is wholly dependent on visitors. It is a “destination” and as such there is all of the associated activity involved – traffic generation, human movement together with car and coach parking. However whilst much this can be mitigated through appropriate landscaping, the scale of and aspiration behind the proposal, will result in a change in the character of this presently open area of land.

The final one is to establish the duration of the proposed changes. Here they would be treated as being permanent.

When all of these matters are put together, it is not considered that the proposal would preserve the openness of the Green Belt hereabouts.

The second condition is that to be “appropriate” development it has not to conflict with the five purposes of including land within the Green Belt. The first of these is that the land involved should check the unrestricted sprawl of large built up areas. In this case the M6 already acts as that barrier and the proposal would retain open land between the site and the M6. So there would be no conflict here. The second is that the land should prevent neighbouring towns merging. In this case there would still be open land between the site, the M6 and the A446 but as indicated above the narrowness of this open corridor would begin to be impacted on. As a consequence there is some degree of conflict here, although that is limited. The third is that the land should assist in safeguarding the countryside from encroachment. To a large degree the conclusion here is as above. It is the narrowness of this open countryside corridor that is being encroached. The fourth purpose is to preserve the setting and special character of historic towns. This does not apply here. The final purpose is that the land assists in urban regeneration by encouraging the recycling of derelict and other urban land. It is questionable whether the proposal here would conflict by preventing or restraining the redevelopment of urban or derelict land in the nearby conurbation because of the very “particular” purpose of the proposal. In overall terms therefore the proposal is considered to have limited conflict with some of the five purposes.

As a consequence of this analysis it is considered that the proposal does not wholly satisfy the two conditions. As such the overall proposal is thus considered to be inappropriate development in the Green Belt. It therefore carries a presumption of refusal.

Members will appreciate that the conclusion set out above represents a definitional harm and that does carry substantial weight on the harm side in the final planning balance. Members too will need to establish what the actual level of Green Belt harm is. The two key characteristics of Green Belts are their openness and their permanence. These are the two areas that need to be assessed here.

There has already been a discussion above on openness that led to the conclusion that openness would not be preserved here. The Board now needs to assess to what degree it is not preserved. Without going through the same exercise, the main areas of impact were spatial and the level of associated activity. It is agreed that these impacts can be mitigated through landscaping and by planning conditions controlling lighting and operational hours. However even though the proposal would have permanent impacts, any residual harm is likely to be limited.

Summing up therefore on the Green Belt position, it is considered that the proposal is inappropriate development and that as such, substantial weight is to be given to this definitional harm in the final planning balance, but that the actual Green Belt harm caused is limited.

b) Other Harms

The harm side of the final planning balance is made up of Green Belt harm together with any other identified harm. These other harms should now be assessed.

i) Landscape and Visual Impact

The application site is within the Cole Valley Landscape Character Area as defined in the 2010 North Warwickshire Landscape Character Appraisal. This describes a “broad flat valley characterised by a mix of urban, transport and industrial uses that now dominate an historic parkland landscape. Within this area are flat, open mixed arable and pasture fields with low trimmed and often “gappy” hedgerows and the River Cole winding between the fields. Visually intrusive pylons also cross this area. Coleshill Manor is set within the remnant parkland with linear woodland belts”. It is agreed with the applicant that the proposal would have an impact on this general description because it would introduce further built development and associated activity as well as a new access road, thus increasing the proportion of urbanising elements. But because of the low level of the buildings, the surrounding planting and the general “isolation” of the site, even in this setting, the adverse impact would be less than significant in weight. In other words the impact would be more localised than wide ranging. It is also agreed with the applicant that the site is not that visible. It sits down very well into the surrounding landscape and is not readily visible from residential property except perhaps from the distant blocks on the other side of the motorway; the Coleshill Manor office complex or indeed the highway network – both local and national. It will be noticeable for users of the public footpaths that border the site, but any such impacts arising here are going to be transitory. Again it is really the new access drive that would draw attention visually to the site and that should be capable of mitigation through landscaping. It is considered that there would only be limited harm in terms of visual impact. The overall conclusion is that there would be limited landscape and visual harm caused.

ii) Highway Impact

Both the County Highway Authority and Highways England initially requested additional information in order to assess the impact of introducing the traffic generated by this use on the local highway network as well as the main junctions on the strategic road network. As reported above, the “Wall” application was submitted after receipt of this “Surf” application. The traffic and highway impacts of both applications have been treated cumulatively by the Highway Authorities because they make use of the same access proposals and thus traffic generation will have impacts at the same off-site junctions on the local and strategic highway networks.

Highways England has indicated that it does not consider that the “surfing” proposal would materially affect the strategic network and has not objected to the proposal.

In looking at the “surf” proposal, the County Council is responsible for the local network and it is satisfied with the proposed access arrangements in principle. The greater concern has been the impact of the traffic generated by the proposal on the capacity of existing off-site junctions. Those junctions will also be affected by other committed and allocated developments in the wider geographic area. These would include the Peddimore and UK Central developments. The Highway Authority has thus factored these developments into its analysis. It has had to ensure that any mitigation for these junctions has to be proportionate to the impact generated by respective developments. In this case the Highway Authority is seeking a contribution of £350k towards improvements to the A446 Stonebridge/Birmingham Road junction. Those improvements,

whilst catering for increased traffic generation, will also include pedestrian and cycle infrastructure improvements in order to meet the objectives of the Development Plan and the NPPF in promoting more sustainable modes of transport. The County Council has confirmed that it is preparing a Community Infrastructure Bid to secure the remainder of the scheme's cost. The applicant has provided a Heads of Terms document which sets out these matters in more detail – see Appendix G.

The proposed development will have a traffic impact because it will generate new traffic, albeit not mainly in peak hours but spread throughout the day with probable increased activity at weekends and indeed when major events are held at the site. That traffic will use the existing local highway network which already is and will be subject to further pressure from other committed and allocated developments. The Highway Authority has identified a particular issue at this junction and has a scheme proposed for its improvement. The request for a contribution towards its cost is thus reasonable. It is agreed that the inclusion of other improvements within that scheme for non-motorised transport is also appropriate in order to meet local, regional and national sustainable transport objectives. The contribution has been agreed with the applicant. In this case and as a consequence of these matters, it is agreed that the contribution is proportionate and that it meets the statutory requirements for such contributions. It is directly related to the development; fairly and reasonably related in scale and kind and without it, it is highly likely that the Highway Authority would have formally objected on the grounds that the highway impact arising from the development would not have been acceptable.

As a consequence the development is considered to satisfy Policy NW10 of the Core Strategy, the County Council's Local Transport Plan and Section 9 of the NPPF.

The applicant has proposed the use of a "Grampian" condition rather than a Section 106 Undertaking to provide for the improvement works and this explicitly refers to the Heads of Terms document.

iii) Drainage Issues

It is of significant weight that the Lead Local Flood Authority does not object to the surface water disposal strategy that has been proposed. However the main concern with the proposal has always been how the lagoon is to be filled and "topped up" as well as the potential impacts of discharges from that lagoon into the local watercourse network. The applicant has confirmed that the proposal is to use the Severn Trent main sewer to fill the lagoon and to maintain its supply, but that any discharge would be to the River Cole. It is of significant weight that neither the Environment Agency nor Severn Trent Water Ltd objects to these arrangements in principle – in respect of increased flood risk or to potential increased chlorine levels above that acceptable for potable water. The discharge will be the subject of the Agency's permitting procedures and the Agency's assessment will cover water quality, flood risk and habitat change. Members are reminded that this is a matter for that Agency to determine. From the Board's perspective it is a material consideration of weight that that discharge will be "controlled". Any consequential ecological impacts are assessed below.

iv) Heritage Impacts

The Council is under a statutory duty to give special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. The Coleshill Conservation Area is the closest such Area to the site. The significance of the

Area lies in its reflection of the historical growth of the town as a linear ridge line settlement and its contemporaneous architectural character over time but with a particular focus on the Georgian period. One of the most important characteristics of this Area is its linear skyline setting. However due to the separation distances; the intervening topography, vegetation and a variety of other urban influences, it is not considered that any harm would be caused to the character and appearance of this Area by this development.

In respect of Listed Buildings, then the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The closest such buildings to the site are the former Coleshill Hall Hospital, now Coleshill Manor, and its coach and stable blocks. These are all Grade 2 Listed Buildings. There is no direct impact on the fabric of the buildings themselves either internally or externally and their overall special features and interest will remain unchanged. The most identifiable likely impact will be on the setting of these buildings. The significance of the setting to these buildings is that it retains much of the original parkland appearance that was linked to the buildings after construction in the late Victorian era together with the open views of the main Hall when viewed from the south and the surrounding significant woodland “belts”. It is not considered that this setting would be altered because of the separation distances and the retention of the surrounding perimeter woodlands. The new access is off the existing access to the Manor and its route would not affect the parkland character around the buildings. It is concluded that there is less than substantial harm caused to the setting

Nevertheless this still carries great weight and that needs to be put into the overall final planning balance.

There are other important archaeological sites nearby – the Romano British settlement to the north of Coleshill; the medieval settlement at Gilson and the site of the medieval Coleshill Park north of Coleshill Hall Farm. In light of this the applicant has undertaken a preliminary trial trench survey of the site under the guidance of the Warwickshire Museum. That has revealed very little in the way of any interest and thus the Museum has withdrawn its holding objection.

In light of these matters it is concluded that the overall impact of the proposal on local heritage assets would be less than substantial. As indicated above, this still however carries great weight in the final planning balance.

v) Ecological Issues

It is agreed that the site comprises semi-improved arable and grassland with species poor hedgerows and scattered trees. However the semi-natural broadleaved woodland to the east – the Coleshill Park Belt - is far more important in that it contains bluebells and the trees themselves provide bat roosts and foraging opportunities. The access road will be routed through the very southern end of this woodland. The surveys show no water bodies on the site and no indications of badger or reptile habitats. The site however does fall into the risk zone of the River Blythe SSSI some 2.6 km to the east and there are locally designated wildlife sites at Smiths Wood (0.5km to the west) and the Cole End Local Nature Reserve (1.7 km to the east) which is connected downstream to the water course that passes west/east close to the line of the new access drive. The significant woodland belts to the east and north are also identified locally.

Following initial concerns expressed by the County ecologist, additional information was provided by the applicant. He has undertaken a Bio-Diversity Assessment which shows a loss for the main site and a small gain for the access road – a consequence of the drainage features introduced alongside its route. The County Ecologist agrees with this Assessment subject to conditions. Of note is the requirement to provide a Woodland Management Plan for the Coleshill Park Belt Local Wildlife Site with an extensive maintenance period of 30 years.

It is agreed that the proposals can enhance the bio-diversity of the actual site through new planting of a variety of different trees and shrubs; that specific species mitigation measures can be introduced and that the specific details of the lighting installations can be agreed with ecological advice. Additionally all development involving works below ground level would be kept away from the root protection area of the eastern woodland belt. These matters can properly be dealt with through planning conditions and the County Ecologist agrees.

As a consequence of these comments it is agreed that there would be no on site ecological harm caused.

However the key issue with the proposal is the potential impact of the discharge from the lagoon whether planned or not, into the local watercourse, which as can be seen from above is upstream of identified nature conservation assets. Two of these have hydrological connections with the River Cole and are located downstream of the proposed outflow – the Cole End Local Nature Reserve (1.62km distant) and the Whitacre Heath SSSI (6.5 km distant). The application site as a whole is within the Risk Zone for the River Blythe SSSI (2.67 km distant), but it should be pointed out that the Cole does not flow into the Blythe. The riverbank outlet structure will result in a localised removal of riverbank habitat within the River Cole Local Wildlife Site. It is of significant weight that Natural England does not object. They were explicitly asked to comment on the ecological impact of the changed discharge arrangements and they acknowledge that there would be likely to be no unacceptable impact.

The EA neither objects. It too was explicitly consulted on the proposed outfall and its Permitting system will enable ecological impacts to be reviewed again and indeed kept under review through the renewal procedures for that Permit.

As a consequence of all of these matters, it is considered that there would be only limited ecological harm.

vi) Other Matters

As can be seen from the consultation section above there are no other outstanding technical issues. The proximity of the Esso oil pipeline has not attracted an objection and the Airport is satisfied with the addition of a planning condition in respect of measures to reduce the site becoming attractive to birds. However Members are asked to consider the potential impacts on the residential amenity of local residents and the impacts arising from the installation of the lighting structures.

