

(7) Application No: PAP/2019/0455

The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR

Demolition of existing nightclub and remodelling of existing golf course, erection of new hotel and leisure buildings, car parking and access works, replacement water treatment works and associated landscaping, for

TB Operations Limited

Introduction

This application was reported to the September Board and it resolved to undertake a site visit prior to determination. That has now taken place and the case is referred back to the Board.

Members are reminded that the application is caught by the 2009 Direction which means that whilst the Council is free to refuse planning permission, it has to refer the matter to the Secretary of State should it be minded to support the proposals. This is because of the scale of the proposed project within the Green Belt.

A copy of the previous report is attached at Appendix A. As the site visit took place after the date for the preparation of this report, a separate note will be circulated at the meeting.

Members are asked to refer to Appendix A for a description of the proposal and for the relevant policies of the Development Plan in the determination of the application.

There have been no changes in those policies since the September meeting nor indeed to any of the other relevant material planning considerations.

Consultation Responses

Warwickshire County Council as Lead Local Flood Authority – No objection subject to a standard condition

Warwickshire County Council (Rights of Way) - No objection

Warwickshire County Council as Highway Authority – No comments yet received

Warwickshire Fire and Rescue Service – No objection subject to a standard condition

County Archaeologist – No comments yet received

Environmental Health Officer – No comments yet received

Sport England – It does not wish to raise an objection

Highways England – No objection

Representations

Two letters of support from local residents have been received

Observations

a) Green Belt – Appropriate or Inappropriate Development

The site is in the Green Belt. The erection of new buildings here is defined as being inappropriate development by the NPPF. As such there is a presumption of refusal in this case because the proposal is for new built development. This presumption arises because of the substantial harm caused by that inappropriateness.

The NPPF however does define a number of exceptions when new buildings might not be inappropriate development and thus not carry the presumption. In this case there are two obvious exceptions that might apply. The first is where the buildings are extensions to an existing building. This is the case here. However the exception is conditioned in that for it to apply, the extensions have to be not disproportionate to the original building. This is not the case here as the original building has already been substantially extended by fact and by degree over the last fifty years. That original building is essentially the central portion of the main north facing elevation around which the site has developed over recent years. The second exception is where the new building is a replacement building. This too is conditioned such that the replacement has to be not materially larger than the one it replaces and its use has to be the same. One part of this current proposal does involve the demolition of a building – the Bel Air night club - and its replacement. However it is arguable whether the proposed new bedroom and ballroom building is in the same Use Class as the night club. Regardless of this, the new building is physically materially larger by fact and by degree in terms of footprint, volume, scale and massing. As a consequence of these matters, it is not considered that the proposal falls into either of these exceptions.

It is necessary to explore the other exceptions too in order to fully satisfy the issue of whether the proposal is inappropriate development. The buildings are not considered to be directly associated with outdoor sport and recreation activity or uses. The site is indeed a major golfing centre and accommodation could be considered to be linked to this. However the holding operates as a hotel as well as a golf centre and the proposals here are very much focussed on that element – bedrooms and a ballroom. The description itself is for new hotel buildings and even the leisure facilities proposed are for indoor facilities. It is not considered reasonable for the proposal to be attributed as being appropriate development by falling under this exception. The other possible exception is where the proposal is for the partial redevelopment of previously developed land. The proposal is for demolition, but even if the site was found to be previously developed land as defined by the NPPF, the new works do not accord with the condition of not affecting openness for the reasons set out earlier.

In conclusion therefore it is concluded that the proposal is for inappropriate development in the Green Belt. The applicant also acknowledges that this is the case. As such it does carry a presumption of refusal.

At this stage it remains as a presumption. The Board will need to assess the material planning considerations that are put forward by the applicant to see if they clearly outweigh all of the harms caused including that on the Green Belt. If they do, then they

would amount to the very special circumstances necessary to support the proposal. This therefore involves taking a decision on the balance between harms on the one side and other considerations including benefits on the other. This process will now follow.

b) Green Belt Harm

Inappropriate development causes substantial harm to the main characteristics of retaining land within a Green Belt – its openness and its permanence. This is harm by virtue of the definition explored above. It is also necessary to establish the level of actual harm to the two characteristics set out above.

In this case the development proposed will be for permanent buildings and these would be large. As such there is immediate actual harm to the Green Belt. In order to establish the weight to be given to this actual harm, the impact on the openness of the Green Belt will need to be considered - the greater the impact, the greater the weight that it has to be given. There is no definition of openness in the NPPF but it is generally taken in planning terms to mean the absence of development. In this case there will be new development where there is none already and so there will be an adverse impact on openness. The Government has however provided guidance to assist on the “openness” issue. Firstly, it has a spatial element. Here new buildings are to be developed where there are none presently. Even taking into account the demolition proposed, the scale of the new spreads over a much larger area and onto land where there has never been any buildings. The extent of this new building is also located at either end of the present range of buildings. This therefore extends the extent of existing buildings well beyond the range of existing built form and materially extends or elongates that range particularly when viewed from the north. This is exacerbated by the heights of the new buildings in that the perception of openness is further reduced because of the three dimensional element. Secondly, there is a visual element to openness. In this case, the wider setting of the existing range of buildings would look materially different. This is not a limited change but one that would be clearly noticeable.

Views around the site and not just in the immediate area would change as would the views when the site is entered. Thirdly the matter of permanence is raised. If the proposal is for a temporary use or one involving partial remediation of a site, then the impact on openness may not be long lasting. That is not the case here. Finally there is the impact of the actual use of the buildings on openness – e.g. extra traffic, more parking spaces, human and vehicular movement and activity. That would be the case here. The existing site is heavily used and active, but the development would further increase the level of activity and widen its impact. As a consequence of all of these matters it is concluded that the proposal will have an adverse impact on openness. It will not preserve it. The issue then becomes what is the weight to be given to that impact.

To do so, it is necessary to understand the setting and context of the site. Here the existing range of buildings is located to a certain extent in a “bowl” with higher land to the north and on either side. The topography thus limits the perception of openness when looking out from inside the site and the range of buildings is not that visible when looking into the site from outside. There is extensive tree cover to the south and along its main boundaries to the adjoining roads. These are significant visual barriers. There is also substantial road infrastructure in the locality; the prospect of the HS2 line to the immediate east and south as well as significant traffic movement. It is in all of these circumstances that the level of adverse harm to the openness of the Green Belt hereabouts is not considered to be substantial. That harm is very much limited to the

site itself and is thus largely self-contained. As a consequence it is considered that the level of the harm to openness is moderate. It is not limited harm, because of the physical size and spread of the proposed development. This conclusion is compliant with that arising from the last 2017 scheme. There was limited harm found in that case. The change to moderate harm here is solely because of the extensions into open land on either side of the main complex unlike that in 2017 where the proposals were very largely self-contained within the existing envelope of the built form.

Members will also know too that harm can be caused if there is conflict with the five purposes of including land within the Green Belt. It is not considered that there would be such a conflict here. The site is unconnected to or linked to large built up areas nor does it have a neighbouring town. The land has no role in preserving the setting of an historic town and the uses proposed have already been established on the site for some time. It could however be said that the land does assist in safeguarding the countryside from encroachment but the setting here is an artificial landscape and the scale and variety of the uses at the site is already established. In these circumstances it is agreed with the applicant that there is no material conflict with the purposes of including land within the Green Belt and thus no harm in this respect.

In terms of Green Belt harm therefore there is the substantial harm caused by definition and the moderate harm actual harm to openness that is caused. In overall terms the total Green Belt harm is thus substantial.

c) Other Harms

The scale of the proposals will have a landscape and visual impact. In landscape terms the site is located within the "Middleton to Curdworth – Tame Valley farmland" landscape character area as defined in the 2010 Assessment. This describes the area as having a gently undulating and open arable appearance with small hamlets and scattered farmsteads. There is reference to the country lanes, their banks and hedgerows in comparison with the significant main road infrastructure and the lines of pylons. There is also reference to the presence of golf courses. It is agreed with the applicant that there would not be significant harm to this overall landscape character. This is because of the topography referred to above and the development is contained within an existing man-made site that already contains a significant amount of large built development. Because the site is self-contained, it is agreed that the development could be absorbed into the landscape. Any impacts would be local to the site. As such it is considered that there would be limited landscape harm. The same conclusion would apply to any visual harm. The change introduced through the application does little to change the overall visual impression of a golf course with a hotel complex.

