

# **Warwick District Council**

## **Local Plan Examination**

### **Response to Inspector's Matters and Issues**

#### **Matter 10 - Culture, Leisure and Tourism**

Policies CT1 – CT7

#### **Issue**

Whether the approach towards culture, leisure and tourism is justified, effective and consistent with national policy.

**October 2016**

## **Policies CT1 to CT7**

### **1) Is the approach to the development of culture, leisure and tourism uses set out in Policies CT1 - CT4 justified and consistent with national policy? How is the sequential approach to be applied? Are the policies sufficiently flexible?**

#### **a) Policy CT1**

- i) Policy CT1 sets out the sequential test for tourism, leisure and cultural (including arts) developments. These are main town centre uses as set out in NPPF (Paragraph 23), and as such should be directed to town centres unless it is demonstrable that there are no suitable locations. The sequential approach set out in this Policy is in accordance with paragraph 24 of the NPPF.
- ii) Appropriate rural developments are primarily directed towards the Growth Villages detailed in Policy H1. Sustainable rural tourism is appropriate within paragraph 28 of the NPPF.
- iii) The policy recognises that some leisure, tourism and cultural facilities serve very local populations and should be best located proximate to these populations.
- iv) The Policy is justified as it promotes the economic vibrancy of town centres whilst also enabling sustainable economic growth in rural locations.
- v) It should be noted that the Council has proposed an amendment to this policy at the submission draft stage (See LP21). This seeks to address concerns raised in representations and to clarify the wording in relation to the sequential approach

#### **b) Policy CT2**

- i) Policy CT2 directs the development of new and extended visitor accommodation, primarily to town centres, unless there are no suitable sites as detailed in Policy CT1. As with CT1, as visitor accommodation is a main town centre use, the policy complies with paragraph 24 of the NPPF.
- ii) New visitor accommodation in rural areas is directed to Growth Villages, in accordance with Paragraph 28 of the NPPF supporting rural growth, and allowed when converting rural buildings – as defined in Policy BE4 and in accordance with Paragraph 28 of the NPPF.
- iii) CT2 is justified as it promotes town centre economic wellbeing whilst also providing for sustainable rural growth.

#### **c) Policy CT3**

- i) Policy CT3 sets out protection for existing visitor accommodation in town centres. It recognises the importance of visitor accommodation in sustaining vibrant town centres and seeks to maintain these in accordance with paragraph 23 of the NPPF.
- ii) It is justified to seek to retain this important town centre usage. The Policy offers flexibility and details the circumstances where change of use away from visitor accommodation may be appropriate.
- iii) It should be noted that the Council has proposed an amendment to this policy at the submission draft stage (See LP21). This seeks to address concerns raised in representations regarding a distinction between ground and upper floors.

**d) Policy CT4**

- i) The policy relates to the extension of existing tourism, cultural, sport or leisure facilities in rural areas, and supports such extensions where they do not generate significant additional traffic or harm to the character of the area. Support of the rural economy is laid out in Paragraph 28 of the NPPF and the approach in Policy CT4 is in accordance.
  - ii) The policy is justified in ensuring that any intensification within the rural area is in keeping with the rural character.
  - iii) It should be noted that the Council has proposed an amendment to this policy at the submission draft stage (See LP21). This seeks address concerns raised by Sport England in representations
- e) Section 3.117 principally lays out the sequential approach and how it will be applied. Applicants will need to demonstrate that the sequential approach has been adopted if proposing a site not in the town centre (or other locations deemed acceptable in the policies) in accordance with paragraph 24 of the NPPF. Developments not in the town centre will also need to provide evidence of the impact on the town centre if the site is 500sqm (gross) or larger, and follow the detailed process outlined in paragraph 26 of the NPPF.
- f) These policies provide sufficient flexibility whilst also ensuring that culture, leisure and tourism facilities are principally directed to town centre locations, given their nature as a main town centre use. It is prepared positively and designed to encourage sustainable economic growth.

**2) Is the approach set out in Policy CT5 fully consistent with Regulation 122 of the Community Infrastructure Regulations? How will the policy be implemented in practice and what evidence is there to assess a deficit of facilities?**

- a) Regulation 122 of the Community Infrastructure Regulations refers to the limitation on use of planning obligations, specifically stating that such obligations may be placed if the obligation is i) necessary to make the development acceptable; ii) directly related to the development; and iii) fairly and reasonably related in scale and kind to the development.
- i) **Necessary** – as detailed in Local Plan paras. 3.129 and 3.130, new developments inevitably place demand on public cultural spaces and public art. These spaces and artworks help define a unique sense of place and new developments should contribute to any deficits caused and contribute positively on site where possible, using the wider definition of public art to include items such as street furniture, lighting and architectural space.
  - ii) **Related** – Clearly the space and potential public art within a development itself are related. Equally, if a development is proximate through either location or nature of use, any contributions sought would be clearly related to the demands placed by the new development.
  - iii) **Fair and reasonable** – Warwick District is a desirable place to develop in no small part due to the public amenities available to residents, visitors and workers. It is fair and reasonable for developments to contribute positively to this provision both within the development and where closely related to the District's centres of cultural and artistic activity.

- b) In practice, the Policy will currently be implemented through the Development Management process, and where appropriate through section 106 agreements /CIL payments with the developers.
- c) Warwick District Arts Strategy (RO2) detailed the provision of public art within the District, and developed an action plan with regards to additional appropriate provision, with Theme 3 focussing on “Unique Spaces and Places”. At present this does not specifically identify a deficiency, but in the event of a future review doing so, the Policy will enable appropriate contributions to address this.
- d) The NPPF, paragraph 7 details that one of the roles of the planning system is a social role, including “*accessible local services that reflect the communities needs and support its health, social and cultural well-being*”.