In respect of the former then there are no residential properties close to the site or the proposed access roads. Those on the Birmingham and Lichfield Roads would not experience any adverse impact because of separation distances; intervening woodland and the noise climate of the established road network in the area. A similar conclusion is

drawn in respect of the lighting proposed for the site given the amount of street lighting in the area and the glow that arises from the urban area of east Birmingham.

c) The Harm side of the Planning Balance

For the benefit of Members the full “harm” side of the planning balance therefore comprises the substantial “de facto” Green Belt harm; the limited actual Green Belt harm, the limited landscape and visual harm, the less than substantial heritage harm, the limited ecological harm and negligible harm to residential amenity.

d) The Applicant’s Planning Considerations

Given that the proposal represents inappropriate development in the Green Belt, it is necessary to understand the considerations that the applicant is putting forward as having sufficient weight to outweigh the total level of harm caused on the other side of the balance. He has identified the following matters.

Firstly, there is the national significance of the proposal in locating a recreational attraction as a destination within the Borough with its tourist potential.

It is considered that substantial weight should be given to this consideration. The proposal would meet the Development Plan policies NW17 and NW22 as well as the appropriate Sections of the NPPF – particularly Section 6. It would also align with the Council’s Corporate Plan priority of providing opportunities to improve health and wellbeing and to enjoy leisure and recreation. In the wider context, The Destination Management Plan sets out objectives of increasing the “pulling power” of the Borough; developing new attractions and “supporting and accelerating tourism through external funding”. The proposal is one of the first of its type along with a similar development at Bristol and as such it is innovative and of regional and national significance. The applicant points to the connections that can be made with the forthcoming Commonwealth Games.

Secondly there is the economic benefit arising in the Borough as a consequence. The applicant has estimated that this may be in the region of an annual £20 million economic contribution to the region. The West Midlands Combined Authority estimates that 20% of surfers will be “tourists” and will make use of local overnight accommodation.

It is considered that significant weight should be given to this consideration.

Thirdly, there are the associated community benefits that would be incorporated into the proposal.

It is considered that significant weight is given to this consideration. The Councils’ Leisure Facilities Strategy aims to provide “sustainable, high quality, well located accessible sport and leisure facilities to enable increased participation in sport and physical activity and to contribute to improved community health and wellbeing outcomes across the Borough”. More specifically the applicant points out that it will be a facility that will be available to all residents and that the outdoor heated swimming pool specifically meets one of the Strategy’s objectives together with this providing links with local Schools and Colleges.

Finally there is the job creation opportunity with 100 new jobs becoming available.

It is considered that this should be given moderate weight. Whilst new employment opportunities are welcome the range and type of employment here is not likely to widen the overall range of jobs in the Borough so as to introduce new skills.

In overall terms therefore it is considered that the matters put forward by the applicant are of significant weight.

e) The Final Planning Balance

Members will be familiar with this assessment in Green Belt cases. The proposal has been found to be inappropriate development. As such the Board will have to consider what weight it gives to the four considerations put forward by the applicant above – whether that is significant as concluded above, or not. It will then be necessary to assess whether in the words of the NPPF, that “clearly outweighs” the cumulative Green Belt and other harm identified in (c) above.

It is considered that it does for the three reasons.

The overall combined level of actual harm identified in (c) above is limited, whereas the overall combined “benefit” on the other side of the balance is significant - (d) above.

Secondly, and more significantly, the substantial benefit here is the location of a new and different, national recreational centre within the Borough. Members will know the benefits that accrue in the Borough as a consequence of the national and international golfing events held at the main courses in the Borough over recent years and more recently from the national cycle races that have been routed through the Borough. This development would add to the range of venues within the Borough enhancing its attraction. Members may wish to consider whether additional weight should be given to this in light of the promotion of the Borough as part of the recovery following the current COVID situation and the development’s links to the Commonwealth Games and to Coventry’s City of Culture.

Thirdly, the applicant has undertaken a thorough and proportionate analysis of alternative sites, including those not in the Green Belt. The Board will be aware that it has to consider the application on its own merits – in other words at this location – however it can be confident that there are good planning reasons as to why this site has been selected.

f) The Cumulative Issues

As can be seen above the highway impacts of both proposals have been assessed together by the County Council. There is no objection to either of the proposals individually or cumulatively. The reason for this overall conclusion is that the County Council considers that the traffic generated by the respective proposals would not directly impact on peak hour traffic movements. They would have profiles illustrating fairly even traffic flows throughout the day and their peaks would particularly be at weekends.

The recommended measures and conditions for each case are considered to be proportionate to the impacts of the traffic generation from the respective proposals.

Moreover all parties agree that the measures are not of a scale as to resolve an existing problem - they are directly proportionate to the traffic patterns likely to be generated by each case. This is the proper approach. Should the “Wall” application not proceed, then the measures directly attributed to the “surf” application can still be implemented and vice-versa. In this regard the cumulative highway impacts have been appropriately considered.

In respect of the impacts on the openness of the Green Belt, then in both cases it has been concluded that there would be substantial “de facto” harm as both proposals are inappropriate development in the Green Belt. However there would be limited actual

harm in respect of the surfing case, but substantial actual harm for the “Wall”. This is not surprising given the different nature of the two developments. As a consequence because of the nature of the proposed “Wall”, it is considered reasonable to conclude that the greater impact on openness here will be from that development. In terms of the cumulative impact, it should thus be afforded more weight in the assessment of that application, than the surf proposal.

In looking at the “surf” application on its own merits, it can be seen from above that the final planning balance leads to it being supported as a stand-alone application. That would be the case whether the “Wall” application had been submitted or not. As it has, it would still not prejudice that final balance, as it has only a subordinate role in the cumulative impact on openness.

Whilst not referred to earlier there is a need to look at the cumulative ecological impacts. This is because the two sites are adjacent to each other and share the same access arrangements. The County Ecologist has examined both cases and is fully aware that the two sites adjoin each other. He is also aware of the “shared” access arrangements. The consultation responses show that there has been no “double counting” in this respect and that the differences between the impacts arising from the respective developments have been proportionately dealt with.

Recommendation

That the Council is minded to support the grant of planning permission subject to the plans referred to in Condition 2 to be updated to remove the “cabin in the woods” as well as the following conditions and that as a consequence, the case be referred to the Secretary of State under the 2009 Direction to see whether he wishes to call-in the application for his own determination. If not, then the Notice granting planning permission be delegated to officers.

Standard Conditions

1. Standard Three year condition

Defining Conditions

2. Standard Plan Numbers Condition – Location Plan (PO3); BIR/DR/SRAC/0100 Rev6, 0110 Rev6, 0120 Rev5, 0130 Rev5, 0140 Rev3, 0220 Rev1 and 0225 Rev1, BIR/DR/WGARC/0120, 0131 and 0133, BIR/DR/WGCIN/0101, 0501, 0502, 0503 and 0504, 22/02/1 Rev2, B2/02/2 Rev2, B2/02/3 Rev3, D7531/004, 005 and D/Tree/Fencing/001.

Pre-Commencement Conditions

3. No development shall commence on site until a Written Scheme of Investigation for a programme of archaeological evaluative work has first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of understanding the heritage assets of the site.

4. No development shall commence on site until the programme of work agreed under condition (3) has been fully completed and the associated post-excavation analysis, report production and confirmation of archive deposit have all been completed to the written satisfaction of the Local Planning Authority.

Reason:

In the interests of understanding the heritage assets of the site

5. No development shall commence on site until an archaeological mitigation strategy for the implementation of that development has first been agreed in writing by the Local Planning Authority. That Strategy shall be informed by the results of the evaluation undertaken under condition (3). The development shall only proceed in line with the approved strategy.

Reason:

In the interests of understanding the heritage assets of the site.

6. No development shall commence on site until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The measures as set out in the approved Plan shall be adhered to at all times.

Reason:

In order to reduce the risk associated with a water body in close proximity to Birmingham Airport

7. No development shall commence on site until a detailed surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be installed on the site.

Reason:

In the interests of reducing the risk of flooding.

8. No development shall commence on site until a scheme for the draining down of the surf lagoon in an emergency or in unforeseen circumstances has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details on mitigation required to any receiving watercourses to avoid scour and erosion. Only the approved scheme shall be implemented.

Reason:

In the interests of reducing the risk of flooding and to protect water quality.

9. No development shall commence on site until a detailed foul water drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be installed on the site.

Reason:

In the interests of reducing the risks of flooding and pollution.

10. No development shall commence on site until a Preliminary Phase One Ground Conditions Assessment has been undertaken and forwarded to the Local Planning Authority. It shall contain the measures proposed to remediate any contamination found. Development shall only proceed in accordance with any remediation measures as may be approved in writing by the Local Planning Authority.

Reason:

In the interests of reducing the risks of pollution

11. If during construction, contamination not previously identified on the site is identified, then no further development shall take place on site until further remediation measures are agreed in writing by the Local Planning Authority. Continuation of the development shall only proceed in accordance with any approved remediation measures.

Reason:

In the interests of reducing the risks of pollution.

12. No development shall commence on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. That Plan shall include:

- The phasing of the development
- The hours during which construction will take place
- The hours when deliveries will be made to the site
- Details of on-site security and security lighting
- The means of preventing mud, waste and other debris being deposited on public highways
- The means of dust suppression
- Details of on and onsite contacts for the purposes of resolving complaints

For the avoidance of doubt there shall be no burning of any materials on the site.

The development shall proceed in accordance with the approved Management Plan at all times.

Reason:

In the interests of the amenities of the area and for highway safety reasons.

13. There shall be no clearance of any part of the application site until an off-site biodiversity off-setting strategy has first been agreed in writing by the Local Planning Authority. This shall include full details of the off-site mitigation site capable of generating the necessary credits; evidence of arrangements to secure

the delivery of the strategy and a management and monitoring plan for the maintenance of the strategy over a period of not less than 25 years from the date of the commencement of the development hereby approved.

Reason:

In order to secure bio-diversity mitigation proportionate to the onsite loss as a consequence of the development.

14. No development shall commence on site including any site clearance work, until a Construction Environmental Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details concerning pre-commencement surveys for bats; badgers, breeding birds and appropriate working practices and safeguards for greater crested newts and other wildlife, that are to be employed during construction works on site. It shall also include details of how root protection areas of all trees to be retained on site are to be safeguarded throughout the duration of the construction period. The agreed Plan shall be implemented in full and at all times during construction.

Reason:

In the interests of protecting wildlife and in particular any protected species.

15. No development shall commence on site until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of all new planting and specifications for its maintenance; details of the species to be introduced, their sourcing, details of habitat enhancement/creation and all maintenance management measures such as native species planting; wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of new habitats for protected and notable species. The approved Plan shall be adhered to at all times.

Reason:

In the interests of securing a bio-diversity gain over the whole site

16. No development shall commence on site until full details of electric vehicle charging points to be installed in the car parking areas have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of promoting sustainable development.

17. No development shall commence until a scheme for the provision of adequate water supplies and fire hydrants necessary for fire-fighting purposes at the site has first been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be installed on site.

Reason:

In the interests of public safety

18. No development shall commence on site until full details of all facing, roofing and surface materials together with all boundary treatments to be used on the site have first been agreed in writing by the Local Planning Authority. Only the approved materials and treatments shall then be used on site.

Reason:

In the interests of the visual amenities of the area.

19. No development shall commence on site until full details and specifications of all external light fittings and columns to be installed throughout the whole site has first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be installed on site. In particular the details and specifications should show how they reduce the impact of the lighting on bat roosts and foraging areas.

Reason:

In the interests of the visual amenities of the area as well as to minimise impact on bio-diversity and in particular on bats

20. No development shall commence on site until the design and specification of the outfall structure into the River Cole has first been submitted to and approved in writing by the Local Planning Authority. Only the approved design and specifications shall then be implemented on site.

Reason:

In the interests of securing appropriate drainage measures.

Pre-Occupation Conditions

21. There shall be no use of the site for the purposes hereby approved until written confirmation has been received from the Local Planning Authority that the measures approved under condition (6) have been fully installed.

Reason:

In the interests of public safety.