The proposals will extend lighting over a wider area. This is important here because the new bedroom block in particular will face north away from the main hotel complex. However given the substantial tree and hedgerow cover there would be a limited impact and that would be contained within the site itself. With advances in lighting specifications and the ability to condition external lighting design, it is considered that any adverse impacts can be mitigated and thus the level of harm would be limited. Given the consultation responses so far received, it is not considered that there is unacceptable harm caused in respect of flooding and surface water drainage or from the more general leisure/recreation interests.

There are no heritage assets on site or in the immediate vicinity of The Belfry and thus any heritage harm is considered to be less than substantial. The response from the

County Archaeologist has not yet been received, but he has not expressed any interest in the applications received in the past few years – notably for major new developments approved in 2007 and 2017. This is due to the fact that the site has already been artificially altered and engineered through the establishment of the golf courses and past built developments. If there was to be an interest expressed that could be safeguarded through a pre-commencement survey condition.

There are no unacceptable ecological impacts. The site of the new developments is wholly man made of low bio-diversity interest. These include car parking areas; artificially created and manicured grassed areas as well as a number of buildings. The applicant's survey work did not establish matters that would prevent the development from continuing. Some mitigation measures can be added by planning condition as well through new landscaping.

The Environmental Health Officer has not commented but has been involved in scoping the Noise Assessment prepared by the applicant. However there were no issues arising from the 2007 and 2017 proposals which gave rise to similar issues. This is not surprising as any construction impacts would be limited to the site itself and noise emissions would be better contained in the insulation measures to be inserted into a new purpose built building as opposed to the present old building. There are also very few local residents and impacts are not likely to be greater or of a different nature to those presently experienced. There have no complaints in recent years that have involved Environmental Health legislation or informal involvement. It is concluded therefore that there would limited harm arising.

It is noteworthy that Highways England has not objected. Whilst the County Council has not yet responded, the access alterations within the application have been negotiated with the applicant at pre-application stage. An objection in principle is thus not expected. Moreover there were no objections to the 2017 proposals which were of a similar nature. The access alterations now proposed are considered to be a betterment as they remove the right hand turn for vehicles exiting the site. In the circumstances it is anticipated that planning conditions will suffice. If this is the case then the level would be limited.

d) The Harm Side of the Planning Balance

In overall terms therefore the harm side of the balance comprises substantial Green Belt harm but with all other harms being limited in weight.

e) The Applicant's Case

The applicant has out forward three main considerations.

The first is that the existing site already contains lawful hotel and leisure uses. The scale of these is significant and they have been approved in the Green Belt. Additionally he refers to two proposals which, although they have not been implemented, have both been supported by the Council and the Secretary of State. The last reference is due to the referrals of those two major redevelopment schemes to him in 2007 and 2017. He did not express a need to intervene. The applicant points out that the current scheme seeks to introduce a greater volume of built development than the 2017 scheme, but that it is still far less than that of the 2007 scheme. In his view these cases act as a precedent. This consideration is considered to carry significant weight as the site has similar lawful uses and the Council has supported the scale of the current proposals in the past.

The second consideration relates to the economic and tourism benefits of the scheme. The site currently employs 728 members of staff and the proposal could lead to a further 149 job opportunities. The supply chain expenditure is considerable with suppliers who are local to the site. It is said that the proposals would enable The Belfry to maintain and improve on its local economic outputs to the benefit of the local economy. In terms of tourism impacts the applicant estimate that occupancy rates would increase up to 80% and that an additional £8 million of tourist expenditure would be introduced to the local area. The case put forward is evidenced in more detail at Appendix B. It is considered that this consideration should carry substantial weight due to the significance of these matters to the local economy. They would fully accord with the relevant Development Plan policies and the equivalent sections of the NPPF.

The final consideration is related to the one above but recognises the importance of the National and International Belfry “brand” to North Warwickshire. It has the ability to attract inward investment through its world class golf centre, unlike other golf courses or hotels in the Borough. In order to continue and to market this “brand”, the owners have to offer high quality flexible facilities for high profile golf events as well as for corporate functions. It is considered that this matter carries substantial weight as the site is a unique one and as such is very much a “destination” led site that benefits the Borough.

As a consequence of these matters it is considered that cumulatively they do carry substantial weight.

f) The Final Planning Balance

The Board now has to assess where the final planning balance lies between the identified harms on one side and the applicant’s considerations on the other. The NPPF requires that in order to support a development in these circumstances, the applicant’s consideration and benefits of the scheme should “clearly” outweigh the level of the identified harm. In this case it can be seen that there is substantial Green Belt harm on one side and that there are substantial benefits on the other. This may not suggest that there is a “clear” difference between the two sides, but attention is drawn to two matters.

The first is that the substantial Green Belt harm arises from the definitions in the NPPF. The actual level of Green Belt harm is moderate due to the site specific matters of the location. This is considered to be the more appropriate and relevant measure. The second is the significance of The Belfry as a unique brand which not only sets it out as being above other sites and locations but it has an International weight which opens other opportunities unavailable at other locations. In these circumstances it is considered that the benefits do clearly outweigh the harms. As such they would be the very special circumstances necessary to support the development.

As can be seen above there are still outstanding consultations. Given past experience with the recent 2017 application it is not considered that these would give rise to matters of principle. As a consequence the recommendation below recognises this position.

Recommendation

Subject to there being no objections from the Highway Authority, the Environmental Health Officer and the County Archaeologist that cannot be resolved through amended

plans or through planning conditions, the Council is minded to support the proposals subject to the following conditions and that on confirmation of there being no outstanding objections, delegated authority be given to refer the matter of the Secretary of State under the 2009 Direction.

1. Standard Three year condition
2. Standard Plan numbers condition - the plans received on 2/8/19 and 16/9/19

Pre-Commencement Conditions

3. No development shall commence on site other than demolition works 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. The scheme shall subsequently be implemented in full in accordance with the approved details. The scheme shall be submitted with the attached information:
 - Ground Investigation details and infiltration testing in accordance with BRE 365 guidance
 - Demonstration of accordance with CIRIA Report C753
 - Demonstration that the discharge to the Moxhull Brook is to be limited in all rainfall events up to and including the 100 year plus 405 (allowance for climate change) critical rain storm to 50% of the calculated pre-development brownfield runoff rate
 - Demonstration of accordance with Science Report SC030219 Rainfall Run off Management for Developments.
 - Detailed design plans, network details and calculations of the surface water drainage scheme including details of all attenuation and outfall arrangements.
 - Details showing the allowance for exceedance flow and overland flow routing.

REASON

To prevent the increased risk of flooding; to improve and protect water quality and to enhance habitat and amenity.

4. No development shall take place on site other than demolition until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall then not be occupied until the approved scheme has been fully implemented to the written satisfaction of the Local Planning Authority.

REASON

In the interests of Public Safety from fire and the protection of emergency fire fighters.

5. No development shall take place on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. Only the measures and details set out in the approved Plan shall then be implemented and they shall remain in force until the construction is completed.

REASON

In the interests of the amenities of the area; highway safety and to reduce the risks of pollution.

6. No development shall take place other than demolition until an intrusive ground investigation has been carried out in order to determine the geotechnical and geo-environmental properties of the soils beneath the site. This shall be forwarded to the Local Planning Authority and works shall then only proceed on the basis of details as agreed in writing by the Local Planning Authority.

REASON

In the interests of sustainable development

7. No development shall take place on site other than demolition until details of mitigation measures for bat roosts, bird nesting boxes and for hibernating reptiles and amphibians have first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then be installed and there shall be no occupation of the buildings hereby approved until these measures have been so implemented.

REASON

In the interests of enhancing and sustaining bio-diversity on the site.

Pre-Occupation Conditions

8. There shall be no occupation of the development until a detailed maintenance plan written in accordance with CIRIA C753 has first been submitted to and approved in writing by the Local Planning Authority. Only the approved plan shall be implemented.

REASON

To ensure the future maintenance of the sustainable drainage structures.

9. There shall be no occupation of the bedroom and ballroom buildings until the mitigation measures set out in the Noise Assessment Report Rev 3 dated 19/7/19 have been implemented in full to the written satisfaction of the Local Planning Authority.

REASON

In the interests of reducing the risk of noise pollution

10. There shall be no occupation of the buildings hereby approved until the mitigation measures set out in the Air Quality Assessment Rev2 dated 26/9/19 have been fully implemented to the written satisfaction of the Local Planning Authority.

REASON

In the interests of reducing the risk of pollution.