**3) Is Policy CT7 justified in its approach? Does it provide adequate safeguards in terms of heritage assets and the vitality and viability of the Town Centre? Is it sufficiently flexible? Should it more clearly separate out the approach to Warwick Castle and the Racecourse / St Mary’s Lands? What is the current situation regarding masterplans and specific development proposals?**

- a) St Mary’s Land and Warwick Castle are both sensitive and important sites within Warwick that play a vital role in the economic and cultural health of the town, and of the wider District. It is therefore justified to ensure that development comes forward through a collaborative masterplan approach that seeks the input of the various stakeholders and ensures the continued success of these locations.
- b) Policy CT7 provides sufficient safeguards through the promotion of masterplans as a means of bringing forward appropriate development:
  - i) **Heritage** – the masterplans will be obliged to identify the significance of heritage assets and detail how the proposals within the masterplan will not only sustain but enhance. Further, Warwick Castle will specifically need to produce a Conservation Plan.
  - ii) **Town centre viability** – both sites play a significant role to the viability of Warwick town centre, and their respective masterplans will need to identify the economic context (a) and how they directly support the vitality and viability of the local economy (e).
- c) By focussing on the broad areas that the masterplans will need to address and their specific constraints, the Policy remains sufficiently flexible whilst also directing appropriate development in these very sensitive locations.
  - i) In agreement with representatives of the Jockey Club, some minor amendments of the text of Policy CT7 are suggested and attached as Appendix 1, which more clearly provide for the bringing forward of appropriate proposals outside of the masterplan thereby providing additional flexibility.
  - ii) Further to this, a Statement of Common Ground with the Jockey Club has been prepared and is attached as Appendix 2.
- d) The sites share many similarities and sensitivities and with the exception of Warwick Castle needing to produce a specific Conservation Plan, the requirements of both sites and

approach to meeting the needs of both sites are broadly similar.

- e) Warwick Castle is just beginning to embark on its masterplan process. It is expected that this will progress significantly during 2017 with a potential for it to be submitted during 2017/2018
- f) The St Mary's Lands masterplan proposals have recently concluded consultation and are attached as Appendix 3 of this statement. Masterplan adoption is likely to take place during Q2 of 2017.

### CT7 Warwick Castle and St Mary's Lands, Warwick

Development at Warwick Castle or St Mary's Lands, [including the Racecourse](#) (within the boundaries defined on the Policy Map) will be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each, will provide the framework within which planning applications will be determined and will:

- a) identify the physical and economic context
- b) identify the development principles to underpin future development proposals;
- c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes);
- d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and
- e) identify how the proposals support the vitality and viability of the local economy

### Explanation

#### Warwick Castle

3.136 Warwick Castle is a nationally/internationally renowned tourist attraction bringing significant benefits to the local economy. It is a Grade 1\* listed building and Scheduled Monument set within Grade 1 landscaped grounds. The site includes several other Listed Buildings.

3.137 Balancing the development pressures with the sensitivity of the location is an on-going challenge. Further there are opportunities to enhance the links between the Castle and Warwick Town Centre, bringing economic benefits to the Town Centre. The challenge is to ensure development within the Castle grounds does not undermine the range of facilities and services available in the adjacent Town Centre.

3.138 In this context this policy seeks to support the role of Warwick Castle as a nationally/internationally renowned attraction at the same time as ensuring the significance of the local heritage assets (including the Castle itself) are sustained and enhanced. It is also important that the mix of activities on offer within the Castle grounds allows both the Castle and the Town Centre to play to their strengths to the mutual benefit of both.

3.139 It is therefore proposed that individual projects requiring planning permission should be brought forward within the context of a Masterplan for Warwick Castle. This will be a positive strategy for the conservation and enjoyment of the historic environment. The Masterplan should be kept under review. Should other development proposals for the Castle site be promoted, these will be considered in light of points (a) to (e) in Policy CT7 and other policies within the Local Plan.

#### Warwick Racecourse and St Mary's Lands

3.140 Warwick Racecourse and St Mary's Lands provides an important recreation, leisure and entertainment facility. Given the role of the Racecourse and St Mary's Lands in the local economy and community, the ongoing vitality and viability of this facility is supported. However, the Racecourse and St Mary's Lands lies within the Warwick Conservation Area, the main stand is a Grade II Listed Building and includes an area rich in biodiversity, designated as a Potential Local Wildlife Site. This area is important in the setting of Warwick and provides open spaces close to the Town Centre which is well used and appreciated by those who live and work in the Town.

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3.141 In this context, any development will need to be sensitive to the heritage assets, the setting of the town, the ongoing enjoyment of the area for recreational purposes and the need to maintain local habitats and biodiversity.

3.142 The Council will therefore work with the operators of the Racecourse and other stakeholders (including English Heritage) to bring forward a Masterplan for the area which;

- ensures the ongoing vitality and viability of St Mary's Lands, [including the Racecourse](#);;
- protects and enhances the significance of the Listed Building and Conservation Area and their setting;
- retains the land for public recreation;
- protects and enhances biodiversity within the Racecourse as well as links to the open countryside and other areas; and
- restricts uses to those associated with visitor accommodation, recreation, leisure and horse racing

**3.142a The Masterplan should be kept under review. Should other development proposals for the St Mary's Lands not included in the masterplan be promoted, these will be considered in light of points (a) to (e) in Policy CT7, where relevant and appropriate to the scale and nature of the development proposed and other policies within the Local Plan**

**WARWICK DISTRICT LOCAL PLAN  
EXAMINATION MATTER 10  
POLICY CT7 ST MARY'S LANDS**

**STATEMENT OF COMMON  
GROUND**

**between Warwick District Council  
and Jockey Club Racecourses Ltd**

**20 October 2016**



## Contents

- 1 Introduction
- 2 Warwick District Council's Position
- 3 Jockey Club Racecourses' Position
- 4 Areas of Agreement
- 5 Agreed Amendments to Policy CT7 and Explanatory Paragraphs
- 6 A Matter to be Resolved

## **1 INTRODUCTION**

- 1.1 This Statement of Common Ground ('SoCG') relates to St Mary's Lands which is in the ownership of Warwick District Council ('WDC'). Jockey Club Racecourses Ltd ('JCR') is one of the key stakeholders in St Mary's Lands, as a leaseholder and operator of Warwick Racecourse.
- 1.2 Since WDC consulted on the Publication Draft in 2014 ('the 2014 Draft Plan'), the preparation of a Masterplan for St Mary's Lands pursuant to Policy CT7 of the 2014 Draft Plan is underway, which has been lead by WDC with its project managers (Plincke), in partnership with the St Mary's Lands Working Group, Warwick Town Council and Warwickshire County Council. The Working Group is made up of key stakeholders, including JCR.
- 1.3 Public consultation on the outline proposals for the Masterplan was undertaken in June 2016. Based on the current programme, WDC anticipates that a final draft Masterplan will be completed by December 2016, with a view to approving the Masterplan in during Q2 of 2017.
- 1.4 As part of the Working Group, WDC and JCR together with other stakeholders, have worked collaboratively on the preparation of the Masterplan. Whilst JCR previously objected to Policy CT7's masterplan approach to development at St Mary's Lands, in light of JCR's involvement in the Masterplan as part of the Working Party, JCR has re-considered their position on the Policy.
- 1.5 This SoCG has been prepared as a result of recent discussions undertaken by Rapleys on behalf of JCR and WDC's Planning Policy Team. Specifically, this SoCG relates to the Examination Matter 10, Question 3.