22. There shall be no use of the site for the purposes hereby approved until the written confirmation has been received from the Local Planning Authority that the measures approved under conditions (7) and (9) have been fully installed

Reason:

In the interests of promoting sustainable development.

23. There shall be use of the site for the purposes hereby approved until a Habitat Management Plan for the remaining Coleshill Park Belt Local Wildlife Site has first been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to at all times. The Plan shall include:

- a) A description and evaluation of the features to be managed

- b) Ecological trends/or constraints on site that might influence management
- c) The aims and objectives for management
- d) Appropriate management options for achieving these aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including a five year project register; an annual work plan and the means by which the plan will be rolled forward annually
- g) Personnel responsible for the implementation of the Plan
- h) Legal arrangements to ensure its delivery for a minimum of 30 years
- i) Monitoring and remedial/contingencies measures triggered by monitoring

Reason:

In the interests of enhancing and maintaining the ecological value of an existing natural asset.

24. There shall be no use of the site for the purposes hereby approved until a detailed maintenance plan written in accordance with CIRIA C753, for the maintenance and management of the approved surface water drainage system over the lifetime of the approved development, has first been submitted to and approved in writing by the Local Planning Authority. The requirements of the plan shall be adhered to at all times.

Reason:

In order to reduce the risk of flooding.

25. Within twelve months of the first use of the development hereby approved, it shall be made available for community and school use as set out within an Agreement that shall first have been submitted to and approved in writing by the Local Planning Authority. That Agreement shall describe the facilities to be so used; hours of use, access by community and school groups, management responsibilities and the mechanism for review. The Terms of the Agreement shall be adhered to at all times.

Reason:

In order to enhance community use of the new facility in line with the Local Authority's Recreation and Leisure facility objectives

26. There shall be no use of the site hereby approved until a Major Events Management Plan has been first submitted to and approved in writing by the Local Planning Authority. The Plan shall define what is understood by Major Events and outline how they will be managed in terms of the highway measures to be followed; overflow car park measures, the hours of operation, security arrangements, any

additional lighting to be installed, associated entertainment activities and public announcement systems to be installed. The Plan shall be adhered to at all times.

Reason:

In the interests of residential amenity and highway safety.

27. No part of the development hereby approved shall be brought into use until the car and vehicle parking areas as shown on the approved plan have been provided and completed in full on site to the written satisfaction of the Local Planning Authority

Reason:

In the interests of highway safety so as to prevent on-street parking.

28. No part of the development hereby approved shall be brought into commercial or community use until the Heads of Terms for off-site highway improvements at the A446 Stonebridge/Birmingham Road junction to include multi-modal improvements and improved pedestrian and cycle infrastructure have first been agreed in writing with the Local Planning Authority. Those Heads of Terms shall include the programme for implementation of these works and the mechanisms for their delivery and be broadly consistent with those submitted to the Council as "Draft Heads of Terms – Planning Application PAP/2019/0496" and thereafter shall be fully implemented in accordance within the agreed Heads of Terms".

Reason:

In the interests of mitigating the highway impact of the proposals and in order to promote sustainable development.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through seeking resolution of the technical issues arising and in seeking evidence to address the final planning balance.
2. Public Footpaths numbered M54, M57 and M58 should remain unobstructed at all times
3. The details to be submitted under condition (7) above shall:
 - Demonstrate that overland flows from adjacent land will be intercepted through the use of a cut-off drain (or conveyance swale) and routed appropriately to an existing watercourse.
 - Demonstrate that the surface water drainage systems are designed in accordance with "The SUDS Manual" CIRIA Report C753 through the submission of plans and cross sections of all SUDS features.

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the Qbar Greenfield runoff rate of 27.4 l/sec for the wave park and 11.9 l/sec for the highway access (inclusive of an allowance of 4.3 l/sec inflow from the development to the north of the proposal)
 - Demonstrate the provisions of surface water run-off attenuation storage are provided in accordance with the requirements specified in “Science Report SC030219 Rainfall Runoff Management for Developments”
 - Demonstrate detailed designs (plans, network details and calculations of the surface water drainage scheme including details of all attenuation and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods. The calculations should be supported by a plan of the drainage network with all manholes and pipes labelled accordingly.
 - Provide plans and details showing the allowance for exceedance flow and overland flow routing. Water must not be directed toward properties nor flow into third party land. Overland flow routing should look to reduce the impact of an exceedance event.
 - Provide evidence to show an agreement with Severn Trent Water to connect to the existing sewer assets and to confirm any mitigation to the existing sewer which currently lies in close proximity to proposed surface water drainage infrastructure.
4. Any works within the channel of an Ordinary Watercourse will likely require Land Drainage Consent prior to construction from Warwickshire County Council as the Lead Local Flood Authority. This includes for example, any outfall structures and proposed culverts.
 5. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you must not build close to, directly over or divert a public sewer without consent. Further advice can be obtained from Severn Trent Water Ltd.
 6. There is an Esso Petroleum Ltd Pipeline close to the site. Attention is drawn to its document “Special Requirements for Safe Working” and the covenants contained in the Deed of Grant.

General Development Applications

(#) Application No: PAP/2019/0496

**Proposed Wave Park, Coleshill Manor Campus, South Drive,
Recreational surfing centre and associated infrastructure, for
Emerge Surf**

Introduction

Members will be aware of this proposal from recent regional media coverage. This report is a preliminary reference to the Board in order to describe the proposal and to identify the relevant Development Plan policies which will apply to its determination in due course.

The application is for major development and as it is in the Green Belt, it falls under the requirements of the 2009 Direction. In other words the Council can refuse planning permission, but if it is minded to support the proposal, it will first have to refer the case to the Secretary of State to see if he wishes to call-in the application for his own determination following a Public Inquiry.

The Site

The site is to the west of Coleshill Manor and to the east of the M6 Motorway, comprising 6.7 hectares of agricultural land – two fields, one of arable and the second of grassland. There is significant deciduous woodland immediately to the east which links into similar woodland belts to the north. There are other groups of trees and hedgerows in the western half of the site as well as along the proposed access drive. The Coleshill Manor office estate is some 300 metres to the east. It is a predominantly level site.

Access to the site would be via Birmingham Road to the south and then along the private road (South Drive) leading to Coleshill Manor. A new spur road would leave this drive so as to access the site further to the west.

There are public footpaths around the site notably the M57 which borders its east side and links to the M54 path to the north. The M58 runs along South Drive.

Coleshill Manor is a Grade 2 Listed Building.

The general location is illustrated at Appendix A.

The Proposals

This is essentially a large “heart shaped” new lake which will have a mechanism for creating waves moving northwards towards its shallow end. The principal building would be along its northern end and be single storey and crescent shaped amounting to some 1630 square metres in floor area. Its maximum height would be 5.25 metres with a mono-pitch roof sloping away from the lake. Apart from the usual administration,

storage and circulation space it would accommodate changing provision, classrooms, a shop and a bar/restaurant as well as outside terraces and outside showers. There would also be a small skate park close to the building as well as some hot tubs and a small outside café – a single storey flat roofed wooden building of 45 square metres. The proposal includes car parking areas for 230 cars, 44 spaces for cyclists and a purpose built bus stop, spread along its northern side behind the main building together with new landscaping around the site.

A 25 metre outdoor heated swimming pool is included just to the south of the main building.

There would be a circular path around the whole lake and the perimeter would be planted with new trees and woodlands to strengthen the existing established setting.

The lake would be constructed as a “cut and fill” operation with the “deep end” being to the south. Perimeter levels would all be the same linking in with the established ground levels at the northern end of the site. This engineering operation will result in waste material which would then be used to raise ground levels behind the main building at the northern end of the site. Excess material would be removed from the site.

The main building would be constructed with a mixture of materials including masonry walls, timber cladding, lime mortar washed walls and a bronze coloured metal roof

Other buildings around the site include:

- Two covered practice areas to the immediate south and west of the principal building. These are essentially roofs over timber decking.
- The main machine room which generates the waves. This is a long metal clad intrusion into the lake from its southern end. It would measure 75 by 7 metres and be 3.3 metres tall with a curved cross section. In essence this houses a series of panels that move in sequence so as to replicate the movement of water approaching a shore line. The mechanism is operated through electric motors.
- Associated maintenance buildings, a transformer room, pump rooms and a water treatment plant. These are located at the southern end of the lake. They are basically single storey flat roofed rectangular buildings with floor areas ranging from 77 to 36 square metres and between 2.5 and 4 metres in height.
- A main site operations and lifeguard station/tower on the northern shore together with its staircase. The “hut” would be small – some 10 square metres in floor area, but there is also a viewing platform. It would be raised above ground level with an overall height of 7.5 metres
- A further small wooden clad single storey café “in the woods” along the southern edge of the lake measuring 13 by 5 metres and 4 metres in height.

The site is proposed for use all year round but with seasonal hours of operation - 2000 hours between November and March; 2100 hours in April, May, September and October but until 2200 hours in June to August.

These times necessitate on site lighting. The proposals include four 12 metre columns on the central bank in the lake; four 12 metre columns on the north shore facing the main building and 12, 12 metre columns around the lake perimeter – six on each side. The perimeter path would be lit by a number of four metre column poles; the car park would have 12 metre poles and light projectors would illuminate the outside practice areas.

The full proposal is illustrated on the plan at Appendix B with an elevation of the main building at Appendix C. An impression of how it would appear is at Appendix D. The existing tree and hedgerow cover is shown at Appendix E and the impact of the proposal on this is shown at Appendix F. Illustrations of some of the other buildings are at Appendices G to J.

The application is supported by a number of documents.

A Leisure Statement submitted by the applicant is attached at Appendix K. This explains the thinking behind the proposal in more detail. Key features are:

- The inclusion of a small outdoor heated swimming pool
- The creation of over 100 new FTE job opportunities.
- The use of sustainable energy operations
- The potential for links to local communities, schools and clubs as well as catering for a wide range of visitors with different needs and expectations.

A Landscape and Visual Appraisal has been undertaken and this identifies a minor adverse impact on the overall landscape character of the area during the construction period and a moderate adverse impact upon completion even with the wooded landscape that is to be proposed. The point is made that the construction of the HS2 line to the west will have a far greater adverse landscape impact and that the base-line for any assessment has to take into account this changed circumstance. In visual terms the appraisal concludes that there would only be a local adverse impact because of the low level of the buildings, the surrounding planting and the low level of public visibility. There would however be more adverse impacts for users of the public footpaths even though this would be transitory.

An Ecological Assessment describes the site as semi-improved arable and grassland with species poor hedgerows and scattered trees. More detailed descriptions are provided for the ecological content of the two fields as well as the hedgerows on site and for the tree groups in order to justify the initial description set out above. The semi-natural broadleaved woodland to the east is also described. It includes variety of species as well as protected bluebells. This woodland and some of the other tree habitats have potential for bat roosting and foraging, which was confirmed by other survey work. There are no water bodies on site but several were identified off-site but these were “dry” at the date of the survey. There were no signs of badger or reptile presence. A water course runs from east to west along the southern boundary of the site and the access drive. There are no nationally designated ecological sites on site. However it does fall within the risk zone of the River Blythe SSSI some 2.6 km to the east. There are locally designated wildlife sites at Smiths Wood (0.5 km to the west); the

Cole End Local Nature Reserve which is connected 1.7 km downstream of the water course referred to above and other local wildlife sites at The Belt and The Catmore (immediately to the east) and at the River Cole (0.57km to the south east). The overall conclusion is that further survey work is recommended but that new planting around the site can assist in mitigation; species specific mitigation measures be introduced, that appropriate construction and maintenance programmes are agreed and that the lighting scheme approved is sensitive to the setting.

A Tree survey indicates that almost all the existing tree cover on the site itself would have to be removed to facilitate the development. However the quality and longevity of the trees is considered to be poor with only four said to be of good quality. The Woodland to the east would not be affected, including its western root protection area. However in order to access the site a small corridor through the far southern end would have to be removed. This includes five moderate quality trees. The report concludes that new planting would not only mitigate these losses on site but enhance the tree quality overall in the wider setting.