11. There shall be no occupation of any of the buildings hereby approved until a scheme for the community use of the indoor leisure facilities has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall remain in operation at all times

REASON

In the interests of the enhancement of community facilities in the locality

Other Conditions

12. All works to and close by existing trees together with new planting shall be undertaken in accordance with the Arboricultural Method Statement and the tree protection measures, received by the Local Planning Authority on 16/9/19

REASON

In the interests of the amenities of the area and to enhance bio-diversity on site.

13. All external lighting to be included in the development hereby approved shall be undertaken in full accordance with the Illumination Impact Profile dated 13/8/19.

REASON:

In the interests of reducing the risk of light pollution
Together with other conditions required by the outstanding consultees

Notes:

1. The Local Planning Authority has met the requirements of the NPPF through early pre-application meetings, engagement to discuss the technical issues involved and to resolve planning issue so as to lead to a supportive outcome
2. Any works to the Moxhull Brook will be likely to require Land Drainage Consent from the Warwickshire County Council prior to construction.

BACKGROUND PAPERS

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

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Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	2/8/19
2	LLFA	Consultation	21/8/19
3	Applicant	E-mail	4/9/19
4	LLFA	Consultation	17/9/19
5	Sport England	Consultation	12/8/19
6	Sport England	Consultation	23/8/19
7	Warwickshire Fire and Rescue	Consultation	3/9/19
8	Highways England	Consultation	27/8/19
9	Local Resident	Representation	21/8/19
10	Local Resident	Representation	13/8/19

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.

General Development Applications

(#) Application No: PAP/2019/0455

The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR

Demolition of existing nightclub and remodelling of existing golf course, erection of new hotel and leisure buildings, car parking and access works, replacement water treatment works and associated landscaping, for

TB Operations Limited

Introduction

The receipt of this application is reported to Members at this time for information. A determination report will be prepared for a further meeting once the consultation period has concluded. In the interim it is recommended below that the Board visit the site prior to that meeting

In advance of that determination Members should be aware that this application is "caught" by the 2009 Direction which means that whilst the Council can refuse planning permission, it cannot grant a permission without prior referral of the case to the Secretary of State to see if he wishes to determine the case himself. This is because of the scale of the development proposed within the Green Belt.

Additionally Members should be aware that a Screening Opinion was requested by the applicant prior to submission under the Environmental Impact Assessment Regulations.

The reply indicated that there were unlikely to be significant environmental impacts arising from the proposed development and thus an Environmental Statement was not required to be submitted with the application. Any impacts arising were all considered to be local in scale. As can be seen below however, a substantial amount of supporting documentation has been submitted with the application.

Members as well as being able to view the application online may also wish to see a hard copy of all of the application documents and plans. These are available in the Planning Division.

The Site

This large hotel and golf club complex is located about a kilometre north of Junction 9 of the M42 Motorway at the roundabout junction of the A446 Lichfield Road and the A4091 Tamworth Road. These roads bound two of the site boundaries, with Brick Kiln Lane and Wishaw Lane to the north. The entire site including its three golf courses, occupies an area of 220 hectares. It is wholly in open countryside with a few surrounding scattered residential properties. The land rises noticeably from the site's southern tip – the roundabout – towards higher ground to the north-west.

The Belfry currently comprises a 319 bedroom hotel; a 25,000 square feet fitness centre, 20,000 square feet of meeting space with supporting facilities, a golf centre, the UK and European HQ of the Professional Golfers Association (PGA), as well as the PGA training Academy and the Bel Air night club. There are three golf courses, including the Brabazon which has hosted four Ryder Cup matches, the Derby and the PGA National course as well as a driving range.

The hotel and other buildings as described above are all towards the southern end of the site with the three courses extending to the north. The driving range adjoins the boundary with the A446. The main access into the site is off the A446 and there is a secondary "service" access off the A4091.

A site Location Plan is attached at Appendix A.

The Proposals

These all relate to the area around the present built footprint on the site. They include:

- A new 600 person capacity ballroom and co-joined 149 guest bedroom wing in place of the existing Bel-Air night club building and car park which is to be demolished
- A new leisure building incorporating a family swimming pool, gym, studio rooms and café to the north-east of the existing hotel building on the final hole of PGA National course.
- The re-configuration of this 18th hole.
- 215 additional parking spaces to the east of the driving range and a further 75 in place of the existing tennis courts at the north end of the site giving, with the loss of the Bel-Air spaces, a net gain of 181
- A new landscaping scheme will include 120 new trees around the new buildings.
- There would be an upgrade of the existing water treatment plant on the site
- The existing access would remain as the primary access into the site but with alterations so that there is a left turn out only arrangement. Staff and service and refuse deliveries would still use the secondary access off the A4091. Access to the new Leisure facility for members not staying at the hotel would also be from here.

A plan illustrating the general disposition of these various elements is at Appendix B.

The major building work is the demolition of the Bel-Air night club and removal of its car park and the erection of the ballroom and hotel bedroom accommodation. This would all be provided in one new flat roof building extending west from the main hotel towards the main access onto the A446 and overlooking the 10th fairway of the Brabazon golf course. It would measure some 160 by 45 metres with the ballroom being 10 metres tall and the three storey bedroom block being 17 metres tall at its closest to the ball room

and 15 metres at its northern end. The height difference is because of the fall in ground levels, but in effect there would be a common roof line throughout. The plant and equipment rooms would be at lower ground level again making use of the fall in ground levels. A variety of materials are to be used - but they are predominantly light coloured bricks, timber, glass and grey aluminium. Car parking and access to the ballroom would be on its southern side.

The long elevations of this block are at Appendices C and D with more detailed sections of the elevations at E and F with an illustration at G.

The second new large building would be a new detached leisure centre located at the other end of the existing hotel beyond the golf centre and on the final hole on the PGA course. This would measure around 70 metres by 40, thus being more square than the other building. It would be 12 metres at its tallest. However the building is made up of a series of different "blocks" each with different roof plans and sizes. It is best understood through a series of illustrations at Appendices H and I. It too would be constructed in a variety of materials, but predominantly timber and grey steel cladding.

Cross sections through the site illustrating these two new buildings are at Appendix J.

A number of documents are submitted in support of the proposals. These are referred to below.

A Transport Statement has looked at the existing arrangements as well as the operation and management of the existing car parking provision. It concludes that with the proposed alteration to the A446 primary access as described above, there would be no significant impact on the capacity of the highway network. Additionally the secondary access can continue to be used. Present car parking provision is operating well and even at peak times there is 89% usage. It concludes that with the additional provision being made there will be sufficient space on site bearing in mind too that taxi services and bus/coach hire does lessen the overall parking requirement.

A Landscape and Visual Impact Assessment concludes that because of the size of the proposals there will unavoidable direct landscape and visual adverse impacts arising. However the overall conclusion is that because of the topography of the area, the established perimeter and onsite woodlands, the lack of public footpaths and neighbouring residential property, these impacts are likely to occur only at local and site level. The built form would be contained within the already "artificial" landscape of the golf complex.

An Archaeological Appraisal points out that the site does not contain any designated heritage assets and that the proposals would not affect the setting of any surrounding designated heritage assets. In terms of non-designated assets there is considered to be low potential for underground remains because of the already engineered landscape. No further evaluation work is recommended.

An Arboricultural Assessment points out that some thirty trees would be lost as a consequence of the proposals – these are largely to the south of the site of the Leisure Building and around the Bel-air night club. However it concludes that new landscaping will more than fully compensate this loss because of the longevity and species diversity of that being proposed.

An Ecological Appraisal recognises no part of the proposals falling within a nationally designated area but it is within a recognised potential local wildlife site. However because the proposals are essentially focussed on existing built areas the actual location of the proposals is of low if not negligible ecological value. The significant perimeter woodlands are to be retained. There is evidence of bat roosts and foraging areas but appropriate mitigation measures would compensate for any loss.

A Noise Assessment concludes that given surrounding ambient noise levels; mitigation measures that can be installed into the buildings and the general paucity of nearby residential property, that there would be no adverse noise impacts arising from the proposals.

An Air Quality Assessment concludes that additional traffic and emissions from the new plant to be installed at the site would have no significant impacts.

A Flood Risk Assessment concludes that the application site is generally within Flood Zone One with a minimal area in Zones 2 and 3. The development proposals however are all in Zone One with ground levels above the Moxhull Brook and Pool sufficient to protect them, if that brook were to flood even with climate change impacts included.