## **2 WARWICK DISTRICT COUNCIL'S POSITION**

- 2.1 WDC considers that St Mary's Lands, including Warwick Racecourse, provides an important recreation, leisure and entertainment facility for the District, and as such, ongoing vitality and viability of the facility is supported. In the context of the area's sensitivity in terms of the heritage assets, natural environment and open spaces for those in the town, WDC considers it necessary to bring forward development at St Mary's Lands through a Masterplan approach.
- 2.2 WDC has proposed minor amendments to Policy CT7 to the 2014 Draft Plan in the Publication Draft incorporating Proposed Amendments Submitted for Examination (February 2015) (Examination Document Ref LP23) ('the 2015 Amendments'). Whilst these amendments do not alter the main objective of the policy, reference to Warwick Racecourse has been omitted in the 2015 Version from the wording of Policy CT7 and the explanatory paragraph 3.142.

## **3 JOCKEY CLUB RACECOURSES' POSITION**

- 3.1 In the previous representations to the 2014 Draft Plan, whilst JCR welcomed the inclusion of the Racecourse in the site specific policy under Policy CT7, it objected to the principle of a Masterplan approach and the effect of the policy which prevents any development proposals to be brought forward if they do not accord with an approved Masterplan. As stated in the previous representations, it remains the case that the JCR would need to diversify or consolidate the racecourse functions to remain financially

viable, and therefore it continually reviews options for improvements and enhancement of the facility.

- 3.2 Through the Masterplan work, much of JCR's current aspirations relative to the Racecourse, have been incorporated in the draft Outline Proposals (June 2016). JCR is supportive of the Masterplan objective and outline proposals, which include aspirations not directly related to horse racing or racecourse's business, such as a hotel.
- 3.3 Having involved in the Masterplan work, JCR understands WDC's aspirations for St Mary's Lands, which include support for the ongoing vitality and viability of the Racecourse, and the sensitivity of St Mary's Lands. JCR therefore wishes to withdraw its objection to the principle of Policy CT7's masterplan approach, subject to further amendments to the 2015 Amendments (Examination Document Ref: LP23).
- 3.4 JCR's outstanding issues in relation to CT7 are:
- The omission of Warwick Racecourse from Policy CT7 and paragraph 3.142 in WDC's 2015 Amendments (Examination Document Ref: LP23), as JCR considers that the Policy should specifically recognise Warwick Racecourse as the key economic asset within St Mary's Lands.
  - That the Policy is not sufficiently flexible to cater for changing and unforeseen circumstances in the future, which in JCR's view, does not meet the tests of soundness.
- 3.5 Rapleys acting for JCR discussed these concerns with WDC's Planning Policy Team. The outcome of these discussions has resulted in the agreement of further amendments to Policy CT7 and its Explanatory paragraphs. There is one area which has been identified as a matter to be resolved through the Examination process. These are identified in the following sections.

#### **4 AREAS OF AGREEMENT**

- 4.1 Through discussions, WDC and JCR agreed that:
- i) Policy CT7 and the explanatory paragraphs should recognise that Warwick Racecourse is one of the key leisure, tourist and economic assets in St Mary's Lands and the ongoing vitality and viability of the facility is supported.
  - ii) The principle of the Masterplan approach to delivering development within St Mary's Lands is justified, given sensitive considerations which would need to be given in respect of the heritage assets and biodiversity.
  - iii) Policy CT7 and the explanatory paragraphs in relation to development within St Mary's Lands require that development can only be brought forward in line with an approved Masterplan. The wording, as it stands, is not sufficiently flexible to respond to unforeseen and changing circumstances in the future and as such, an element of flexibility should be introduced, for the soundness of the Plan.

#### **5 AGREED AMENDMENTS TO POLICY CT7 AND THE EXPLANATORY PARAGRAPHS**

- 5.1 In line with the agreed matters identified in Section 4 of this SoCG, the following amendments to Policy CT7 and the explanatory paragraphs have been agreed between WDC and JCR. It should be noted that these amendments relate to St Mary's Lands only

and do not represent Warwick Castle's in interest. The proposed amendments in **blue text** are WDC's amendments in the 2015 Version with **green text** identifying the agreed amendments between the parties.

#### Agreed Amendments

*"CT7 Warwick Castle and St Mary's Lands, Warwick*

*Development at Warwick Castle or St Mary's Lands, including Warwick Racecourse (within the boundaries defined on the Policy Map) will **only** be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each, will provide the framework within which planning applications will be determined and will:*

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## **6 A MATTER TO BE RESOLVED**

6.1 JCR considers that the following sentence should be incorporated in the Policy to ensure necessary flexibility.

"Where proposals are brought forward in the absence of an approved or updated Masterplan or not included in the Masterplan, proposals will be considered, having regard to points a) to e), where relevant and appropriate to the scale and nature of the development proposed."

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WARWICK DISTRICT LOCAL PLAN EXAMINATION MATTER 10- STATEMENT OF COMMON GROUND  
BETWEEN WARWICK DISTRICT COUNCIL AND JOCKEY CLUB RACECOURSES LTD

- 6.2 WDC does not consider that it is appropriate to include this paragraph, as WDC's aspiration is to ensure development brought forward as part of the Masterplan process, and new paragraph 3.142a acknowledges that there may be occasion to bring forward development not in the approved Masterplan.
- 6.3 Whilst both parties agree that sufficient flexibility is necessary to Policy CT7, the inclusion of the additional paragraph is a matter which has not been agreed. Therefore, this is a matter to be resolved.

NAME:

SIGNATURE:

ON BEHALF OF: Warwick District Council

DATE: 20/10/2016

NAME: Wakako Hirose, Rapleys LLP

SIGNATURE:

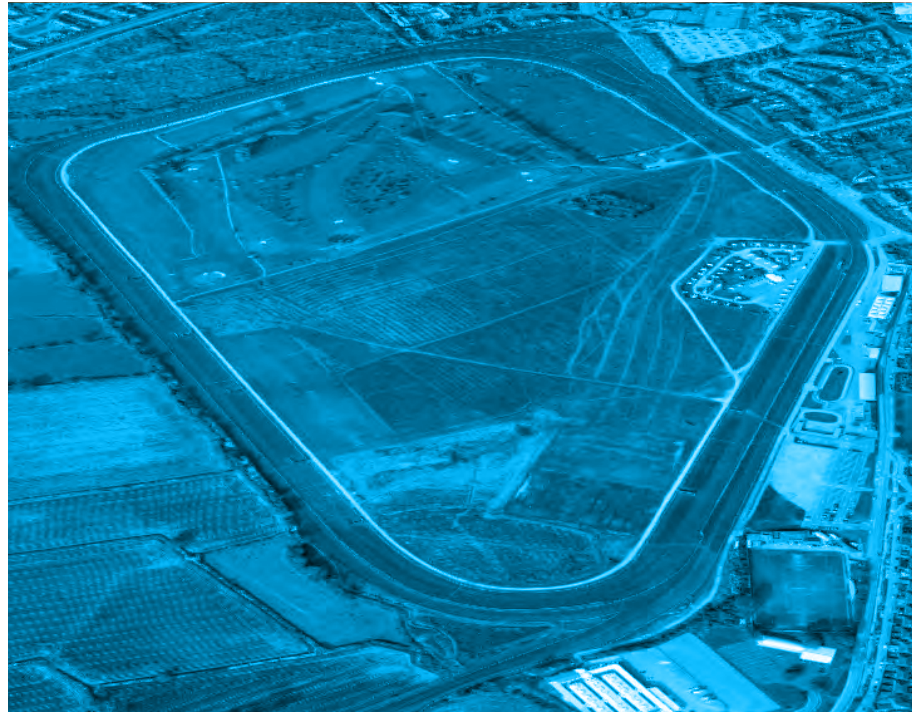


ON BEHALF OF: Jockey Club Racecourses Ltd

DATE: 20/10/2016



# St. Mary's Lands



# Outline Proposals

A partnership project between the St. Mary's Lands Working Group and lead by Warwick District Council in association with Warwick Town Council and Warwickshire County Council.

# St. Mary's Lands

Thank you for viewing the outline proposals for St.Mary's Lands. These initial ideas have been developed by a group of organisations working in partnership with Warwick District Council and supported by Warwick Town Council and Warwickshire County Council.

We have developed our proposals around 4 key aims:

- ♦ Protecting St. Mary's Lands for People and Nature
- ♦ Improving Access and Enjoyment for All
- ♦ Supporting the Local Economy
- ♦ Investing for the Future

These outline proposals show how we hope to achieve our 4 aims. We want to know if you agree with our ideas?

Please let us know what you think by completing the questionnaire, your feedback will help us turn our outline proposals into reality.

# Outline Proposals





# St. Mary's Lands

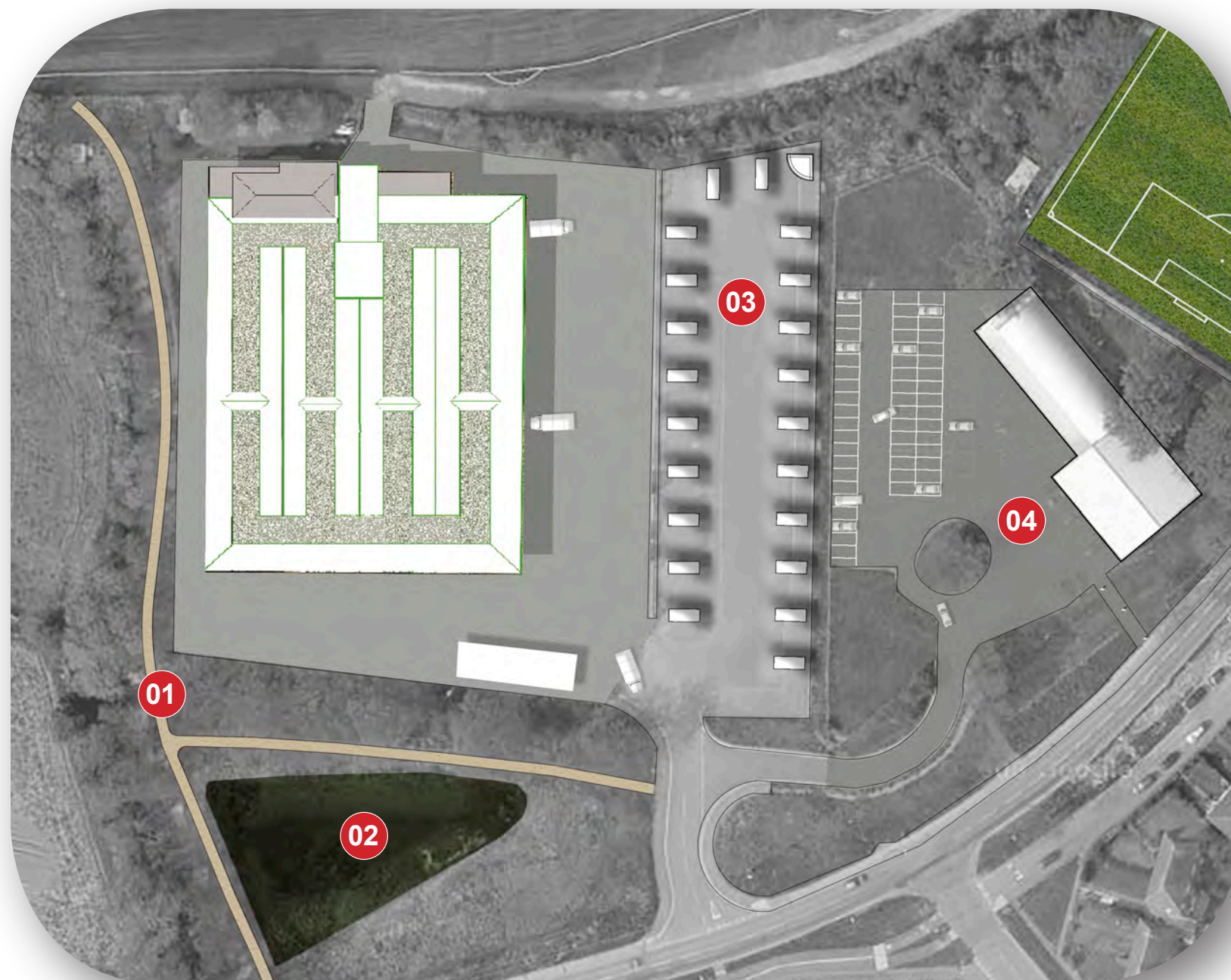
- 01 Improved footpath linkages & waymarking
- 02 Flood alleviation management
- 03 Overflow pitch provision for Caravan Club
- 04 Corps of Drums building investment
- 05 Playing field improvements to support increased use
- 06 Racing Club Warwick FC & new play area
- 07 Multi Use Games Area (MUGA)
- 08 Proposed hotel development
- 09 New 'Permissive' cycle link
- 10 Increased parking provision (+78) to long stay car park (276 Total spaces)
- 11 Re-organisation of Caravan Club site (62 pitches)
- 12 Comprehensive improvements to the St Mary's Lands Entrance.
- 13 Increased short stay parking (+20)
- 14 Setting of Hill Close Gardens improved
- 15 Golf Club Improvements.
- 16 Cycle link improvements
- 17 Enhance existing reservoir

