

**PLANNING
COMMITTEE**

17th January 2024

Planning Application 23/01154/FUL

Installation of a Pump Track between existing BMX facility and Skate Park

Arrow Valley Park, Battens Drive, Redditch, B98 0LJ

Applicant: Mr Richard Hickman: Redditch Borough Council
Ward: Winyates Ward

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site forms part of Arrow Valley Country Park, which is located on the River Arrow and comprises 900 acres of open space and incorporates Arrow Valley Lake. The park was built by Redditch Development Corporation in the 1970's and is the largest of Redditch's parks and comprises a visitor centre with a café, sailing club, BMX facility, play area and waymarked trails. A number of car parks serve the park.

The site is located within the southern section of the park to the west of Icknield Street and is located between Redditch BMX Park (to the south) and Redditch Skate Park (to the north). Access is via Icknield Street, the B4497.

The site is a flat grassed space with the frontage having a bund and a low-level security barrier which would be relocated as part of the proposals.

Proposal Description

The proposed development comprises the construction of an asphalt pump track suitable for all wheeled sports. The footprint of the track would be 60m x 25m with a track length of 180m ridden one way. The track would be constructed into the existing landscape and would involve some levels changes varying between 0.4 to 1.4m.

The works would involve the importation of approximately 800 tonnes of base material to form the track. Your officers have been informed that the material would come from a national supplier and is likely to be sourced within 20 miles of the site arriving in 20-ton loads in the back of a lorry. It is anticipated that between 5 to 10 lorries a day would arrive at the site for the first week of the project. No materials from the existing park would be used. The areas of the track which would not have an asphalt surface would be landscaped with topsoil and seeded.

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The proposed site layout plan shows that hedgerow trees would be planted to both the front and the rear of the site consisting of Hawthorn, Blackthorn, Hazel, Field Maple, Dog Rose and Alder Buckthorn. The saplings would be protected by temporary guards. Part of the grassed area to the rear is to be planted with wildflowers.

A "Pump Track" is a purpose-built track for cycling with a continuous circuit of rollers, banked turns and features designed to be ridden by riders "pumping", generating momentum by up and down body movements eliminating the need to pedal. By riding a course in this particular way, it allows all wheeled-based users to exercise whilst developing balance. Bicycles, skateboards, scooters and roller blades can all be used on a pump track.

The applicant states that the project would be funded via monies collected via two extant Section 106 agreements together with a shortfall met by the Leisure Services budget.

The applicant states that the pump track would be an inclusive facility, accessible to everyone free of charge without time restrictions on its opening. The proposed pump track is stated to be suitable for users with all abilities.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 39: Built Environment

Policy 43: Leisure, Tourism and Abbey Stadium

Others

National Planning Policy Framework (2023)

Relevant Planning History

None specifically relevant to this application

Consultations

WCC Highway Authority

No objection. The Construction Environmental Management Plan (CEMP) submitted with the application is acceptable and fit for purpose.

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North Worcestershire Water Management

The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping also indicates that risk to the site from surface water flooding is minimal. Based on the available information there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

Public Consultation Response

No representations received

Assessment of Proposal

Arrow Valley Country Park is designated as Primarily Open Space (POS) on the Borough of Redditch Local Plan no. 4 (BoRLP4) proposals map and therefore Policy 13 of the BoRLP4 is most relevant when considering the principle of new development. The main aim of this policy is to ensure that designated POS is protected, and where appropriate, enhanced to improve its quality, value, multifunctionality and accessibility.

The aims of the project are to contribute towards providing visitors with an improved experience when using this much loved and well used park having regard to current and future demand and as such the proposals are considered to meet the aims of Policy 13. Furthermore, Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location (such as Arrow Valley Park).

The existing 80 car parking spaces which serve this part of Arrow Valley Park would be unaffected by the proposals aside from a block of 16 spaces which would be temporarily unavailable for the duration of the construction phase. This area is proposed to serve as a (temporary) site setup and contractor parking area. The four existing disabled parking spaces which are currently located in this area would need to be temporarily relocated to the northern part of the car parking area before returning to their existing location. On site car parking is considered to meet current and future demand for spaces. Worcestershire County Council Highways Authority have been consulted and raise no objections to the proposals which include a Construction Environmental Management Plan.

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area commenting that areas should be designed to ensure they make places better for people and in this respect the proposals are considered to be acceptable.

In view of the sites location, the development is not considered to cause any adverse impact to residential amenity. No third-party representations have been received as a result of public consultation.

In conclusion, the proposals subject to this application are considered to improve the user experience of this important and highly valued leisure facility for the community.

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Given that no technical concerns have been raised by consultees, and being in accordance with the provisions of the Development Plan, it is recommended that planning permission is granted subject to the conditions set out below.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

P2232.114A - Site Location Plan and Access details 23 Nov 2023

P2232.120A - Layout Plan 23 Nov 2023

C & K Plan and Cross Sections 23 Nov 2023

Drainage details 23 Nov 2023

Construction Environment Management Plan and accompanying site plan dated 04 Jan 2024

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.