There is very little likelihood of other flooding – e.g. ground water. Surface water would drain to the established attenuation measures on site and foul water would use the proposed upgrade of the existing on site treatment works with a new rising main. The new facility will have increased capacity but discharge will still be within permitted limits. A Ground Conditions Statement concludes that the overall risk to human health in terms of ground contamination is low but there is a greater risk through contamination of ground water. Further evaluation work is recommended.

A Lighting Assessment describes the existing built area of the site as having a low level of brightness but with the driving range and tennis courts as having high levels. The proposed development would extend the lower level of brightness into less well-lit areas - the ball room and new bedroom wing together with the new eastern car park. The tennis courts would be replaced by the new northern car park and thus there would be reduction here. It is concluded that all of the new lit areas would be self-contained within the existing site and fall within the national guidance thresholds.

A Design and Access Statement describes in some detail how the proposed built form has been conceived and developed so as to reduce its impacts visually and on the openness of the Green Belt but whilst retaining a high quality of design and appearance.

A Statement of Community Involvement describes a pre-application consultation event held in Middleton on 15 May for Parish Councillors and the public. Sixteen people attended and six feedback forms were completed. All supported the enhanced facilities.

A Planning Statement draws all of the above matters together and puts them into the planning policy context for determination of the application. In particular it recognises that this is inappropriate development in the Green Belt and thus carries a presumption of refusal. The Statement therefore sets out in some detail those planning considerations which the applicant considers when viewed cumulatively, do clearly outweigh the Green Belt and any other harm caused so as to amount to the very special

circumstances enabling support to be given to the proposals. The planning considerations put forward for assessment in the final planning balance are the established lawful uses at the site; the substantial economic and tourism benefits to be brought to the Borough and the region as well as the wider image of the Belfry and profile of North Warwickshire. It is estimated that an additional 149 FTE jobs would be provided with an additional £8million of visitor expenditure per annum.

Background

An outline planning permission was granted in 2017 for extensions and alterations to the Hotel and its facilities. These included the demolition and redevelopment of the Bel-air night club site with a new spa facility including 40 bedrooms; a new conference suite close to the existing hotel reception area, 72 extra bedrooms and a new “water entertainment” area within the central courtyard of the hotel. The applicant has reviewed this consent and wishes to replace it with the current proposals.

The scope of that permission is attached at Appendix K.

Earlier planning permissions for the redesign of the main reception and arrival area have already been implemented.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW10 (Development Considerations), NW11 (Renewable Energy and Energy Efficiency), NW12 (Quality of Development), NW13 (Natural Environment) NW14 (Historic Environment) and NW15 (Nature Conservation)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV 4 (Trees and Hedgerows); ENV13 (Building Design), ENV14 (Access Design), ECON10 (Tourism); ECON11 (Hotels and Guest Houses), TPT1 (Transport Considerations), TPT3 (Access and Sustainable Transport) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

The Submitted North Warwickshire Local Plan 2018 – LP1 (Sustainable Development); LP3 (Green Belt), LP14 (Landscape), LP15 (Historic Environment), LP16 (Natural Environment), LP22 (New Services and Facilities), LP31 (Development Considerations), LP32 (Built Form) and LP37 (Renewable Energy)

The National Planning Policy Framework – (the “NPPF”)

The National Planning Practice Guidance – (the “NPPG”)

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The Town and Country Planning (Consultation) (England) Direction 2009

Observations

The site is in the Green Belt and the proposal does amount to inappropriate development thus carrying a presumption of refusal. The main issue will thus be whether the considerations put forward by the applicant are of such weight to clearly outweigh that Green Belt harm as well as any other harms that might be caused. If so, then there would be the "very special circumstances" necessary to support the proposal. It is this planning balance that will be the subject of the final determination report. At that time Members will have the benefit of the various consultation responses from the technical agencies as well as the representations of the local community.

Recommendation

That the receipt of the application be noted and that a site visit be arranged prior to determination of the proposal

BACKGROUND PAPERS

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

Planning Application No: PAP/2019/0455

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	2/8/19

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.

Design Development Guestrooms & Conferencing Facade Design

APPENDIX E

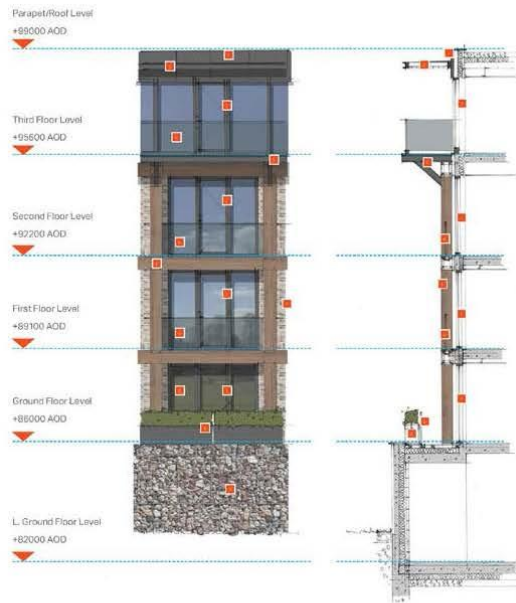
SOUTH ELEVATION TYPICAL BAY

The south elevation of the guestrooms building will have views over the Balabacan golf course. As such these rooms have been designed with 'Juliet' balconies and this detail is expressed by a projecting timber frame with frame less glass balustrade.

A key consideration has been how the building is perceived visually from the golf course and also providing a degree of safety on the golf course edge. A stone 'stereobata' establishes the building with the ground level and provides this definitive barrier for the guests/rooms themselves.

The top floor has a small walkout balcony, expressed with a haunched metal frame cantilevering off the facade.

- Dark gray PPC cladding to parapet.
- Dark gray PPC cantilevered soffit.
- Dark gray PPC window / door frames.
- Timber balcony frames.
- Cantilevered balcony with haunch brackets.
- Glass balustrade.
- Light colour brick in stack bond.
- Planter with glass balustrade behind.
- Stone 'stereobata' wall.



Design Development Guestrooms & Conferencing Facade Design

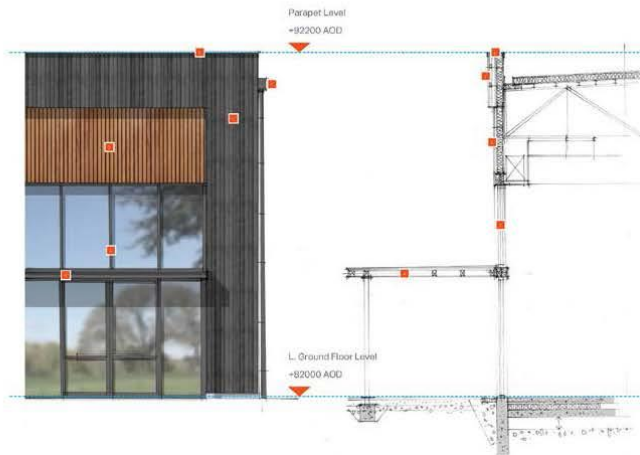
APPENDIX F

BALLROOM ELEVATION TYPICAL BAY

The ballroom is a singular volume space with the facade just over 10M in height. A parapet detail conceals a pitched dark metal roof while the elevations are wrapped in a black timber cladding, selected to blend into the dark backdrop of dense trees that bound the property.

These large apertures allow for expanses of glazing which overlook the golf course and create a well-capt internal space. Glazed doors within these also give access onto external terraces, which are partially covered by canopies which extend from the facade.

- Black timber cladding.
- Timber cladding / overpanel.
- Dark gray PPC 'stick' curtain walling.
- PPC canopy with timber soffit.
- Aluminium hopperhead & rainwater goods.
- Aluminium coping.





Design Development Leisure Building Facade Design

FACADE DESIGN

The proposed leisure building has been designed as two, juxtaposed forms, the easterly building containing the gym/fitness spaces and the westerly building containing the swimming pool. These are conceived as a series of pitched forms, which will be expressed internally. The varied roofline aids in sculpting the massing of the building, to reduce its perceivable scale.

- Black timber cladding.
- Accent timber cladding.
- Dark grey PVC 'stick' curtain walling.
- PVC canopy with timber soffit.
- Aluminium coping.
- Red colour tumbled facing brick.
- Dark grey steel standing seam roofing.



East Elevation



West Elevation



North Elevation

Design Development Leisure Building Renderings

VIEW OF LEISURE BUILDING NORTH - EAST CORNER

In this view, the proposed exterior terrace to the cafe space is shown, which provides views onto the golf course. The entrance is elevated from the edge of the golf course by a gabion wall, to provide a level of protection to patrons and the building.