A Heritage Assessment outlines the general history of the wider setting including Gilson and Coleshill. It describes a number of heritage assets – Coleshill Hall Hospital and its Coach and Stable blocks as Grade 2 Listed Buildings; the Romano-British settlement to the north of Coleshill, the medieval settlement at Gilson and the site of the medieval Coleshill Park north of Coleshill Hall Farm. The report concludes that the potential on site is moderate for there being unknown underground pre-historic to medieval assets and thus that further investigation is recommended. There would also be partial removal of a medieval route way which would need to be recorded. There are not considered to be more than limited harm to Coleshill Hall.

A Flood and Drainage assessment concludes that the site is not at risk of flooding caused by fluvial, or ground water systems and it would have a low risk of surface water flooding. Surface water run off needs to be controlled as it would discharge to nearby watercourses. However it is considered that overall the proposal would lead to less surface water run off than at present.

A Transport Assessment starts from the premise that the development would attract 250,000 visitors a year. This equates using a seasonal split in the attractiveness of the site to some 1222 visitors a day during the peak summer months – say 611 car journeys a day. Pre-booking for groups, clubs and schools will be expected to reduce this further with the use of coaches and minibuses. Additionally the arrivals would not all be at the same time – with stays usually lasting for three hours. The Assessment concludes that the development would not have a major impact on the capacity of the local highway network with or without any HS2 accommodation works. The proposal should have a robust Travel Plan to enable the use of pre-booked transport and for similar connections to and from the Coleshill Parkway Station using a shuttle bus.

Development Plan

The North Warwickshire Core Strategy 2014 – NW1 (Sustainable Development); NW3 (Green Belt), NW9 (Employment), NW10 (Development Considerations), NW12 (Quality of Development), NW13 (Natural Environment), NW14 (Historic Environment), NW15 (Nature Conservation) and NW17 (Economic Regeneration)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV8 (Water Resources), ENV13 (Building Design), ENV14 (Access Design), ECON10 (Tourism and Heritage), TPT1 (Transport Considerations), TPT3 (Access and Sustainable Travel) and TPT 6 (Vehicle Parking)

Coleshill Neighbourhood Plan - TCLENP1 (Coleshill Town Centre); ENP6 (Coleshill Corridor) and CA5 (Public Footpaths)

Other Material Planning Considerations

The National Planning Policy Framework

The Submitted Local Plan 2018 – LP1 (Sustainable Development); LP3 (Green Belt), LP11 (Economic Regeneration), LP16 (Natural Environment), LP15 (Historic Environment), LP14 (Landscape), LP17 (Green Infrastructure), LP31 (Development Considerations), LP32 (Built Form) and LP36 (Parking)

The North Warwickshire Landscape Character Assessment 2010

Observations

Whilst this is an unusual proposal, Members will be familiar with the process involved in its determination. The site is in the Green Belt and thus it will be necessary from the start to establish whether it comprises appropriate or inappropriate development in the Green Belt using the definitions in the NPPF. The outcome will then provide the starting point for that determination. If it is found that it is inappropriate development then the presumption is to refuse. In this circumstance, there will be a need for an assessment of all of the harms that might be caused – both the Green Belt and other harms. It will be then necessary for the Board to assess the case put forward by the applicant to see if the planning considerations he is advancing are of sufficient weight to clearly outweigh that total amount of harm so as to provide the very special circumstances necessary to lend support to the scheme and thus override the presumption. If it is found to be appropriate development, then the presumption is to support the proposal. However the Board will still have to address the level of harms likely to be caused in order to assess whether they are significant and have demonstrable evidence to support them to the degree that they override the presumption.

As always much will depend on the responses from the various consultations in evaluating the weight to be given to any identified harms. In this case the consultations are more extensive than usual so as to include neighbouring Authorities as well as Birmingham Airport and HS2. It is considered that the main impacts that will revolve around the traffic generation and the capacity of the local highway network; the impact on the ground water regime and the potential for ecological harm through discharges from the site and from the lake, the impact on the heritage setting of the site and the impacts arising from the lighting specification. There are indeed other impacts to evaluate, but an initial review of the supporting documentation suggests that these may be the most significant.

Members too should be satisfied that the applicant has fully demonstrated a strong case for siting this development here. The Board will have to be satisfied that the applicant has looked at alternative locations and that these have all been thoroughly assessed.

Reasons for not forwarding them need to be made explicit. In particular the Board will need to know if there are suitable non-Green Belt site available and that there is no other suitable site in or around the West Midlands Conurbation or indeed in the East Midlands. This is important as the proposal in North Warwickshire is in the Green Belt and in an area which is subject to significant infrastructure development where the retention of openness is at a premium.

Recommendation

That the receipt of the application be noted and that a site visit be organised prior to determination.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0496

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	2/9/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

APPENDIX C

1 | NORTH ELEVATION
1/20

2 | SOUTH ELEVATION
1/20

3 | WEST ELEVATION
1/20

4 | EAST ELEVATION
1/20

emerge

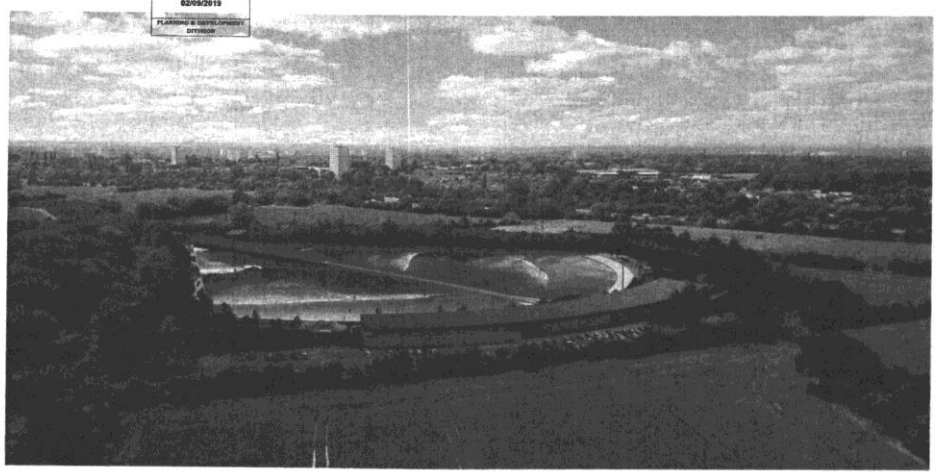
WAVE CARDEAN

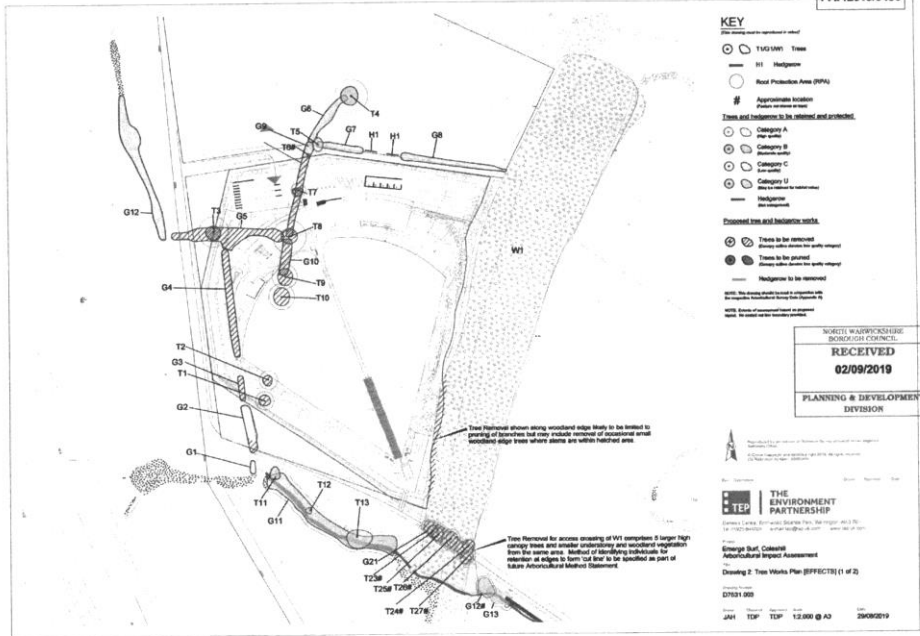
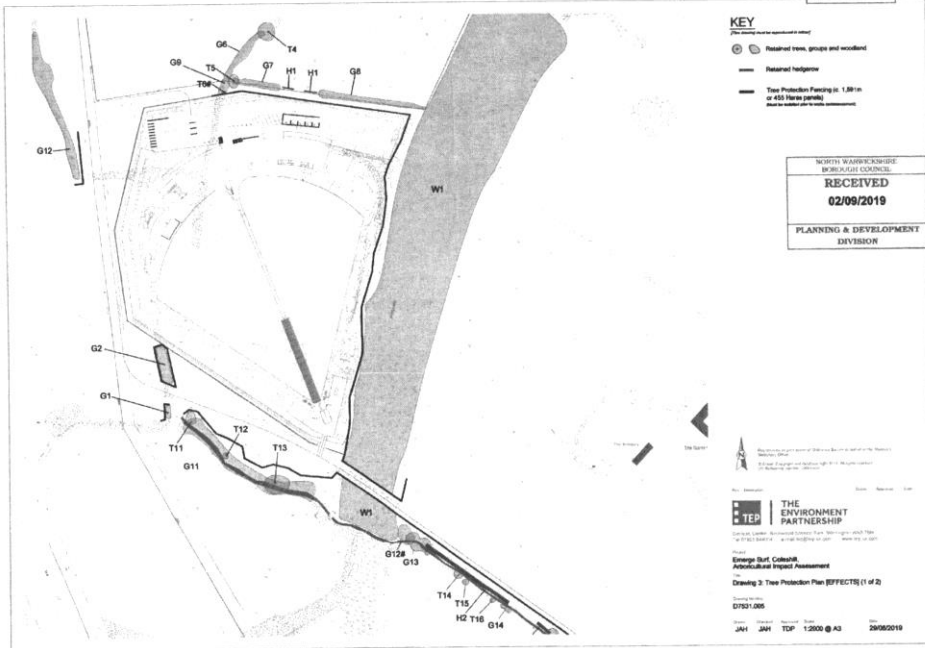
SENER

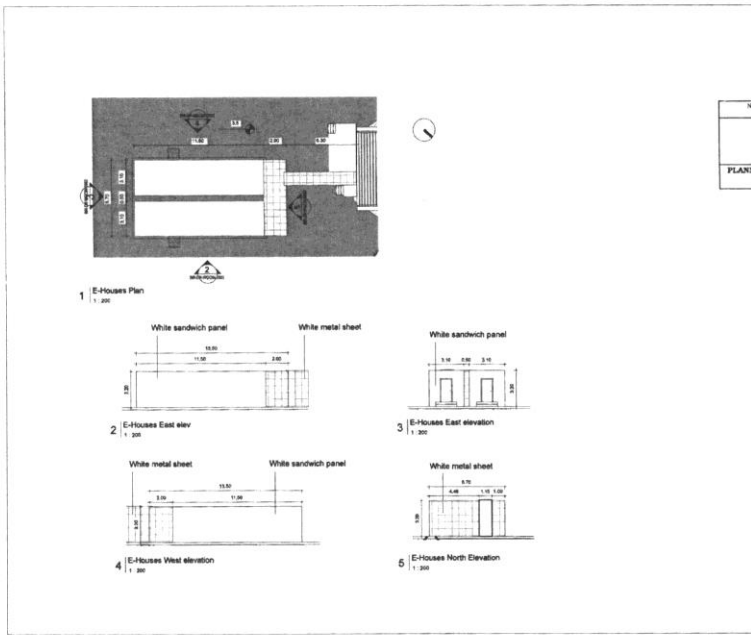
APPENDIX D

PAP/2019/0496

RECEIVED
6/29/2019
PLANNING & DEVELOPMENT
DIVISION







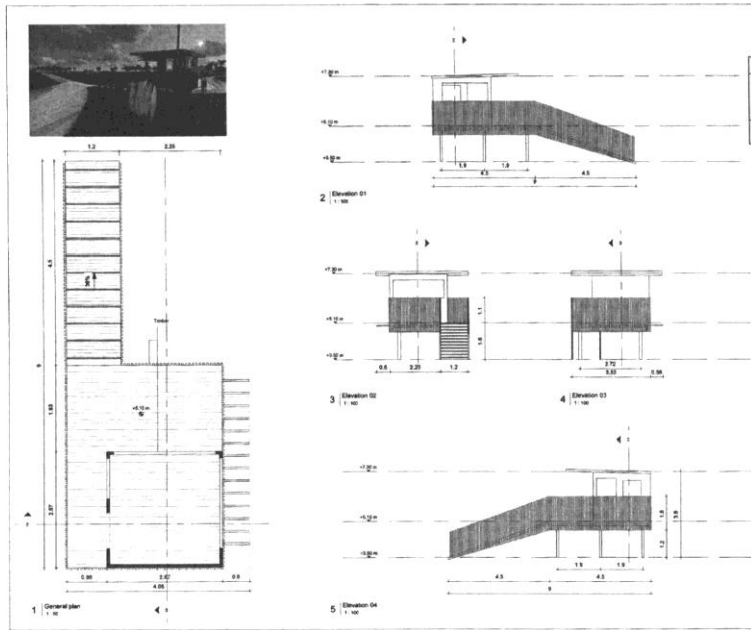
NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
02/09/2019
PLANNING & DEVELOPMENT
DIVISION