--- Footpaths

← Cycle routes

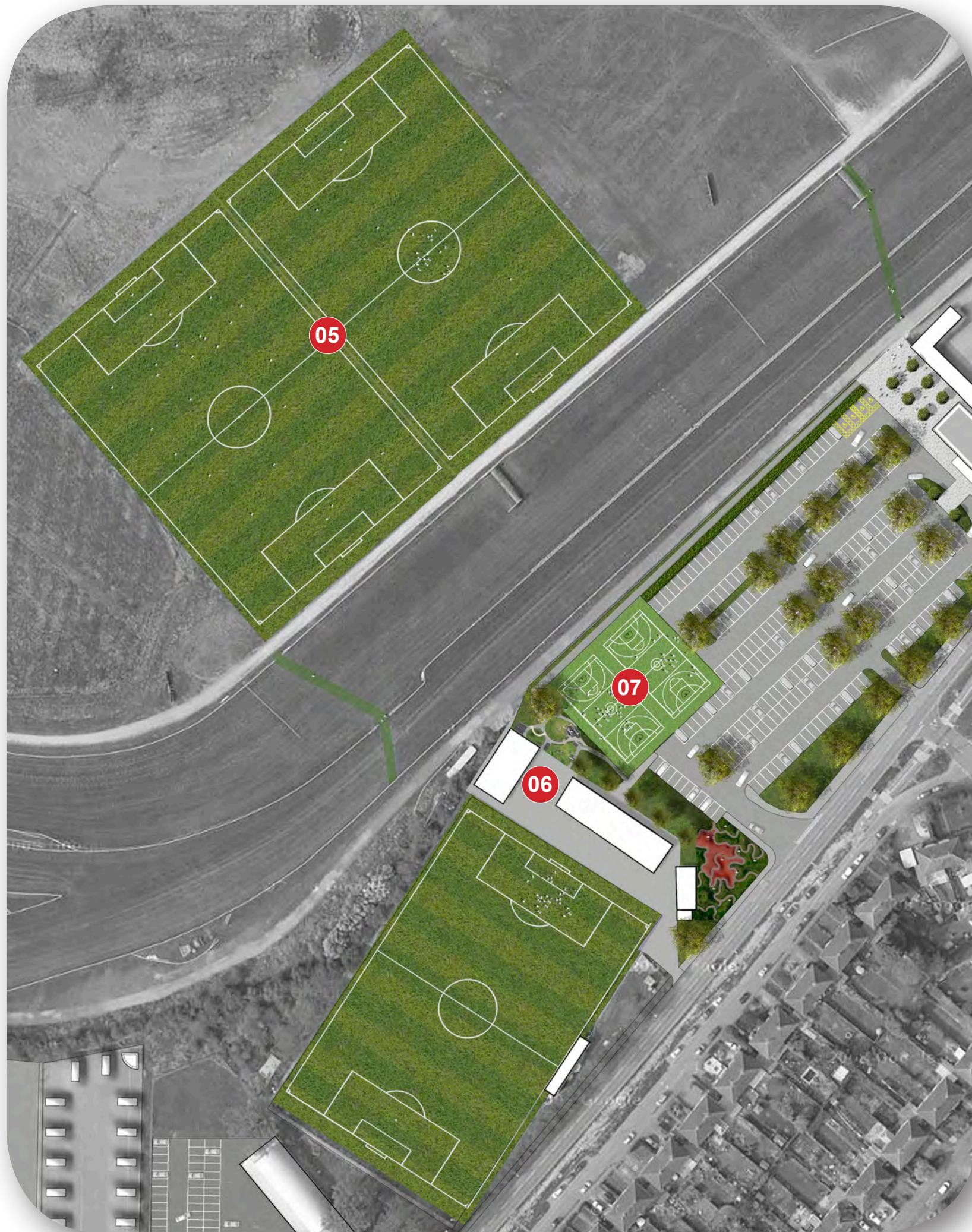
These initial proposals summarise the outcome of the St. Mary's Lands Working Group. The proposals will help guide the long-term future of St. Mary's Lands over the next 10-years.