On the upper level, is the gymnasium space, which has a glass wall running for the majority of the north elevation to provide a view out to the course.

N.B. All landscaping is shown indicatively for illustration only, please refer to EDP landscape architects information for details on landscape proposals.





The Bethy Resort

Operations | EPR Architects

APPENDIX K

08

Introduction
Recent Planning History

2017 OUTLINE PLANNING PERMISSION

In 2017, in response to the ongoing and evolving needs of the business, an Outline Planning Application was made by the current applicant to expand the resort with the following facilities:

- **22 ADDITIONAL GUESTROOMS** in a newly developed 4 storey wing within the inner courtyard. The ground floor would include an expanded hotel lobby, reception space and ancillary entertainment space.
- **NEW CONFERENCE SUITE**, providing much needed capacity for hosting business, international clients, events and conferencing. The new suite would cater for around 500 persons at a sit down banquet.
- **NEW SPA LEISURE FACILITY** would be created by redeveloping the 'Be-At' nightclub, in tandem with this a further 40 additional guestrooms would be created overlooking the 'On the edge of the Brabazon golf course'.
- **WATER ENTERTAINMENT AREA** within the inner courtyard providing over 2000 sqm of indoor leisure attraction space containing swimming pools, slides and lazy river. This facility would be focused primarily towards morning amenities for families.

This application was granted toward the end of 2017. Within the intervening period the ownership have considered how best to evolve this consent into a Detailed Planning Application. As a consequence of this operational new plans have been developed by the design team which are described in this document.

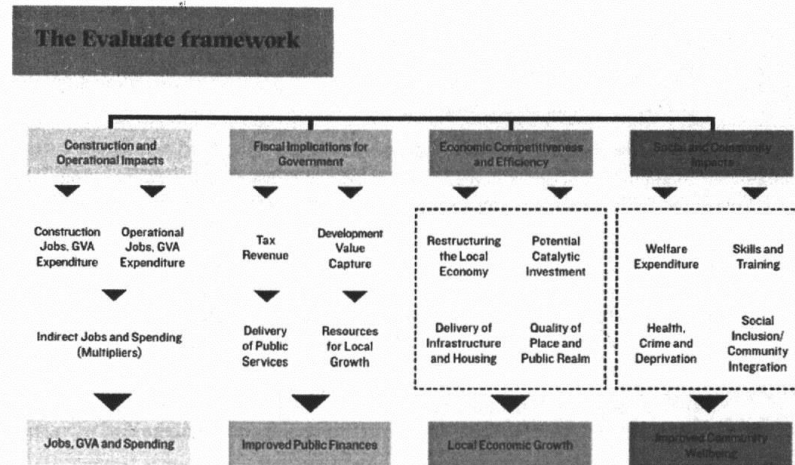


Sketch Plan of 2017 Proposal (New Construction) Indicated in Yellow

8.0 **Economic Impact**

8.1 This section considers the current economic contribution supported by The Belfry Hotel & Resort, as well as the additional impacts that could be generated by the development proposals. It draws upon Lichfields' Evaluate Framework (below) - Lichfields' in-house methodology for the assessment of economic impacts.

Figure 8.1 Evaluate Framework



Source: Lichfields

Baseline Position

8.2 The Belfry currently makes an important economic contribution to the local area. The potential exists, however, to increase this by providing new facilities on-site in order to better capture additional market opportunities. The proposed development has been designed within this context, in particular with a view to delivering:

- An enhanced offer for family breaks: whilst occupancy levels are healthy in overall terms, in comparison with the hotel's competitors, low occupancy is typically recorded during bank holidays and school holidays (accounting for approximately 15 weeks of the year). The proposed development, involving the creation of a leisure club and the conversion of the existing leisure club to a spa, is intended to help address this issue and support stronger occupancy levels throughout the year; and
- Increased capacity for conferences and events: The Belfry benefits from strong demand from conference and event organisers but is constrained by a lack of capacity. TB Resort Operations Limited advises that, in 2018 alone, The Belfry had to turn away a significant amount of business from the sector due to capacity and availability issues. Approximately £13 million was turned down directly due to the venue not being large enough to accommodate the size of event required. It is also estimated that c.£29 million was turned away because of a lack of availability of bed and event spaces. Based upon a conversion rate

of 15%³ it is estimated that The Belfry lost out on approximately £6.3 million⁴ of potential bookings. The development proposals include the provision of a new ballroom/banqueting facility with increased capacity (capable of accommodating up to 600 delegates) and an additional 149 hotel bedrooms. This additional capacity will enable the venue to capture demand for larger events and groups as well as reduce the extent to which The Belfry turns away potential clients due to availability constraints.

Employment

- 8.3 The Belfry currently provides a range of direct employment opportunities, employing 728 headcount members of staff. This includes:
- 275 full-time employees;
 - 110 part-time employees; and
 - 343 temporary/casual employees.
- 8.4 The total number of direct Full Time Equivalent (FTE) staff at The Belfry is 462⁵. This figure includes the 275 full-time employees and has regard to the total number of part time and temporary/casual employees and their respective number of hours worked per week on average throughout the course of a year.
- 8.5 It is widely acknowledged that the flexible working practices facilitated by part-time working can represent a highly desirable form of employment for many categories of worker, including: families with children where one parent is in full-time employment; lone parent families; those needing an additional source of income; and those wishing to combine work with education.
- 8.6 An analysis of postcode data for those directly employed by The Belfry indicates that 62% of staff live within 10km of the site, demonstrating its importance to the local economy.

Wages

- 8.7 Having regard to current staffing levels and remuneration agreements, it is understood that The Belfry supports a total wage bill of £10.85 million per annum. This relates to direct employees only. The annual wage bill is apportioned as follows:
- Full-time and part-time employees: £8.45 million; and
 - Temporary/casual employees: £2.40 million.

Supply Chain Expenditure

- 8.8 In addition to the above direct impacts, The Belfry contributes indirectly to the wider local economy, through supply chain expenditure (as well as wage spending by members of staff). It is understood that supply chain expenditure associated with current operations on the site is in the order of £13.34 million per annum, broken down as follows:
- Cost of sales (food, beverage etc.): £4.24 million; and
 - Other operating costs: £9.10 million.

³ The Belfry confirmed that 15% of all enquiries received result in a final signed contract due to variety factors such as event cancellations and market competition.

⁴ £13m (venue not large enough) + £29m (availability of bed and event spaces) = £42 million
£42 million * 15% = £6.3 million. Given that it is likely that there would be a degree of overlap between the above categories, it is acknowledged that £6.3m represents an upper estimate of business turndown in 2018.

⁵ This FTE jobs figure was calculated by The Belfry and provided to Lichfields.

- 8.9 Lichfields is informed that in 2018 approximately 70% of the overall supply chain expenditure (c. £9 million) was with suppliers that are local to The Belfry (within roughly 30 miles). The majority of The Belfry's supply chain therefore is locally based.

Impact of the Development Proposals

- 8.10 The following paragraphs consider the economic impacts that would be generated by the proposals - during both the construction and operational phases of development. The key impacts relate to: employment; economic output; and visitor expenditure, as outlined below.

Construction Impacts

Direct Employment

- 8.11 It is estimated that the development proposals could be expected to create 350 person-years of construction industry employment over the course of a 24 month build period. This is equivalent to supporting an average of 175 temporary direct construction jobs per annum throughout the duration of the build. In reality, it is acknowledged that the level of employment supported on-site will ebb and flow over time.

- 8.12 It is recognised that national construction firms sometimes use their own permanent workforce on projects, but also employ contractors, with a proportion of construction workers drawn locally. It is difficult, therefore, to identify the likely source of workers to fill these construction jobs until contracts have been let. Based upon experience elsewhere, however, it would be reasonable to expect that at least a proportion of the construction jobs created by the proposed development would be taken up by the local workforce.

Indirect/Induced Employment

- 8.13 Construction activity involves purchases from a range of suppliers (e.g. concrete, glass, steel etc.). In turn, these suppliers purchase from their suppliers further down the supply chain. The relationship between the initial direct spending and total economic impacts is referred to as the 'multiplier effect' and demonstrates that an initial investment can have substantially larger economic benefits as it is transmitted through the economy.

- 8.14 It is anticipated that some businesses in the local and regional economy would benefit from trade linkages established during the construction of the development proposals. Consequently, a number of indirect jobs would be supported in suppliers of construction materials and equipment.