NOTES
- ALL DIMENSIONS ARE IN METRES
- THE RELATIVE LEVEL IS TO THE ABSOLUTE
LEVEL -



PRELIMINARY
FOR INFORMATION ONLY

REVISION	REVISION DATE
CURRENT REVISION DESCRIPTION	
DESIGNED BY IS	CHECKED BY IS
DRAWN BY AZ	APPROVED BY MR
CLIENT	EMERGE SURF
PROJECT ADDRESS	CAROLINE
TRUE NORTH	
SCALE AS	1:200
DRAWING	CIVIL ENGINEERING E-HOUSES PLAN & ELEVATIONS
DRAWING NUMBER	BR/DR/WG/01-0502
PROJECT NAME	WAVEGARDEN BRIMMINGHAM
PROJECT NUMBER	BR/2
DATE	23/08/19



NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
02/09/2019
PLANNING & DEVELOPMENT
DIVISION

NOTES
- ALL DIMENSIONS ARE IN METRES
- THE RELATIVE LEVEL IS TO THE ABSOLUTE
LEVEL -



PRELIMINARY
FOR INFORMATION ONLY

REVISION	REVISION DATE
CURRENT REVISION DESCRIPTION	
DESIGNED BY IS	CHECKED BY IS
DRAWN BY IN	APPROVED BY MR
CLIENT	EMERGE SURF
PROJECT ADDRESS	
TRUE NORTH	
SCALE AS	AS INDICATED
DRAWING	ARCHITECTURE OPERATOR TOWER PLAN AND SECTIONS
DRAWING NUMBER	BR/DR/WG/01-20
PROJECT NAME	EMERGE SURF
PROJECT NUMBER	BR/2
DATE	20/08/2019

APPENDIX K.

PAP/2019/0496

CS PLANNING LTD

NORTH WARWICKSHIRE BOROUGH COUNCIL
RECEIVED 02/09/2019
PLANNING & DEVELOPMENT DIVISION

The Urban Surf Company Limited trading as Emerge Surf

Leisure Statement

August 2019

CS PLANNING LTD

Contents:

- 1.0 North Warwickshire Borough Council Leisure Facilities Strategy 2016 - 2031
- 2.0 Sustainable & High Quality
- 3.0 Well Located & Accessible, Informal & Formal
- 4.0 Increased Participation in Sport & Physical Activity
- 5.0 Improved Community Health & Wellbeing Outcomes across the Borough

CS PLANNING LTD

1.0 North Warwickshire Borough Council Leisure Facilities Strategy

The 2016 – 2031 Leisure Facilities Strategy for the Borough of North Warwickshire which was published in October of 2017 concludes with the following vision for the future provision of sport and leisure facilities within the region:

Sustainable, high quality, well located, accessible sport and leisure facilities – informal and formal places and spaces – to enable increased participation in sport and physical activity, to contribute to improved community health and wellbeing outcomes across the Borough

- 1.1 The proposed development is completely consistent with the Borough's Vision for sport and leisure and will bring to the Borough a facility that is recognised as being 'of regional and national significance'.

Emerge Surf has added an outdoor heated swimming pool to the proposal in part to reflect the shortage in swimming pool facilities highlighted within the Borough's strategy document.

Anticipated population growth within the Borough will increase the levels of demand for sport and leisure, so the development is also considered to be well timed.

CS PLANNING LTD

For surfing specifically, levels of interest and participation are expected to increase dramatically as a consequence of the sport's inclusion for the first time at next year's Tokyo Olympics.

This could also suggest a potentially exciting opportunity to link the wave park facility with the 2022 Birmingham Commonwealth Games.

CS PLANNING LTD

2.0 Sustainable & High Quality

- 2.1 A Capital Budget of £25m has been allocated to the project. This will ensure that all components of the build are completed to a high quality, wherever possible deploying sustainable materials. This budget will also ensure that the development is appropriate to its surroundings and appropriately landscaped, both in the context of visual aesthetic and bio-diversity.
- 2.2 Significant work has already been undertaken in completing a financial model and a detailed feasibility study for the proposed development. Both confirm that (even based on conservative utilisation statistics) the wave park will be financially sustainable. It will support 100 Full Time Equivalent new sustainable jobs most of which are expected to be filled by people already living within the region and deliver a positive annual economic impact assessed by The West Midlands Growth Company (part of The West Midlands Combined Authority) at £18m - £21m.
- 2.3 The surfing lagoon and wave generator have a 'useful life' of at least 20 years. The financial model provides for ongoing maintenance to ensure that all elements of the park will stay in excellent condition throughout its period of operation.
- 2.4 Emerge Surf is committed to sustainable choices not only in the construction of the development but also in its ongoing operations – it will, for example:
- take active steps to mitigate power consumption through deploying Passivhaus design principles in the construction of the hub building.
 - Seek to renewably self-generate 10% of its power consumption through deploying solar panels to the roof of the hub building.
 - Seek to ensure that its electricity consumption is carbon neutral.
 - Recycle grey water.
 - Explore opportunities for further efficiencies through the use of Ground Source Heat Pumps and / or a CHP (Combined Heat & Power) facility.

CS PLANNING LTD

- 2.5 Emerge Surf is working in partnership with Californian organisation STOKE Certified on the development of a global sustainability standard for wave parks. STOKE Certified has recognised Emerge Surf as a Pioneer in this regard.

CS PLANNING LTD

3.0 Well Located & Accessible; Informal & Formal.

3.1 The site represents an excellent location for the proposed wave park development. It has outstanding transport links – by road, by rail and by air and enjoys compelling population demographics – 7.6 million people live within one hour's drive of the site and 27 million within two hours.

3.2 Whilst the site will incorporate appropriate car parking provision, Emerge Surf is also keen to encourage visitors to access the site through other means of transport. It will:

- Offer 44 spaces for cycle parking.
- Seek to connect the wave park with the existing network of public footpaths, one of which runs immediately to the east of the site.
- Provide a shuttle bus service linking the wave park with key local public transport hubs.

3.3 A key driver in the decision to deploy Wavegarden's Cove technology is a commitment from Emerge Surf to develop a facility that is accessible to all

- Supervised surfing from age 5.
- Subject to being in reasonably good health, no upper age limit.
- A fully customisable wave from 50cms to 2 metres to support all abilities and appetites.
- Facilities to support physical rehabilitation and adaptive surfing for those with disabilities.
- The lagoon will be open all year round and install floodlights to ensure that it is available for evening surfing throughout the year.
- A range of different water craft will be available again with the goal of supporting all abilities and appetites.
- Flexible and competitive pricing with a range of member discounts.
- A small number of scholarships offering local children who would not otherwise be able to access the lagoon free tuition, free use of equipment and free lagoon access.

CS PLANNING LTD

- A range of complementary activities outside of the lagoon available at a wide range of price points including:
 - Heated outdoor swimming pool.
 - Perimeter track for Onewheel electric skateboards.
 - Multi purpose fitness studio.
 - Physio and massage room.
 - A supervised children's play area.

3.4 As well as the more formal elements of the development, where the surf school will offer highly structured and certificated surf lessons (in conjunction with National Governing Body – Surfing England) and Emerge Surf will work in conjunction with Surf Lifesaving Great Britain to offer structured education in water safety, the less formal elements of the development are considered equally important. These will include:

- An active surf club for Emerge Surf members.
- A free to access restaurant and bar offering stunning views of the lagoon.

CS PLANNING LTD

4.0 Increased Participation in Sport & Physical Activity

4.1 Increasing participation rates in surfing and contributing more generally to an increase in levels of physical activity are strategic priorities for Emerge Surf.

The aim with the complementary facilities at the wave park is to create a family orientated 'one stop shop' where not only can visitors learn to surf or improve their surfing skills, but also undertake a wide range of complementary physical activities. Those complementary physical activities not only provide a platform to improve as a surfer, but also to improve physical and mental conditioning more generally.

Those complementary activities will include:

- A range of classes focused on cardiovascular fitness and weight loss.
- Classes focused on flexibility, mobility and balance.
- Classes focused on strength – core, upper body, legs.
- Swimming lessons – beginner and stroke improvement.
- Lessons in water safety delivered in conjunction with Surf Lifesaving Great Britain – How to Keep Yourself Safe and How to Keep Others Safe in the water.
- Apnea Training – breath holding skills.
- Massage & Physio.
- Through Onewheel an opportunity to develop surf like movements and learn about weight transfer without getting wet!

CS PLANNING LTD

5.0 Improved Community Health & Wellbeing Outcomes across the Borough

For all of the reasons set out above, Emerge Surf has high confidence that the proposed development will make a significant contribution to further improving levels of physical activity within the Borough.

Furthermore, the benefits of surfing as a therapy for those suffering from mental illness are increasingly well understood. Emerge Surf will work with The Wave Project as one of its principal charity partners in offering therapy through surfing to local children suffering with a range of mental health disorders.

In addition to offering physical rehabilitation to veterans, Emerge Surf is also exploring the possibility to offer surf therapy to veterans suffering from PTSD.

PAP/2019/0496

Coleshill Manor Campus, South Drive, Coleshill

Proposed Recreational Surfing Centre

Introduction

The following additional information is circulated to supplement the report that appears on the Board's October agenda. It is extra factual information that describes the proposal.

a) Opening Times

The opening times are proposed as being 1000 hours in the Low Season (November through to March); 0900 in the Mid-Season (April, May, September and October) and with a 0700 start in the High Season (June through to August)

b) The Lake's Construction

The lake will be three metres deep at its deepest point and will have an average depth of 1.2 metres. The majority of the "cut" from the excavation will be used in levelling elsewhere on the site and particularly in constructing perimeter bunds. There is likely to be a surplus of this material and this will be retained on site until required for any neighbouring developments. If not, it would have to be removed off-site.

c) The Hydraulics

The lake will be filled with mains water. There is no need to empty and refill the lake during normal operation or for routine maintenance. A water filtration plant will use a variety of methods to clarify the water including chlorine. It is proposed that its concentration would be very low at 0.6 ppm – UK tap water is at 0.5ppm. During normal operations the lake will need to be "topped-up" on occasions with an average of 40 cubic metres a day from the mains. Water loss is 80% evaporation related and so any topping-up is thus very seasonal in nature. In the event of an unplanned emptying of the lake, the water would discharge into the large diameter sewer which serves the site.