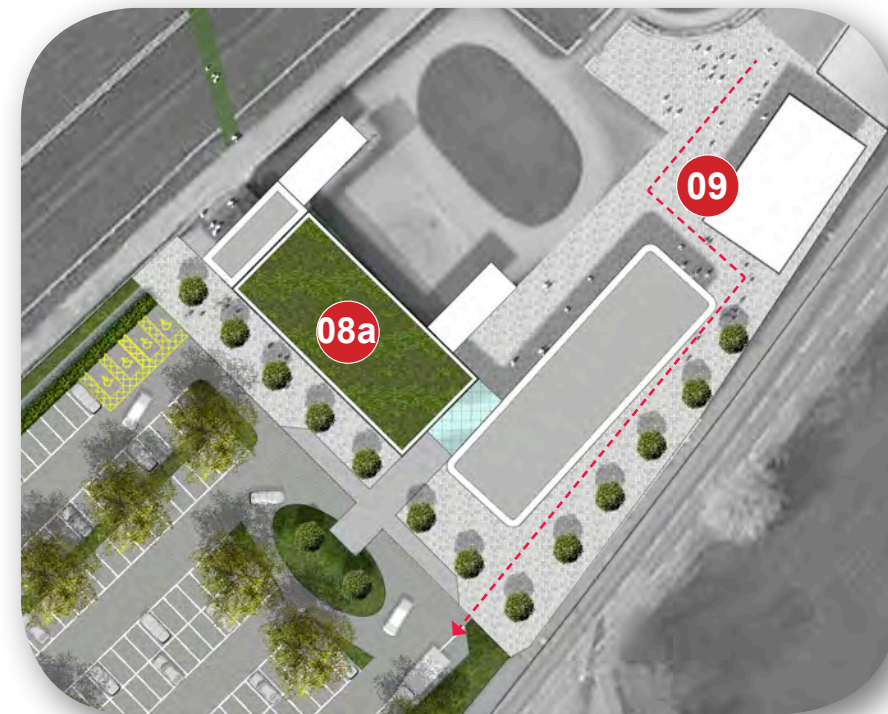
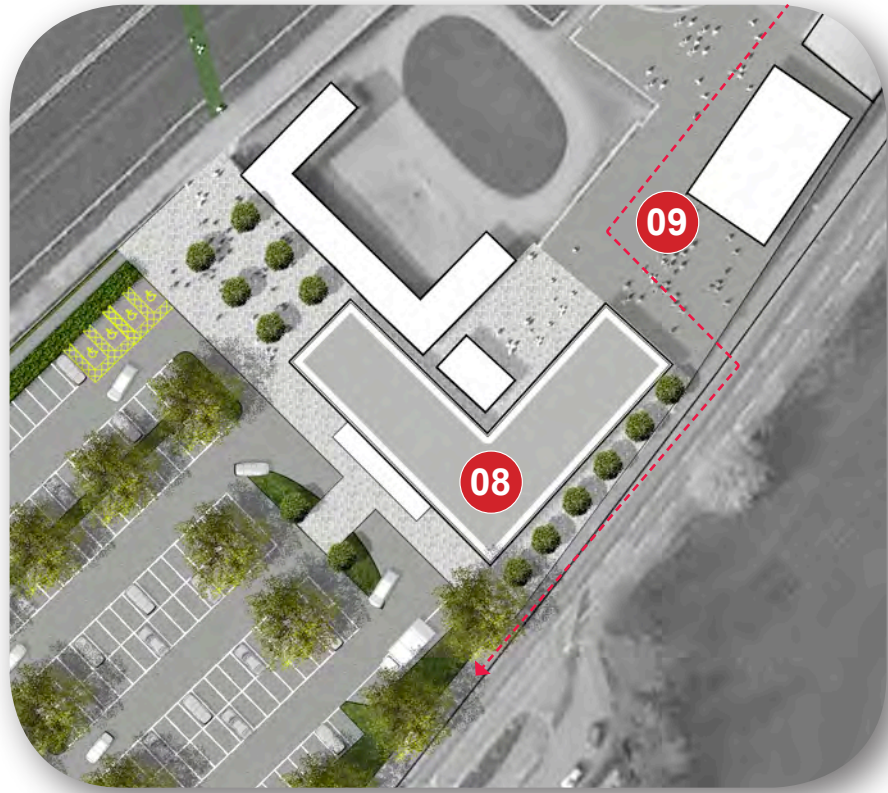
- 01 Improved footpath linkages and wayfinding**  
Improved footpath connections in the southwest corner between Gog Brook and the stables and better way marking of footpaths generally across the site. Reason: to ensure that access is improved from the southwest and footpaths are more clearly designated across the site.
- 02 Flood alleviation management**  
Flood Alleviation: ensure that the storm water retention basins are keep free of silt. Reason: to preserve the maximum capacity of the flood alleviation infrastructure.
- 03 Overflow pitch provision for Caravan Club**  
Expansion of the Caravan Club: consider the possibility of using the coach park as a location for expansion of the caravan club when not being used on race days. Reason: to provide an opportunity at peak times, such as Bank Holidays, to have increased caravan provision.
- 04 Corps of Drums building investment**  
Investment into the building's repair to maintain a fit for purpose facility. Reason: to support building maintenance and upgrades to ensure the organisation meets the needs of its user base and surrounding community.





- 05 Playing field improvements to support increased use**  
Playing Field Improvements: improved drainage via soakaways to the two pitches on the Common. Reason: to support increased use and access to sports.
- 06 Racing Club Warwick FC & creation of community Hub**  
Community Hub: seek to expand the role of Warwick Racing Football Club as a community hub that incorporates play for children from toddlers to early teens in an accessible and well-supervised location. Reason: to create a much needed play facility accessible to the Forbes Estate and encourage a pathway to sport by linking play and active sports on a shared site.
- 07 Multi Use Games Area (MUGA)**  
Multi-use Games Area: provide a junior level all-year round games area for a variety of sports including netball and 5-a-side football. Reason: to expand the sporting opportunities on the site and in particular an all season facility.





## 08 Proposed hotel development (Option A)

The working party have identified a location for a hotel development that all can support. The proposed location would enjoy views over both the Cricket Ground and the racecourse / Common. It would utilise the long-stay parking and potentially incorporate part of the racecourse facilities. The proposed form is an L shape configuration to mitigate a single long façade and could incorporate a health club and conferencing facilities. Synergy with a conference style hotel and the utilisation of facilities at the racecourse is seen to be high. The proposed location would be a catalyst for upgrading the streetscape of Hampton Road and making improvements to a walking / cycling route via the racecourse to the town centre. Reasons: to support the economic vitality of the town centre. (It must be noted that the hotel demand is primarily a Council objective and is not being proposed by the Jockey Club though they have expressed an interest in joining the Council in reviewing a development proposal.)

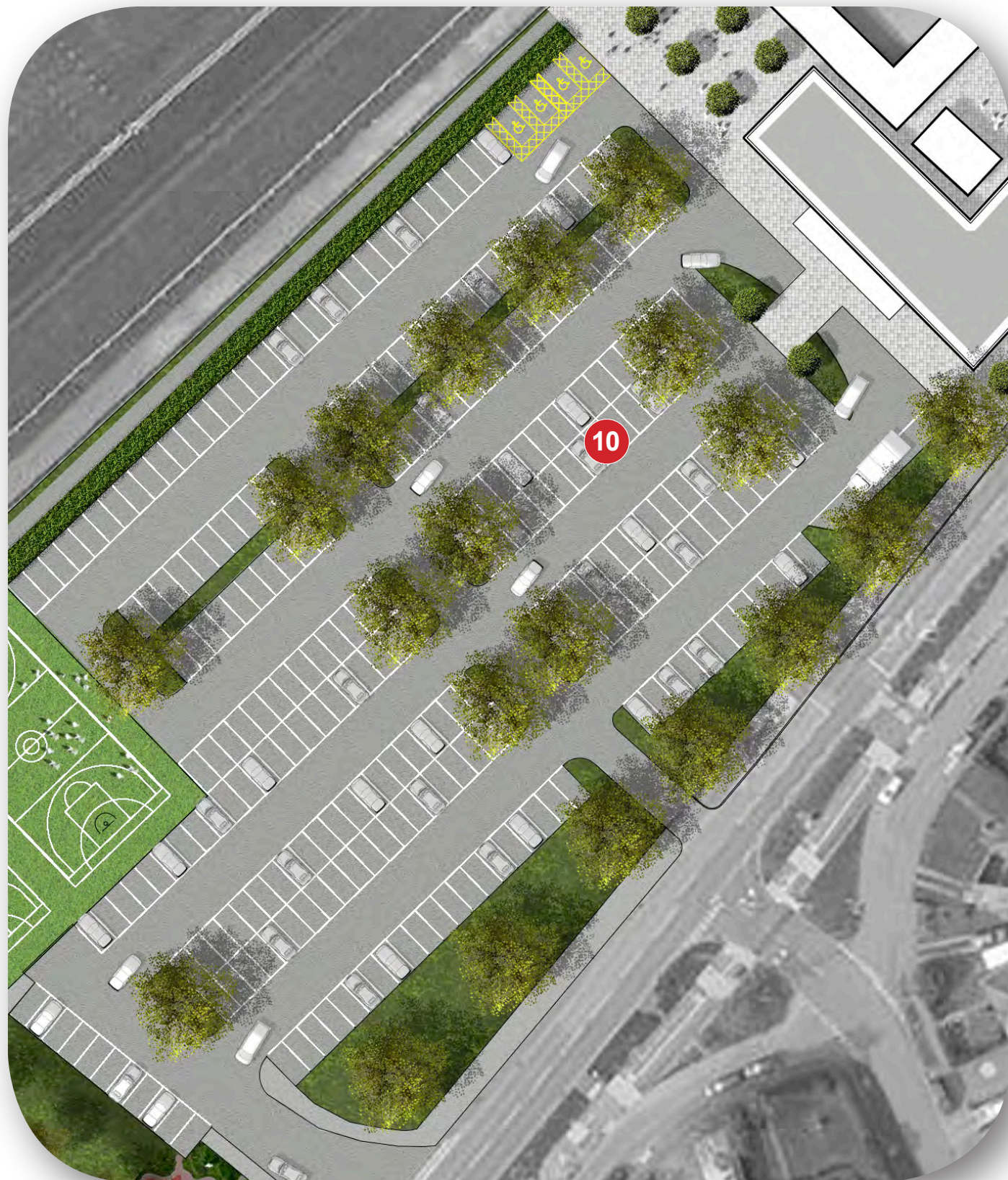
## 08a Proposed hotel development (Option B)