- 8.15 In addition, businesses would also be expected to benefit to some extent from temporary increases in expenditure linked to the direct and indirect employment effects of the construction phase. This is likely to be driven by workers spending their wages in local shops, bars, restaurants and other facilities. This helps to support the creation of induced jobs.

- 8.16 2013 research⁶ estimated that the construction industry has an employment multiplier equivalent to 2.517. This means that for every 1 direct job created/supported in the construction industry a total of 2.51 jobs are created/supported across the economy as a whole (once the direct, indirect and induced effects have been taken into account).

⁶ Centre for Economics and Business Research (2013) on behalf of the National Housing Federation

⁷ Multiplier figures are expressed on the basis of the total impact (i.e. including direct, indirect and induced impacts). Direct impacts are assumed to equate to a value of 1.

8.17 The application of this multiplier to 175 direct temporary direct jobs gives rises to 265 indirect and induced jobs supported per annum throughout the build period.

Gross Value Added

8.18 Construction activity associated with the scheme and increased levels of demand within the supply chain are likely to result in a temporary increase in Gross Value Added (a common measure of economic output and productivity).

8.19 It is estimated that the development proposals could generate an additional £19.4 million of Gross Value Added per annum throughout the build period. This estimate has been derived having regard to:

- The level of direct construction employment to be supported by the development;
- Average Gross Value Added per construction worker for the West Midlands⁸; and
- An appropriate Gross Value-Added multiplier for the construction industry⁹.

Operational Impacts

Direct Employment

8.20 Analysis provided by TB Resort Operations Limited indicates that the development proposals could be expected to result in a net uplift in on-site employment at The Belfry equivalent to 149 FTEs. Table 8.1 provides a breakdown, by activity/business function, of the jobs to be created:

Table 8.1 Net On-site Employment Impacts

	Full-Time Equivalent Jobs
Front Office	8
Reservations	7
Housekeeping	23
Restaurants	21.5
Bars	7
Meetings and Events	33
Kitchens	23
Spa and Leisure Club	15
Administration	5.5
Sales	6
Total	149

Source: TB Resort Operations Limited

Net Additional Employment

8.21 In estimating the net additional impacts of the development, it is necessary to make an allowance for displacement effects. For the purposes of this assessment, Lichfields has applied a 25% allowance for displacement. Within the context of the parameters set out in the Homes and Communities Agency's Additionality Guide (2014), this corresponds to a 'low' level of displacement.

⁸ Experian, June 2018

⁹ A construction industry multiplier of 2.41 has been applied, drawing upon research undertaken by CEBR on behalf of the National Housing Federation (2013)

8.22 Applying an allowance for displacement, at 25%, to the net on-site employment impacts shown in Table 1.1 yields a direct employment impact of 112 FTE jobs.

8.23 In addition, it is anticipated that the development proposals would support the creation of further indirect and induced employment opportunities, off-site. By applying a local employment multiplier of 1.38¹⁰ to the 112 net on-site jobs derived above, it is estimated that the scheme could support a further 43 FTE jobs in the local economy. Furthermore, through the application of a regional employment multiplier¹¹, it is estimated that the scheme could support 63 FTE jobs in the wider, regional economy, including the 43 FTE jobs supported locally. In total, therefore, the net additional impact of the scheme with respect to employment is estimated to be 175 Full-Time Equivalent jobs.

Gross Value Added

8.24 The direct operational employment generated with the scheme will result in an increase in Gross Value Added.

8.25 It is estimated that the net additional direct employment associated with the scheme could generate an additional £2.9 million of Gross Value Added per annum. This estimate has been derived having regard to:

- The level of net additional direct FTE employment generated by the proposals (112 FTEs); and
- Average Gross Value Added per worker in the 'Accommodation and Food Services' sector for the West Midlands¹².

Tourism Impacts

Additional Visitor Nights

8.26 The development proposals allow for the provision of an additional 149 hotel bedrooms at the main hotel and offer the potential to attract additional visitors to The Belfry Hotel & Resort. As discussed above, the introduction of additional facilities and activities, including a new leisure club, spa and an enhanced conference and events offer are expected to drive stronger demand for bed spaces at the site - particularly during bank holidays and school holidays.

8.27 In light of the above, TB Resort Operations Limited estimate that occupancy rates across The Belfry Hotel & Resort could be expected to reach up to 80.5% per annum following the completion of the proposed development. Assuming that each of the 149 additional hotel bedrooms has the capacity to accommodate two guests and applying an annual occupancy rate of 80.5%, it is estimated that the development could support an additional 87,560 visitor nights each year¹³. Allowing for displacement at 25% reduces the net additional visitor nights to 65,670 per annum.

¹⁰ This reflects the relevant employment multiplier for the 'Recreation' intervention type taken from the HCA Additivity Guide (2014)

¹¹ *ibid*

¹² Experian, September 2017

¹³ 149 bedrooms * 2 guests per bedroom = maximum capacity of 298 guests per night.

298 guests * 365 nights = total maximum annual capacity of 108,770 visitor nights.

Maximum capacity of 108,770 visitor nights * 80.5% occupancy = 87,560 visitor nights.

Additional Visitor Spend

- 8.28 On average, business and leisure tourists in England spend £122 per person per night when staying in hotel/motel accommodation¹⁴. Given the standard of the accommodation product being proposed at the application site and the likely target market, this figure is considered likely to under-estimate the level of expenditure to be generated by guests staying at The Belfry. In the absence of a robust alternative figure, however, it has been applied for the purposes of this analysis.
- 8.29 Notwithstanding the above, applying an average spend of £122 per person per night to an estimated 65,670 net additional visitor nights indicates that the development could support an additional £8.0 million of visitor expenditure per annum.
- 8.30 It is anticipated that a significant proportion of this expenditure would be retained on-site. Nevertheless, attracting additional visitor expenditure to The Belfry is also likely to create additional revenue streams for other businesses in the local economy, across a range of activities. This is illustrated in the table below, which shows the breakdown of expenditure for the average domestic tourist in England.

Table 8.2 Breakdown of tourism expenditure in England, 2017

	% Share
Accommodation	39%
Eating Out and Drinking	21%
Travel Costs	18%
Other Shopping	8%
Entertainment	6%
Buying Clothes	4%
Other	4%
Total	100%

Source: The GB Tourist Annual Report 2017

- 8.31 It is noted that the development proposals include the provision of a 600 person ballroom/banqueting facility, which is intended to increase The Belfry's capacity to accommodate larger conferences and events. TB Resort Operations Limited estimates that this could result in the venue hosting an additional 125 events¹⁵ - and up to 82,500 additional delegates¹⁶ - per annum. Whilst this offers the potential to deliver additional visitor expenditure beyond the figures referenced above, it is anticipated that there is likely to be a degree of cross-over, with delegates contributing towards the average hotel occupancy rate of 80.5%. As such, no uplift has been applied to the visitor expenditure figures to allow for the impact of increased conference/events capacity. The expenditure figures referenced within this section should, therefore, be viewed as conservative estimates.

¹⁴ The GB Tourist Annual Report, Great Britain Tourism Survey 2017

¹⁵ Comprising a mixture of conferences, exhibitions/trade shows, corporate golf days, weddings and social events.

¹⁶ 125 events per annum * 660-person capacity = 82,500

(8) Application No: PAP/2019/0482

The Dairy, Chance Farm Mews, Kingsbury Road, Curdworth, Birmingham, B76 9DR

Works to single storey rear extension including replacement windows and doors, for

Mr L Lebrun

Introduction

This application is brought to the Planning and Development Board in accordance with the Council's adopted scheme of delegation because the applicant is related to a Borough Councillor.

The Site

The site is at the rear of an existing development of six dwellings converted from farm buildings at Chance Mews Farm, approved in 1995. They are on the north side of the Kingsbury Road between it and the canal on the west side of Curdworth.

The Proposal

It is proposed to construct a single storey rear extension including replacement windows and doors. This is illustrated at Appendix A.

Development Plan

North Warwickshire Core Strategy (October 2014) – NW3 (Green Belt) and NW10 (Development Considerations)

North Warwickshire Local Plan 2006 (Saved Policies) – ENV13 (Building Design)

Other Relevant Material Considerations

The National Planning Policy Framework 2019 – (the "NPPF")

The North Warwickshire Local Plan Submission Version 2018 – LP3 (Green Belt); LP31 (Development Considerations) and LP32 (Built Form)

Supplementary Planning Guidance - Guide to the Design of Householder Developments, 2003

Observations

The site is an existing two-storey dwelling located between two other dwellings that form part of the conversion of an agricultural buildings following approval in 1995. The proposed alteration is to replace an existing single storey rear lean-to, which was predominantly glazed in the rear elevation with a tiled roof. The proposal is to replace the roof and replace the large rear window with a smaller bifold door, and reduce the two windows to either side within a new rear wall of facing brickwork. The new tiles and brickwork are to match the existing dwellinghouse, and are considered to be in keeping with the development as a whole.