PAP/2019/0496

Proposed Surf Park at South Drive, Coleshill Manor, Coleshill

Site Visit – 2 November 2019 at 1030

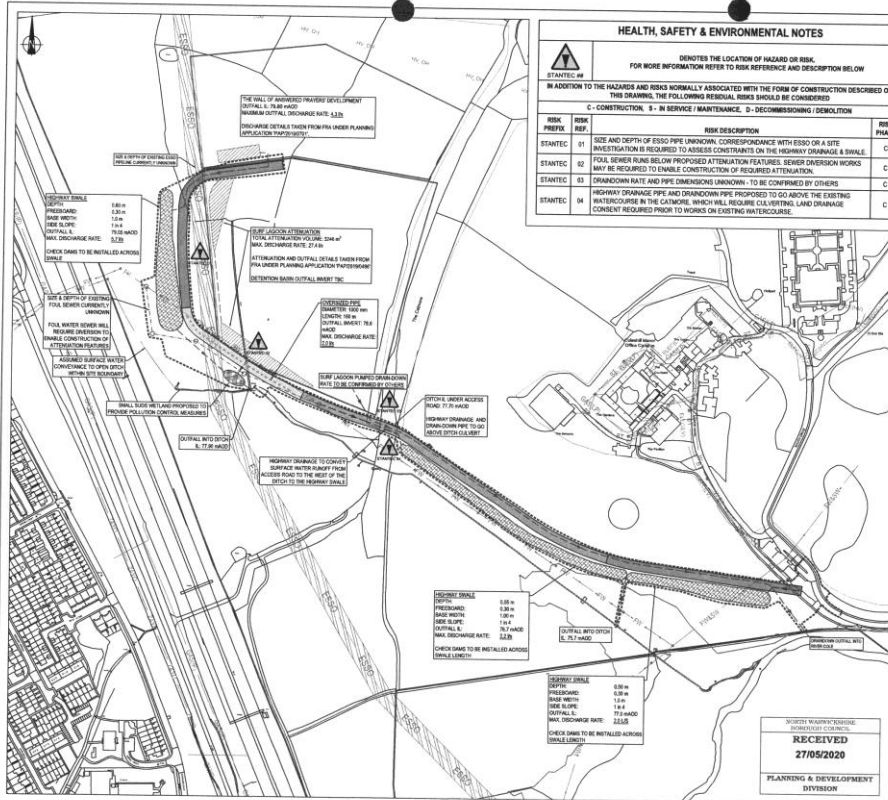
Present: Councillors T Clews, Dirveiks, D Humphries, Lebrun, Parsons, Philips, Symonds and Simpson together with S Price and T Colman for the applicant and J Brown

1. Members met in the IM Gate House and were shown copies of the overall proposals.
2. The group then walked westwards along the line of the M58 public footpath until the M6 was reached. From here the M57 path took the group to the southern end of the site.
3. At various intervals along this route, the line of the proposed access road into the proposed site was identified – its junction with South Drive and how it followed the contours avoiding the banks of a brook.
4. Similarly the areas of established woodland to the west of Coleshill Manor were pointed out as were the hedgerows and field boundaries in the area.
5. At the southern end of the site Members were shown the outline of the proposals and where the various elements would be located. The woodland belt along the eastern boundary was noted as were the hedgerows around all of the other boundaries.
6. The proximity of the M6 was noted as were the various views looking out and into the site.
7. Members then returned to the gate house with the visit being completed at 1200.

Executive Summary

1. In March 2019, The Environment Partnership (TEP) was commissioned by The Urban Surf Company Limited trading as Emerge Surf (hereafter referred to as 'the Client') to prepare an Ecological Assessment in support of a planning application for a Surf Lagoon at Coleshill Manor Estate, Coleshill. The site will be developed in to a surf lagoon with associated hardstanding and soft landscaping. An access track shall connect the surf lagoon to existing roads within the Coleshill Manor Estate.
2. The surf lagoon site comprises arable and semi-improved grassland fields, species-poor hedgerow, defunct hedgerow and scattered trees. The access track runs around the perimeter of an arable field and through a small section of semi-natural broadleaved woodland. The woodland qualifies as Section 41 habitat *deciduous woodland*, and is designated as The Belt, The Catmore LWS.
3. Habitat loss within the The Belt, The Catmore LWS, required to accommodate access, has been reduced to a minimum. Proposed tree removal for access comprises five larger high canopy trees and smaller understorey and woodland vegetation from the same area. This minor impact is not considered to significantly adversely affect the integrity of the LWS. An Arboricultural Method Statement and Woodland Management Plan will be produced to outline measures to protect and enhance the retained woodland. It is proposed that these measures be secured through appropriately worded planning conditions.
4. Standard pollution and dust control measures should be set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works. These measures will ensure the potential for indirect impacts on designated sites, including Cole End LNR which has a hydrological connection to the site, and retained habitats within The Belt, The Catmore LWS, are reduced to a reasonable minimum. The CEMP will also identify measures to ensure the potential for indirect impacts on retained habitats adjacent to the site, including Section 41 woodland and hedgerow, and the stream, River Cole and species they support, are reduced to minimum.
5. Schedule 8 species bluebell was identified within The Belt, The Catmore LWS. A bluebell survey will be required during early May to establish whether bluebells are present within the affected areas. If bluebells are present, a bluebell translocation scheme will be required to move bluebells out of the area to ensure no loss of this protected plant species.
6. There are no waterbodies within the site. Ten waterbodies are located within 500m of the site. The seven waterbodies accessed for HSI survey were assessed as having Poor to Good suitability to support GCN. The waterbodies could not be surveyed by eDNA as they were either dry at the time of survey, or access was not granted. As there is suitable terrestrial habitat for GCN within the site, albeit limited in extent, the presence of GCN within the site can therefore not be ruled out. It is anticipated that site clearance works may progress under an amphibian Reasonable Avoidance Measures Method Statement (RAMMS). If a GCN is identified within the RAMS area a licence from Natural England is likely to be required to complete the works.

7. Implementation of the RAMMS will also avoid impacts on other protected and notable species potentially present, including reptiles, hedgehog and brown hare.
8. A bat roost was identified within T7. This tree will be retained under current proposals. Three further trees with moderate bat roost potential will be felled, although no bat roosts were identified within these trees during nocturnal emergence surveys. The loss of potential roost sites within the four trees to be felled shall be compensated by the installation of ten bat boxes on the eastern edge of the Catmore LWS, including one large colony box and one hibernation box.
9. Potential impacts on retained bat roosting, foraging and commuting habitat adjacent to the site should be addressed through implementation of a sensitive lighting strategy.
10. A badger survey should be undertaken before works commence to confirm that no badger setts have been excavated within or immediately adjacent to the site which may be affected by the development.
11. Vegetation clearance should be completed outside the nesting bird season, otherwise a nesting bird check will be required a maximum of 24 hours in advance of clearance works. Installation of bird boxes and implementation of a soft landscaping strategy will compensate for the loss of nesting bird habitat on site.
12. Precautionary working measures during site clearance have been recommended to avoid impacts on local wildlife and a variety of enhancement measures have been identified to benefit biodiversity in line with National Planning Policy Framework (NPPF) requirements



HEALTH, SAFETY & ENVIRONMENTAL NOTES

STANTEC

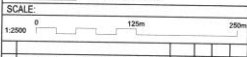
IDENTIFIES THE LOCATION OF HAZARD OR RISK FOR MORE INFORMATION REFER TO RISK REFERENCE AND DESCRIPTION BELOW

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE FORM OF CONSTRUCTION DESCRIBED ON THIS DRAWING, THE FOLLOWING RESIDUAL RISKS SHOULD BE CONSIDERED

RISK PREFIX	RISK REF	RISK DESCRIPTION	RISK PHASE
STANTEC	01	SIZES AND DEPTHS OF SEED PIPE UNKNOWN. CORRESPONDENCE WITH ESOO OR A SITE INVESTIGATION IS REQUIRED TO ASSESS CONSTRAINTS ON THE HIGHWAY DRAINAGE & SWALE.	C
STANTEC	02	FOLL SEWER RUNS BELOW PROPOSED ATTENUATION FEATURES. SEWER DIMENSION WORKS MAY BE REQUIRED TO ENABLE CONSTRUCTION OF REQUIRED ATTENUATION.	C
STANTEC	03	DRAIN-DOWN RATE AND PIPE DIMENSIONS UNKNOWN - TO BE CONFIRMED BY OTHERS.	C
STANTEC	04	HIGHWAY DRAINAGE PIPE AND DRAIN-DOWN PIPE PROPOSED TO GO ABOVE THE EXISTING WATERCOURSE IN THE CURBLINE, WHICH WILL REQUIRE COLLECTING LAND DRAINAGE CONSENT REQUIRED PRIOR TO WORKS ON EXISTING WATERCOURSE.	C

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION.
 - DO NOT SCALE FROM THIS DRAWING. USE ONLY PRINTED DIMENSIONS.
 - ALL DIMENSIONS ARE IN METRES. ALL CHANNELS, LEVELS AND COORDINATES ARE IN METRES UNLESS DEFINED OTHERWISE.
 - DRAINAGE FEATURES OF THE WALL OF ASSIGNED FUTURE DEVELOPMENT TAKEN FROM FPA REPORT TOSOLA UNDER PLANNING APPLICATION 14/0107/2019 FOR WARWICKSHIRE COUNTY COUNCIL.
 - DRAINAGE FEATURES OF THE PROPOSED SURF LADON DEVELOPMENT TAKEN FROM FPA REPORT 5020/19 UNDER PLANNING APPLICATION 14/0107/2019 FOR WARWICKSHIRE COUNTY COUNCIL.
 - SIZE AND DEPTH OF EXISTING ESOO OR PIPELINE UNKNOWN AT THIS STAGE.
 - SURF LADON DRAIN-DOWN RATE TO BE CONFIRMED BY OTHERS.

- KEY:**
- OVERALL SITE BOUNDARY
 - ACCESS ROAD PLANNING APPLICATION BOUNDARY
 - SURF LADON SITE BOUNDARY
 - THE WALL OF ASSIGNED FUTURE DEVELOPMENT
 - 10m ECOLOGICAL BUFFER
 - PROPOSED DRAIN-DOWN SEWER
 - PROPOSED CONVEYANCE OF SURFACE WATER
 - PROPOSED HIGHWAY DRAINAGE
 - PROPOSED HIGHWAY DRAINAGE FEATURE
 - PROPOSED OVERSIZED PIPE
 - PROPOSED FOLL SEWER DIMENSION (INDICATIVE)
 - PROPOSED DRAINAGE INFRASTRUCTURE FOR THE WALL AND EMERGENCY DEVELOPMENTS REFER TO NOTE 4 & 5
 - EXISTING WATERCOURSE
 - EXISTING FOLL & SURFACE WATER SEWER
 - EXISTING FOLL WATER SEWER
 - EXISTING SURFACE WATER SEWER
 - EXISTING ESOO OR WITH 10% EASEMENT
 - ASSUMED CONVEYANCE OF SURFACE WATER
 - 1 IN 100 YEAR + 4% CC FLOOD OUTLINE
 - HIGHWAY CATCHMENT A
 - HIGHWAY CATCHMENT B
 - HIGHWAY CATCHMENT C
 - HIGHWAY CATCHMENT D



REV	DESCRIPTION	DATE	BY	CHECKED	APP'D
B	AMENDED FOLLOWING STAKEHOLDER COMMENTS	11.04.20	LT	-	-
A	DRAWING FOR PLANNING APP. BOUNDARY LOCATED AS SHOWN	04.06.20	LT	-	-

PRELIMINARY

COLESHILL MANOR
WARWICKSHIRE
SURFACE WATER DRAINAGE STRATEGY

Client: **m** **Stantec**

Drawn by: **LT** (10.05.20) | Checked by: **LT** (11.04.20) | Issued by: **LT** (04.06.20)

Drawn by: **LT** (10.05.20) | Checked by: **LT** (11.04.20) | Issued by: **LT** (04.06.20)

47077/2005/001 | A



North Warwickshire
Borough Council

Damian Hosker
Emerge Surf
Ponderosa
Scotland Lane
Horsforth
Leeds
LS1E 5SF

Jeff Brown BA Dip TP MRTPI
Head of Development Control Service
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Switchboard : (01827) 715341
Fax : (01827) 719225
E Mail : jeffbrown@northwarks.gov.uk
Website : www.northwarks.gov.uk
This matter is being dealt with by
:
Direct Dial : (01827) 719310
Your ref :
Our ref : PAP/2019/0496

Date : 3rd July 2020

Dear Damian

**Proposed Wave Park
Environmental Impact Assessment – Addendum**

I refer to your recent letter which updates matters in respect of the planning application for the above development and the EIA Regulations 2017.

As you know I provided a Screening Opinion in respect of the proposed development on 11/2/19 concluding that it would not constitute EIA development. Since then, the planning application has been submitted. However following submission, some minor amendments have been made to the proposed development which has resulted in the submission of updated impact assessments and a slightly larger application site.