Alternative building footprint sharing a simple rectilinear block form with green roof and glazed central atrium with views to the parade ring and heart of the racecourse complex.

## 09 New 'Permissive' cycle link

New Cycle Link: a new 'Permissive' cycle path linking up the existing cycle path network and creating a link through the racecourse. Though the route is a not public right of way and the public do not have a legal right to use it, it will complete an important gap in connecting other public rights of way. As permissive paths are not public rights of way, the racecourse may impose conditions on its use, such as times of use and closures on race days. The current outline agreement is that the route would be open on non-race days from 7.30am to 7.30pm. Reason: to link an existing gap in the current cycling network and encourage cycling.



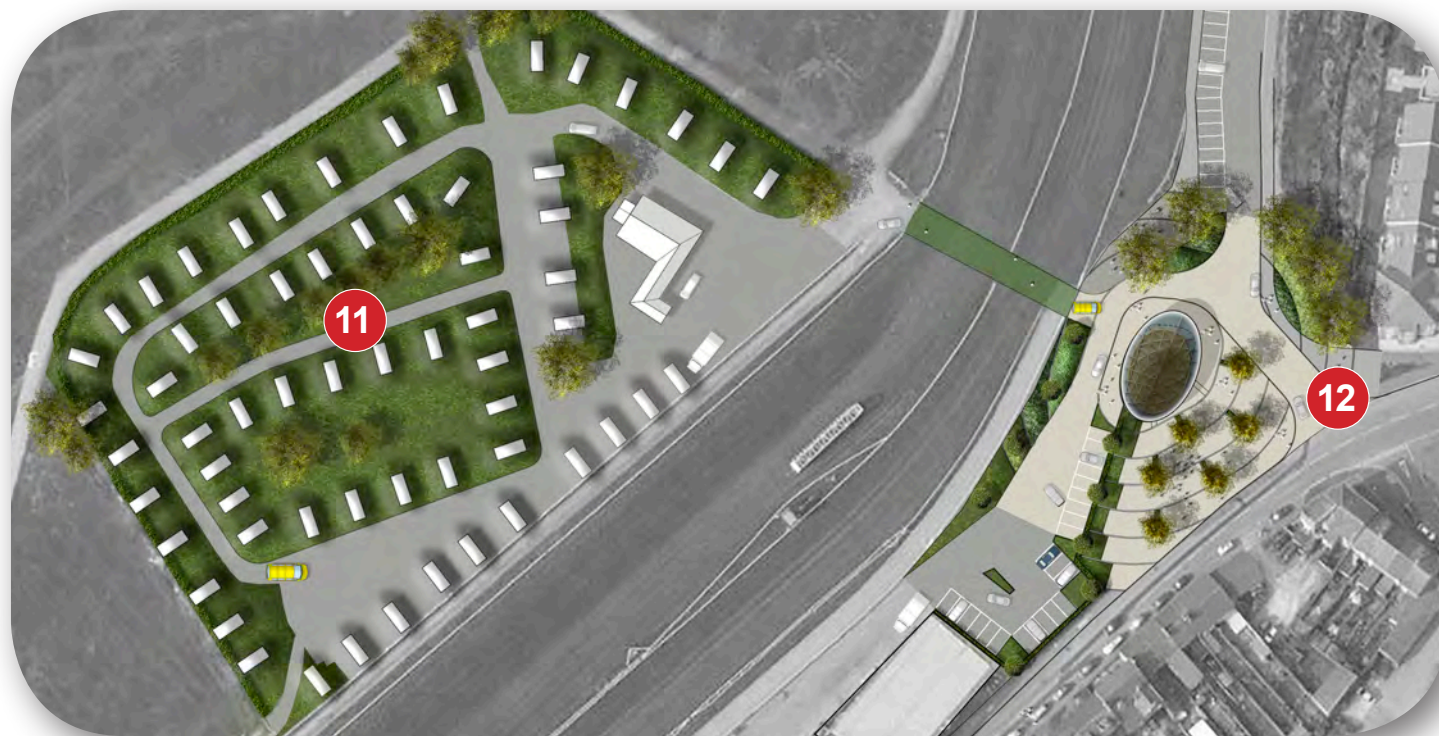


**10 Increased parking provision (+78) to long stay car park (276 Total spaces)**

Surfacing the Long-Stay Car park will increase capacity of the car park by 78 spaces.