The proposed extension extends the full width of the rear elevation and attaches to unit 1 to the south and abuts a conservatory to unit 3 to the north. The proposal does not overhang the boundary, although it may be necessary to replace some flashing where the new roof replaces the original roof at the junction with unit 1. The proposal does not appear to have any significant impact on neighbours.

The reduction in the size of the windows and the increased insulation will improve the energy performance of the dwelling.

The design has been modified through negotiation to incorporate exposed rafter ends and corbelled brickwork at eaves to match the eaves of the main house at first floor.

Recommendation

That planning permission be **GRANTED** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plan numbered 01A and the site plan, received by the Local Planning Authority on 20 August 2019.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. The new works shall be carried out with facing brickwork and roofing tiles, both to match the colour, shape, size and texture of the host dwelling, existing building.

REASON

In the interests of the amenities of the area and the building concerned.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
3. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.
4. From Monday 2nd September the building control teams from across six local authorities, including North Warwickshire, Nuneaton & Bedworth, Tamworth Borough Councils and Lichfield District Council joined together to launch Central Building Control Partnership, our local office is at Nuneaton and Bedworth Borough Council, please contact Building Control on 0300 111 8035 or email info@centralbc.org or for further information visit <https://centralbc.org.uk/making-an-application/>
5. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through suggesting amendments to improve the quality of the proposal and quickly determining the application. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

BACKGROUND PAPERS

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

Planning Application No: PAP/2019/0482

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	20/8/19

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.

(9) 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

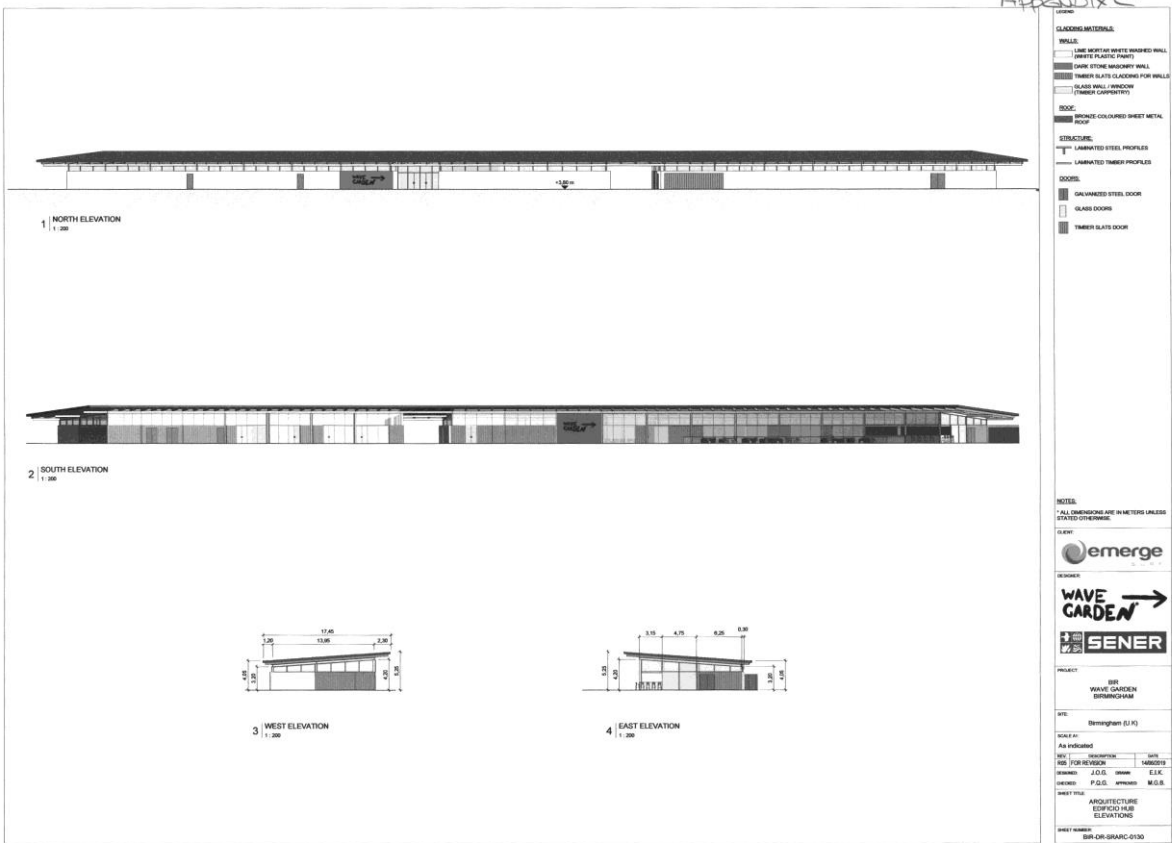
Planning Application No: PAP/2019/0496

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



APPENDIX D

PAP/2019/0496

NOTICE: NORTH WAVE GARDEN
RECEIVED
02/09/2019
PLANNING & DEVELOPMENT
DIVISION





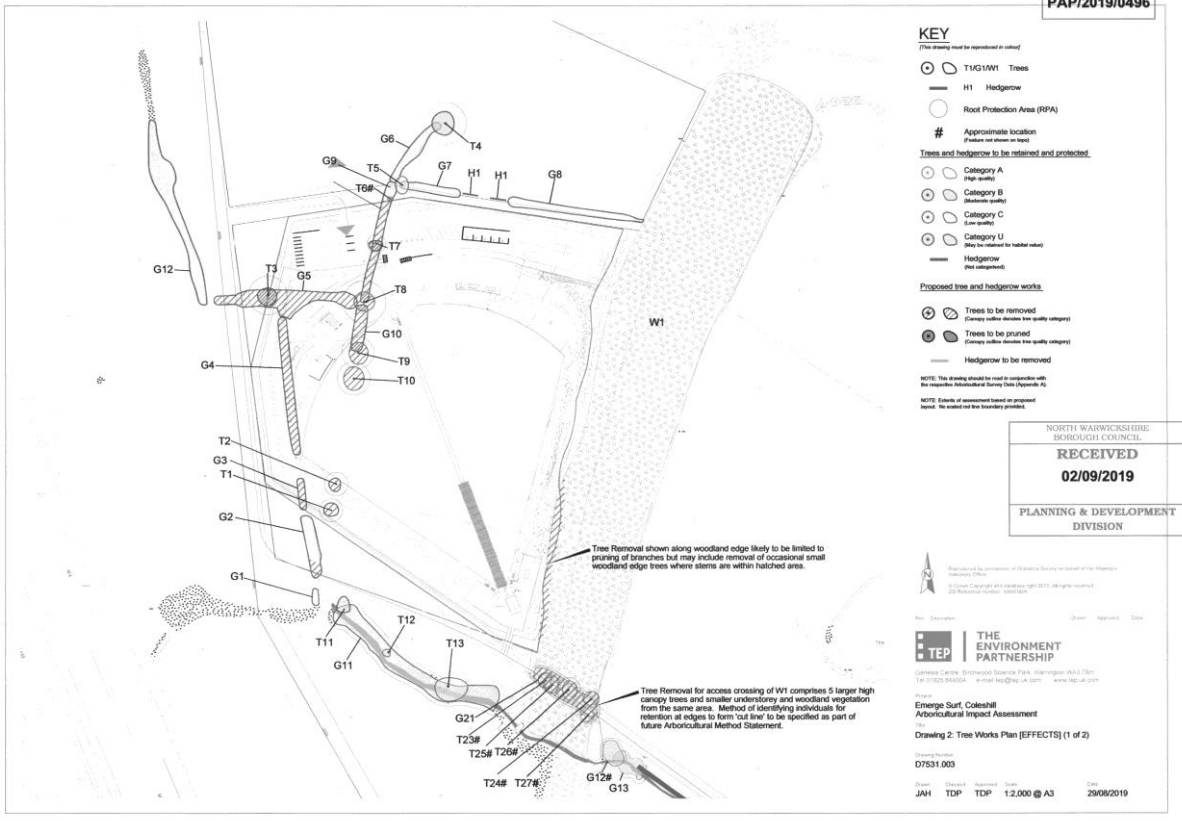
- KEY**
(This drawing must be reproduced in colour)
- Retained trees, groups and woodland
 - Retained hedgerow
 - Tree Protection Fencing (c. 1.591m or 455 Hexas panels) (Must be installed prior to works commencement)