I have reviewed the changes which are outlined in your letter of 22 May 2020 which described the characteristics of the changes and the effects of those changes. In particular I have noted the updated impact assessments as well as any cumulative impacts. I have considered these alongside the evidence which informed my original Screening Opinion of 11 February 2019 as appended herewith, including the measures identified to mitigate the identified environmental impacts.

I do not consider that the revision to the original scheme give rise to any material change to the nature or characteristics of the development project when compared to those identified in the original Screening Request from you of January 2019.

As a consequence it is my view that the revised scheme will not result in significant environmental impacts which would require the submission of an Environmental Statement. The limited changes to the development relative to that on which my previous Screening Opinion was based have been the subject of bespoke addenda to focus on the particular changed impacts and it is agreed that these are not material.

I therefore conclude that there are unlikely to be significant environmental effects arising from this development and thus that it is not EIA development within the meaning of the 2017 Regulations.

Chief Executive: **Steve Maxey** BA (Hons) Dip LG Solicitor

To see our privacy notice go to:
www.northwarks.gov.uk/privacy

This letter can therefore be taken as an updated Screening Opinion for the purposes of Regulation 6 (6) of the 2017 Regulations.

Yours faithfully


Jeff Brown
Head of Development Control

Chief Executive: Steve Maxey BA (Hons) Dip LG Solicitor

To see our privacy notice go to:
www.northwarks.gov.uk/privacy



North Warwickshire
Borough Council

Jeff Brown BA Dip TP MRTPI
Head of Development Control Service
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

D Hosker
WHP Telecomms
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

Switchboard : (01827) 715341
Fax : (01827) 719225
E Mail : jeffbrown@northwarks.gov.uk
Website : www.northwarks.gov.uk
This matter is being dealt with by
: Mr J Brown
Direct Dial : (01827) 719310
Your ref :
Our ref :

Date : 11th February 2019

Dear Sirs

Screening Opinion – Proposed Wave Park at Coleshill Manor, Birmingham Road, Coleshill
The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Thank you for your letter of 21 January, as supplemented by the email response of 9 February to my request for additional information. This is a request under Regulation 6 of the 2017 Regulations, for a Screening Opinion as to whether an Environmental Statement should be submitted with any forthcoming planning application.

It is my view that the proposed development does not fall into Schedule One of those Regulations. I agree however that it is one that falls under category 10(b) of Schedule 2, being an urban development project with an overall area of more than five hectares. As such I have to consider whether the proposal would have significant environmental impacts. In this respect I am guided by Schedule Three of the Regulations as well as the appropriate sections of the National Planning Practice Guidance.

In respect of the characteristics of the development then the project as a whole is not sizeable in terms of its area and would be located in an otherwise open area, where there are no existing or approved other developments yet to be commenced or completed. However the site is close to the line of the HS2 railway which will in this location, be constructed on viaducts and embankments. The proposed development is itself largely open with no tall buildings but extensive surface works. There would be no use of natural resources involved or use made of soils, water or bio-diversity. There would however be a loss of agricultural land. It is unlikely that there would be production of waste that would require special or unusual removal or disposal measures. There is unlikely to be to pollution or nuisance. The operation of the use and its associated activity as described, is again not one likely to give rise to major environmental accidents or to cause a risk to human health. In all of these respects I do not consider that there are likely to be significant impacts arising from the characteristics of the development itself.

The location of the development will mean that there would be loss of agricultural land, but it is not graded as the best most versatile land. The site is not identified as being in any local, regional or nationally designated area as far as potential impacts are concerned on heritage; bio-diversity or landscape interests. It is neither within an area identified as being one at risk from fluvial flooding. It is however close to the densely populated Birmingham suburbs of Castle Bromwich and Chelmsley Wood. It is however close to Birmingham Airport and thus

Steve Maxey BA (Hons) Dip LG Solicitor Corporate Director - Environment

To see our privacy notice go to:
www.northwarks.gov.uk/privac

the proposed large expanse of water may have an adverse impact on aircraft safety. In these circumstances however the location of the development is unlikely to give rise to significant impacts.

Potential Impacts are likely however. These are likely to revolve around traffic generation given the significant visitor numbers anticipated; visual impacts, those arising from lighting, and thus the overall impact on the openness of the Green Belt and potential conflict with the five purposes of including land within it. In respect of the matters raised in Schedule Three, those impacts, apart from the traffic generation, are likely to be local in significance and geographic area and irregular in extent and not complex or intense. There would be scope to limit adverse impacts through on-site measures; planning conditions or via a Section 106 Undertaking. However I remain concerned about the traffic issues.

In conclusion therefore I am inclined to the view that the development would be unlikely to cause significant strategic or environmental impacts. There would be local impacts which would need to be addressed with any planning application, but these would not amount to the need for a full Environmental Impact Assessment. I would expect that any application however is supplemented by a suite of documentation which should include a full Transport Assessment; a Landscape and Visual Impact Assessment as well as an Assessment on the impact of a large water body close to the airport.

This would be a new development project with no other similar projects to be considered cumulatively. There are also no other housing or commercial developments that should be considered in respect of assessing cumulative impacts. However I must point out the substantial impact of the construction of HS2 and after completion, its capacity to attract traffic to the nearby UK Central Station to the south of the site.

Taking all of these matters into account I do not consider that the development project as described should be treated as EIA development and thus in my view an Environmental Statement is not required to be submitted alongside any planning application. This can be taken to be the Council's Opinion under Regulation 6.

Yours faithfully

Jeff Brown
Head of Development Control

NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
01/07/2020
PLANNING & DEVELOPMENT
DIVISION

PAP/2019/0496

Emerge Surf – Site Selection Criteria (10 Key Determinants)

1. Proximity to Major UK City – Birmingham, London or Manchester	<ul style="list-style-type: none"> The core purpose of Emerge Surf (ES) is to develop and operate wave parks in urban areas / areas of high population density. Initial focus therefore centred on Birmingham, London and Manchester and in that order given the Founder's knowledge of the Birmingham / West Midlands area. The choice of Wavegarden as preferred technology provider also pointed firmly to the Birmingham area. London is off-limits given Wavegarden's geographic exclusivity agreement with The Wave, and Manchester off-limits given Wavegarden's geographic exclusivity with Surf Snowdonia. ES has a strong preference for sites within 10 miles of the relevant city centre. From a Health & Safety perspective a preference also for relatively self contained sites which can be easily made secure outside opening hours.
2. Local Population Demographics	<ul style="list-style-type: none"> Critical data points relate to population within one hour and two hours drive time of the wave park. Age demographics also important with partial focus on data points for school children and college students within one and two hours drive time of the wave park. Preference for an area demonstrating some population growth and with scope to recruit locally to fill newly created jobs.
3. Transport Infrastructure	<ul style="list-style-type: none"> Preferred locations will evidence strong transport links by road, rail and air and provide an opportunity for access by bicycle and on foot. ES will also favour sites where the operation of a shuttle bus service is feasible, linking the wave park with local public transport hubs.
4. Alignment with Local Authority Strategy	<ul style="list-style-type: none"> ES seeks to work proactively with Local Authorities and local communities. It will therefore prioritise locations where the benefits of the wave park in promoting physical activity, wellbeing and mental health align with the objectives of the relevant Local Authority's strategies for leisure.
5. Land Suitability – Size, Current Use & Purchase Consideration. Green Belt?	<ul style="list-style-type: none"> A large land parcel is required for each wave park development – minimum 15 acres. ES will actively seek opportunities for re-generation, but experience over the last 3 years suggests that this will be extremely challenging given the size of the land parcel required, coupled with the need for proximity to a major city centre. Given that ES will largely be funded by external investors, the affordability of the land parcel is also a major factor. Build costs are very high and each project must generate attractive returns for investors.
6. Land Suitability – Willing Seller	<ul style="list-style-type: none"> In some ways an obvious statement, but ES has identified a number of suitable sites where the landowner was not in a position to sell.
7. Land Suitability – Geotechnical / Topography	<ul style="list-style-type: none"> Preferred sites will be approximately flat and from a geological perspective need to support a large and heavy water-body.
8. Land Suitability - Services	<ul style="list-style-type: none"> Preferred sites need to meet relevant requirements in terms of power, water and drainage and to provide acceptable access – both for construction traffic and in due course for users of the facilities at the wave park.
9. Wavegarden	<ul style="list-style-type: none"> Wavegarden is a key partner for ES. As a consequence sites that Wavegarden is comfortable with will be preferred.
10. Birmingham Commonwealth Games	<ul style="list-style-type: none"> ES is in positive discussions with Neil Carney - Programme Director for the Birmingham Commonwealth Games with a view to surfing featuring as an exhibition sport based at the wave park. NC understands that the proposed wave park is subject to planning approvals, but has confirmed in principle that he is comfortable with the Coleshill Manor site.

Emerge Surf – Site Assessment by Phase

Phase	Site Location	Dates	Working in conjunction with	Key Contacts	Comments
A	1. The National Exhibition Centre	April 2017	Birmingham City Council	Waheed Nazir Neil Rami John Hornby (formerly COO The NEC Group)	<ul style="list-style-type: none"> Land parcel identified within the NEC Complex towards the northern boundary and currently forming overflow car parking.
B	1. Land within Lickey Hills Country Park. 2. Land adjacent to the Boardman Performance Centre, The Valley, Evesham, Worcestershire. 3. Re-purposing of a part of Arrow Valley Lake, Redditch, Worcestershire. 4. Land forming a part of Webbs Garden Centre, Wychbold, Worcestershire. 5. Land at Alvechurch (Junction 2 of the M42)	November 2017	Bromsgrove & Redditch Council	John Godwin (Head of Leisure & Cultural Services)	<ul style="list-style-type: none"> Local Authority owned. Property developer owned. Local Authority owned Owned by the Webb family. Property developer owned.
C	1. Land at The Belfry. 2. Land at Hams Hall. 3. Land at Kingsbury Water Park.	November 2017	North Warwickshire Borough Council	Steve Maxey Dorothy Barratt	<ul style="list-style-type: none"> Proposed redevelopment of 3rd golf course.
D	1. Land at The Belfry (See above). 2. Land at Kingsbury Water Park (See above). 3. Wyevale Garden Centre Marston Green. 4. Wyevale Garden Centre Bourneville. 5. Wyevale Garden Centre Shenstone 6. Drayton Manor Park. 7. Recon Training Centre Bodmoor Heath. 8. Hatchford Brook Golf Course. 9. Cerberus land assets. 10. Coleshill Manor.	June 2018	Colliers International	James Shorthouse Paul Hands	<ul style="list-style-type: none"> Initial 'long list' produced by Colliers acting as land agents for Emerge Surf.