Reason: to support the hotel development and ensure that there is a net increase in properly surfaced parking



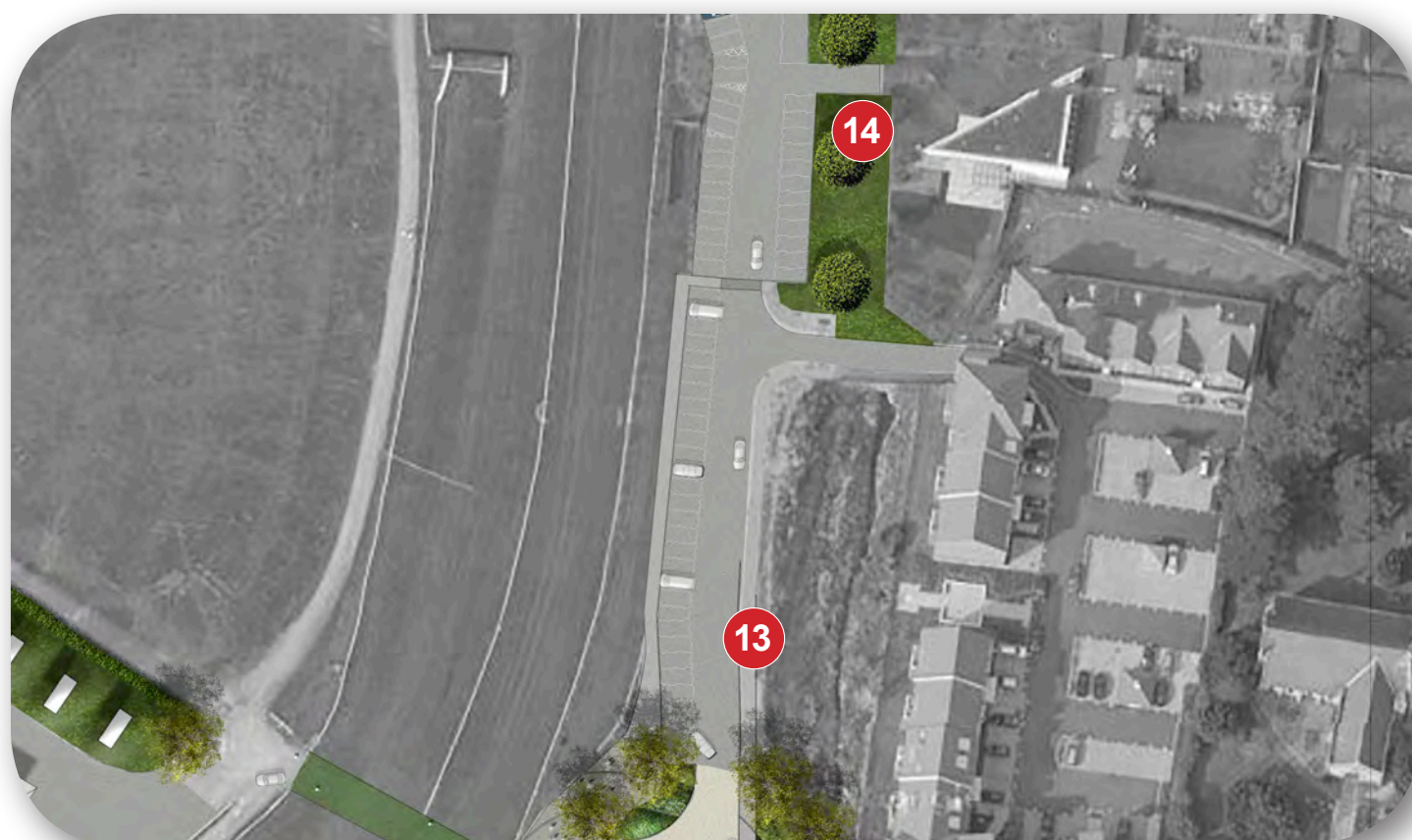


### **11 Re-organisation of Caravan Club (+7 Pitches)**

Rationalisation of existing buildings on the caravan club site would increase capacity of caravan pitches to 62 and improve amenity. Reason: to meet the needs of the club and allow expansion without encroaching outside of its current hedged enclosure.

### **12 Comprehensive entrance improvements**

Proposals include new turnstiles building that could also serve as an information point, a small café and toilets, public realm improvements, signage and tree planting. The relocation of the site manager's accommodation would improve the views and amenity value. Reason: to enhance the quality of the public realm within the Conservation Area and improve the visual amenity and connectivity to the town.



### **13 Increased short stay parking (+20)**

Extend the short-stay car parking provision to provide an additional 30-spaces. Reason: to rationalize the current arrangement of hard surfaces, to compensate for the loss of 10 spaces needed to create the new cycle route (20-spaces net gain). To provide additional parking close to the town centre in preparation for the loss of spaces at Linen Street multi-storey car park.

### **14 Entrance improvements to Hill Close Gardens**

Improve the Frontage to Hill Close Gardens: undertake landscape improvement works to the frontage of Hill Close Gardens more in keeping with the characteristics of the town edge. Reason: to better promote the gardens and create an environment that is sensitive to their Grade II\* status (a site of more than special interest).





### 15 Golf Club improvements

Consider options for improving the golf centre including re-modeling the golf-driving range, a replacement club house building and a small area of car parking directly opposite the facility. Reason: to maintain the range of sports available in the town, to ensure that the facility is fit for purpose and ties in with other potential developments such as the hotel proposal.

### 16 Enhance cycle link connections

Cycle Link: enhance the footpath and create a cycle route connection via St. Mary's Lands to connect with Warwick Parkway station and the Birmingham Road cycle way improvements. The scheme will require the minor adaptation of the existing footbridge over the railway. Reason: to support sustainable travel options and increase the accessibility between the town centre and Warwick Parkway.



### 17 Enhance the reservoir

Enhance the reservoir: integrate the reservoir as a potential landscape feature into the Jubilee Woods area. Reason: to increase the biodiversity of the site and enhance the landscape and visual amenity.

### \* Comprehensive management plan review

Update the existing management plan with recommendations for smaller scale improvements, such as improved seating, information boards, and ongoing management to support increasing biodiversity. The proposals can also address the needs of the model aeroplane flyers for an improved grassed takeoff / landing strip. Reason: to ensure that the management plan is reviewed periodically and updated to meet the needs of users, to ensure that the landscape character is preserved. The management plan review will update the changes in the site since its first production in 2003, including the extension of the Conservation Area and its designation as a Local Nature Reserve.

# Conclusions:

In summary the masterplan represents a balanced response to the opportunities and threats posed at St. Mary's Lands. It recognises the need to invest in developments that support the wider economy, such as the hotel and expansion of the caravan club. However these developments must respond to the sense of place and the multi-purpose sporting, recreational and leisure use of the open space. The need to plan for the replacement of obsolete facilities, in particular at the Golf Centre and turnstiles building affords the opportunity to significantly address the poor quality and often ad-hoc decisions of the past with an approach that is more in keeping with the Conservation Area. Common ground has been found on all these issues across the range of interests represented by the Working Party. This high level of consensus provides the Council with the confidence that the scheme is ready and deserving of a wider public consultation process which will keep members of the public informed of the proposed developments.

If you have any questions or would like to be kept informed of future developments in the St.Mary's Lands project, please contact us at:

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