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

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THE ENVIRONMENT PARTNERSHIP
James Gurney, 1011-1013, The Square, Warwick, CV4 7JF
Tel: 01925 544334 Email: info@tep.co.uk www.tep.co.uk

Project: **Emerge Surf, Coalshill**
Arboricultural Impact Assessment
Drawing 3. Tree Protection Plan [EFFECTS] (1 of 2)
D7531.005
Date: 29/08/2019
Author: JAH
Checked: JAH
Drawn: TDP
Scale: 1:2000 @ A3



- KEY**
(This drawing must be reproduced in colour)
- T1G1/W1 Trees
 - Hedgerow
 - Root Protection Area (RPA)
 - Approximate location (Fences not shown on map)
- Trees and hedgerow to be retained and protected.**
- Category A (High quality)
 - Category B (Medium quality)
 - Category C (Low quality)
 - Category U (May be retained to habitat value)
 - Hedgerow (Not categorised)
- Proposed tree and hedgerow works:**
- Trees to be removed (Category unless otherwise stated)
 - Trees to be pruned (Category unless otherwise stated)
 - Hedgerow to be removed

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix D).

NOTES: Details of recommended method of proposed work. See relevant tree boundary protection.

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

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James Gurney, 1011-1013, The Square, Warwick, CV4 7JF
Tel: 01925 544334 Email: info@tep.co.uk www.tep.co.uk

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Drawing 2. Tree Works Plan [EFFECTS] (1 of 2)
D7531.005
Date: 29/08/2019
Author: JAH
Checked: TDP
Drawn: TDP
Scale: 1:2,000 @ A3

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED
02/09/2019

PLANNING & DEVELOPMENT
DIVISION

NOTES
- ALL DIMENSIONS ARE IN METRES
- THE RELATIVE LEVEL 5.00 IS THE ABSOLUTE
LEVEL +



REPORT NO: WGCIN-0501
The drawings are for the proposed machine and are the property of WAVE GARDEN. They are not to be used for any other purpose without the written consent of WAVE GARDEN. Any reproduction or distribution of these drawings without the written consent of WAVE GARDEN is strictly prohibited.

WAVE GARDEN
10th Floor, 10th Floor, 10th Floor
2015 Sun, Leicester
www.wavegarden.com

PRELIMINARY

REVISION REVISION DATE

CURRENT REVISION DESCRIPTION

DESIGNED BY IS CHECKED BY IS

DRAWN BY AZ APPROVED BY MR

CLIENT
Emerge Surf

PROJECT ADDRESS
Coleshill

TRUE NORTH

SCALE AS
1:300

DRAWING
CIVIL ENGINEERING

MACHINE

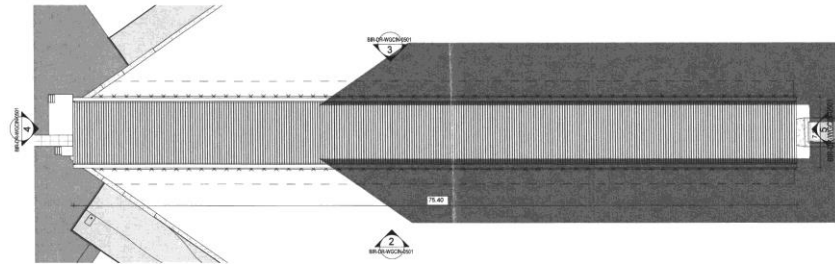
PLAN & ELEVATIONS

DRAWING NUMBER
BIR-DR-WGCIN-0501

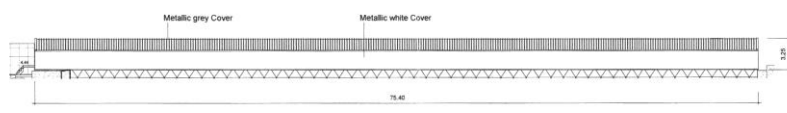
PROJECT NAME
WAVEGARDEN BIRMINGHAM

PROJECT NUMBER DATE
BIR2 22/08/19

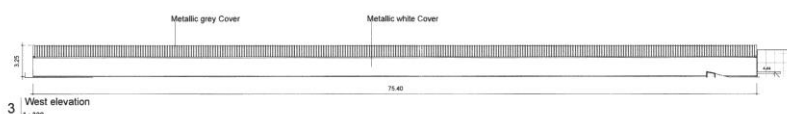
The preliminary condition drawings are subject to change. Not for construction. For planning and permitting purposes only.



1 Machine plan
1:300



2 East elevation
1:300



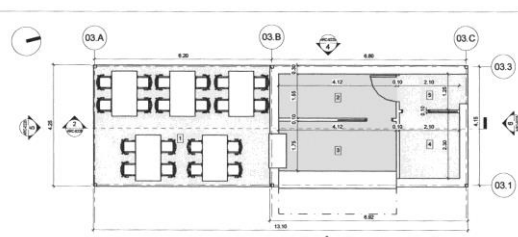
3 West elevation
1:300



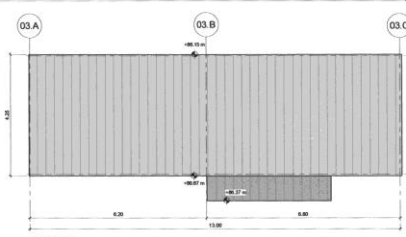
4 South elevation
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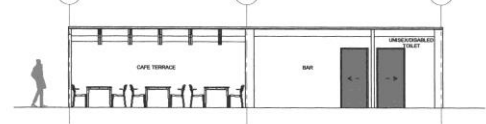
5 North elevation
1:300



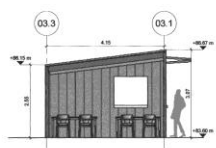
0 PLAN
1:50



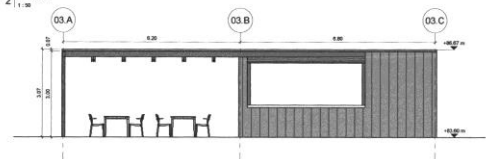
1 ROOF PLAN
1:50



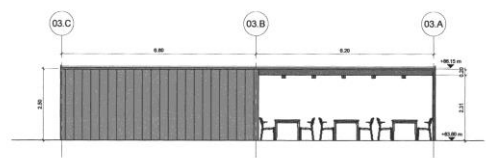
2 SECTION
1:50



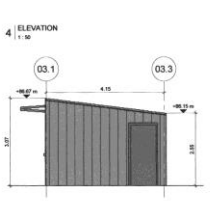
4 ELEVATION
1:50



3 ELEVATION
1:50



5 ELEVATION
1:50



6 ELEVATION
1:50

CLASS	ROOM	AREA
1	CAFE TERRACE	75.36 m ²
2	STORAGE	8.34 m ²
3	BAR	8.34 m ²
4	UNRECOVERED TOILET	2.36 m ²
5	ACCESS	0.36 m ²
Total		94.76 m²

Legend:

- STAFF ONLY AREA
- SLIP PARK USERS AREA

GLAZING MATERIALS:

- GLASS: GLASS SYSTEM WHITE FINISHED WALL (WHITE PLASTIC PANEL)
- FRAMES: FRAMES GLAZING FOR WALLS
- ROOF: POLYURETHANE COLOURED SHEET METAL ROOF
- STRUCTURE: LAMINATED STEEL PROFILES
- DOORS: GALVANIZED STEEL DOOR
- WINDOWS: FRAMES SLATS WINDOW

NOTES:

- ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE.

CLIENT: **emerge**

DESIGNER: **WAVE GARDEN** / **SENER**

PROJECT: BIR WAVE GARDEN BIRMINGHAM

SITE: BIRMINGHAM (U.K.)

SCALE: NTS

DATE FOR REVISION: 22/08/19

DESIGNED BY: J.D.S. APPROVED BY: M.B.S.

DRAWN BY: P.O.S. APPROVED BY: M.B.S.

DRAWING TITLE: ARCHITECTURE - CAFE PLANS, ELEVATIONS & SECTIONS

DRAWING NUMBER: BIR-DR-GRANC-0220

APPENDIX K

PAP/2019/0496

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

CS PLANNING LTD

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

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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.

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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.

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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.

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- 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.

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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.

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- 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.

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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!

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.