Emerge Surf – Individual Site Analysis

Phase & Site	Proximity to Birmingham	Population Demographics	Transport Infrastructure	Alignment LA Strategy	Size & Cost	Services	Green Belt?	Willing Seller?	Geotech / Topography	Supported by Wavegarden?	Suitability Commonwealth Games	Overall
1. The NEC	●	●	●	●	●	●	No	●	●	●	●	●
2. Lickey Hills	●	●	●	●	?	?	Yes	?	●	●	●	●
2. Evesham	●	●	●	●	?	●	No	?	●	●	●	●
2. Arrow Valley Lake	●	●	●	●	●	?	No	●	●	●	●	●
2. Wychbold	●	●	●	●	●	●	Yes	●	●	●	●	●
2. Alvechurch	●	●	●	●	●	?	Yes	●	●	●	●	●
3. The Belfry	●	●	●	●	?	●	Yes	●	●	●	●	●
3. Hams Hall	●	●	●	●	?	?	No	?	●	●	●	●
3. Kingsbury Water Park	●	●	●	●	●	?	Yes	?	●	●	●	●
4. Wyevale Bourville	●	●	●	●	?	?	No	●	●	●	●	●
4. Wyevale Marston Green	●	●	●	●	?	?	Yes	●	●	●	●	●
Wyevale Shenstone	●	●	●	●	?	?	Yes	●	●	●	●	●
4. Drayton Manor	●	●	●	●	●	?	Yes	?	?	●	●	●
4. Bodymoor Heath	●	●	●	●	?	?	Yes	?	●	●	●	●
4. Hatchford Brook	●	●	●	●	?	?	Yes	●	?	●	●	●
4. Cerberus land assets	●	●	●	●	?	?	No	●	?	?	●	●
4. Coleshill Manor	●	●	●	●	●	●	Yes	●	●	●	●	●

Emerge Surf – Summarised Reasons for Discounting Individual Sites (1 of 2)

1. Discounted - Land at The National Exhibition Centre	<ul style="list-style-type: none"> Strongly preferred location for Birmingham City Council. Discussions reached an advanced stage, with specific land parcel identified within the NEC Complex. ES presented to a team from the NEC Group led by John Hornby (then COO). Hornby confirmed his desire to see the wave park at the NEC. Land in question was overflow car parking and opportunity ultimately fell away due to a commitment from Birmingham City Council to the NEC Group to maintain a specific number of parking spaces. Efforts to identify other suitable land parcels either within or immediately adjacent to the NEC complex proved unsuccessful.
2. Discounted - Lickey Hills Country Park	<ul style="list-style-type: none"> Discounted primarily for 3 reasons: <ol style="list-style-type: none"> Distance from Birmingham and therefore less attractive as a potential Commonwealth Games venue. Wavegarden's strong preference to avoid sites to the south of Birmingham, given perceived competition with The Wave development close to Bristol. Concerns over topography (hilly).
3. Discounted - Boardman Performance Centre, Evesham	<ul style="list-style-type: none"> Improved topography bench-marked against Lickey Hills location, but concerns remain over: <ol style="list-style-type: none"> Distance from Birmingham. Wavegarden's lack of support for the location for the reasons set out above.
4. Discounted - Arrow Valley Lake, Redditch	<ul style="list-style-type: none"> This site again not favoured by Wavegarden, but other than that a relatively attractive option. Discussions with Bromsgrove & Redditch Council ultimately broke down due to existing tenancy agreements for the lake in respect of fishing and sailing.
5. Discounted - Land at Webbs Garden Centre, Wychbold	<ul style="list-style-type: none"> Attractive option where discussions reached an advanced stage with Heads of Terms executed. Wavegarden again nervous given fears over competition for The Wave, Bristol. The landowners (the Webb family) ultimately decided not to proceed due to a decision to focus instead on acquisition opportunities from the Wyevale garden centre portfolio.
6. Discounted - Land at Alvechurch adjacent to J2, M42	<ul style="list-style-type: none"> Attractive option where discussions again reached a relatively advanced stage. Property developer landowner ultimately decided not to proceed given complexities in unwinding an existing option previously granted on the land parcel.
7. Discounted - Land at The Belfry	<ul style="list-style-type: none"> Attractive option but no interest from private equity owner.
8. Discounted - Land at Hams Hall	<ul style="list-style-type: none"> Discounted primarily for 3 reasons: <ol style="list-style-type: none"> Distance from Birmingham – more than 10 miles. Predominantly industrial land use. Potential concerns over land contamination. Wavegarden also lukewarm on this site for the reasons above.

Emerge Surf – Summarised Reasons for Discounting Individual Sites (2 of 2)

9. Discounted - Land at Kingsbury Water Park	<ul style="list-style-type: none"> • Reasonably attractive option with concerns over: <ol style="list-style-type: none"> 1. Increased distance from Birmingham bench-marked against Coleshill Manor. 2. Ability to secure an appropriate land parcel. 3. Non stand-alone location and as a consequence greater challenges in securing the wave park outside of operating hours.
10. Discounted - Wyevale Garden Centre, Bournville	<ul style="list-style-type: none"> • No interest from landowner when approached by land agent.
11. Discounted - Wyevale Garden Centre, Marston Green	<ul style="list-style-type: none"> • No interest from landowner when approached by land agent.
12. Discounted - Wyevale Garden Centre, Shenstone	<ul style="list-style-type: none"> • No interest from landowner when approached by land agent.
13. Discounted - Drayton Manor Park	<ul style="list-style-type: none"> • Reasonably attractive option with concerns over: <ol style="list-style-type: none"> 1. Increased distance from Birmingham bench-marked against Coleshill Manor. 2. Ability to secure an appropriate land parcel. 3. Non stand-alone location and as a consequence greater challenges in securing the wave park outside of operating hours.
14. Discounted - Bodymoor Heath	<ul style="list-style-type: none"> • Discounted given major concerns over flood risk – location and much of surrounding area were experiencing severe flooding at the time of ES site visit.
15. Discounted - Hatchford Brook Golf Course	<ul style="list-style-type: none"> • Municipal (Local Authority owned) golf course. • Approach from Land Agent confirmed no political appetite to re-purpose to wave park.
16. Discounted - Cerberus Land Assets	<ul style="list-style-type: none"> • No interest from Cerberus when approached by land agent.

DRAFT HEADS OF TERMS

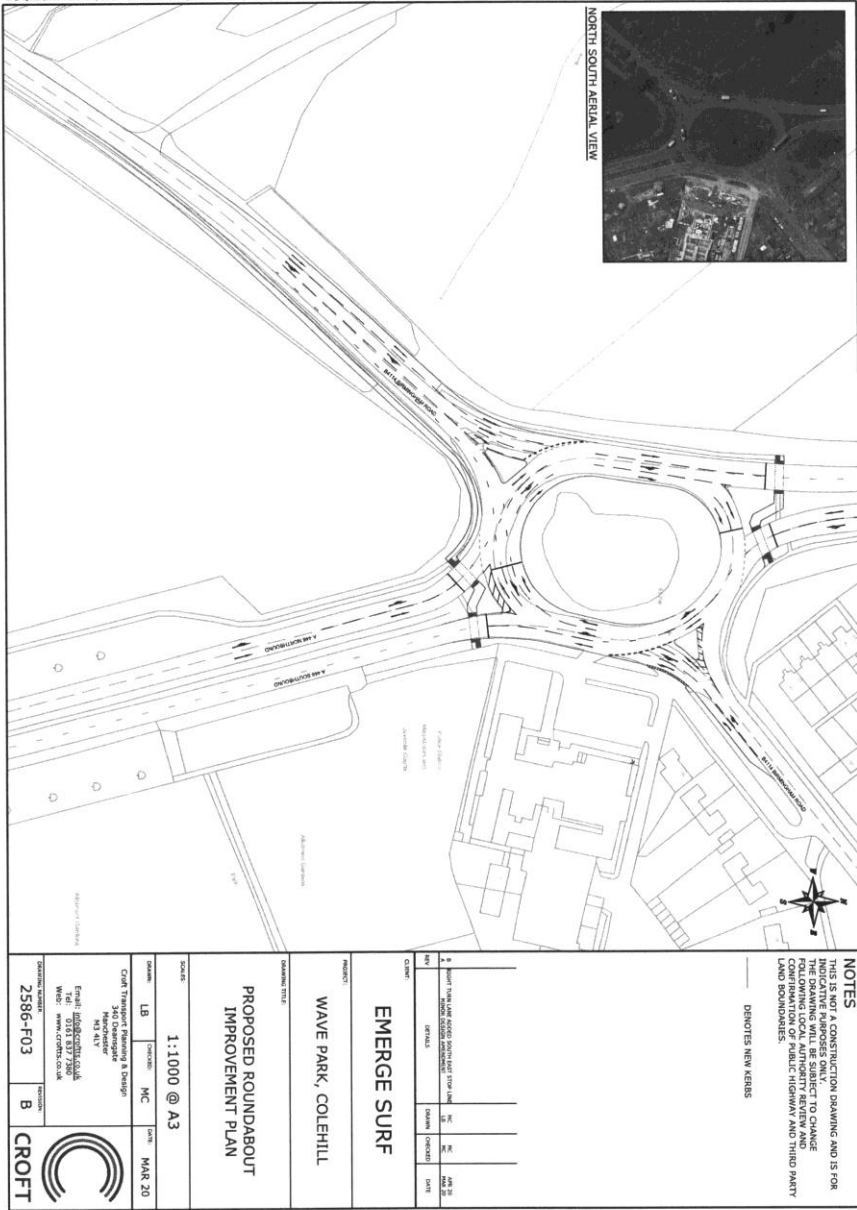
RECREATIONAL SURFING CENTRE & ASSOCIATED INFRASTRUCTURE, COLESHILL MANOR

PLANNING APPLICATION PAP/2019/0496

The Parties	(1) Warwickshire County Council; and (2) The Urban Surf Company Limited trading as Emerge Surf ('Emerge Surf')
The Proposed Development	The proposed recreational surfing centre and associated infrastructure on land at Coleshill Manor, Warwickshire, B46 1DF
The Agreement	<p>In order to deal with the anticipated impacts of the Proposed Development to the highway network, Warwickshire County Council and Emerge Surf have agreed to a reasonable and proportionate contribution ('the Contribution') to be paid by Emerge Surf to Warwickshire County Council towards the cost of schemes identified to mitigate the cumulative impact of the Local Planning Authority's planned growth as set out in the emerging Local Plans.</p> <p>The amount of the Contribution is considered by both parties to be:</p> <ul style="list-style-type: none"> (1) Directly related to the Proposed Development; and (2) Fair and reasonable related in scale and kind to the Proposed Development.
The Works	<p>The Contribution monies shall be applied towards the costs of the following works:</p> <ol style="list-style-type: none"> 1. A section of new footway to B4114 Birmingham Road at a cost of £75k - costings confirmed by Croft Transport. <p>Provision of shared pedestrian/cycleway along the B4114 Birmingham Road west for a distance of circa 280 metres from its junction with the A446 Stonebridge Road/B4114 Birmingham Road roundabout.</p>

	<p>2. Staggered crossing to A446 at a cost of £90k - costings confirmed by Croft Transport.</p> <p>Provision of signalised Toucan crossing on the northern arm of the A446 Stonebridge Road/B4114 Birmingham Road roundabout. This including the provision of signal equipment and associated dropped kerbs, tactile paving and central island. The crossing is shown on Drawing 2586-F03B below.</p> <p>3. Contribution towards the costs of the broader roundabout signalisation scheme, consistent with mitigating Emerge Surf's traffic impacts at a cost to Emerge Surf of £185k.</p> <p>Improvement at the existing A446 Stonebridge Road/B4114 Birmingham Road roundabout as displayed in Drawing 2586-F03B. The full scheme involves the provision of the following:</p> <ul style="list-style-type: none"> • Full conversion of the junction to signal control operation; • Widening on the A446 Stonebridge Lane northbound approach to the roundabout; • Widening on westbound and eastbound approaches of the B4114 Birmingham Road; • Reduction in size of roundabout island to provide additional circulatory lanes; • Provision of signal-controlled pedestrian crossings on the northern and southern A446 Stonebridge Road arms of the roundabout.
The Contribution	In total £350,000
Timing of Payment	<p>The Contribution shall be paid in three tranches as follows:</p> <p>(1) The first tranche in the sum of £150,000 within 5 working days from the date upon which the proposed recreational surfing centre opens to the public (estimated February / March 2022).</p> <p>(2) The second tranche in the sum of £100,000 within 5 working days of the first anniversary of the recreational surfing centre opening to the public.</p> <p>(3) The third and final tranche in the sum of £100,000 within 5 working days of the second anniversary of the recreational surfing centre opening to the public.</p>
Repayment	<p>In the event that the Works have not been completed within five years from the date of the final payment, Emerge Surf shall be entitled to the repayment of all monies paid to Warwickshire County Council pursuant to this Agreement.</p>

Other Conditions	The Proposed Development shall not be brought into use until space has been provided within the site for the parking of vehicles in accordance with details to be approved in writing by the Local Planning Authority, as indicated on submitted plan BIR-DR-SRARC-01000 rev R06
------------------	--



NOTES
 1. CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY.
 THE DRAWING WILL BE SUBJECT TO CHANGE WITHOUT NOTICE.
 CONSTRUCTION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.
 — DENOTES NEW KERBS

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/03/20	MC	MC	MC	ISSUED FOR CONSTRUCTION

EMERGE SURF

PROJECT: WAVE PARK, COLEHILL

PROPOSED ROUNDABOUT IMPROVEMENT PLAN

SCALE: 1:1000 @ A3

DATE	LB	ISSUED	MC	DATE	MARK 20
CRAFT Transport Planning & Design					
3rd Floor, 100, High Street, Colehill, Southampton, SO9 4RT					
Email: info@crafterd.co.uk					
Tel: 01875 837200					
Web: www.crafterd.co.uk					
PROJECT NUMBER	2586-F03				SECTION
	B				CROFT