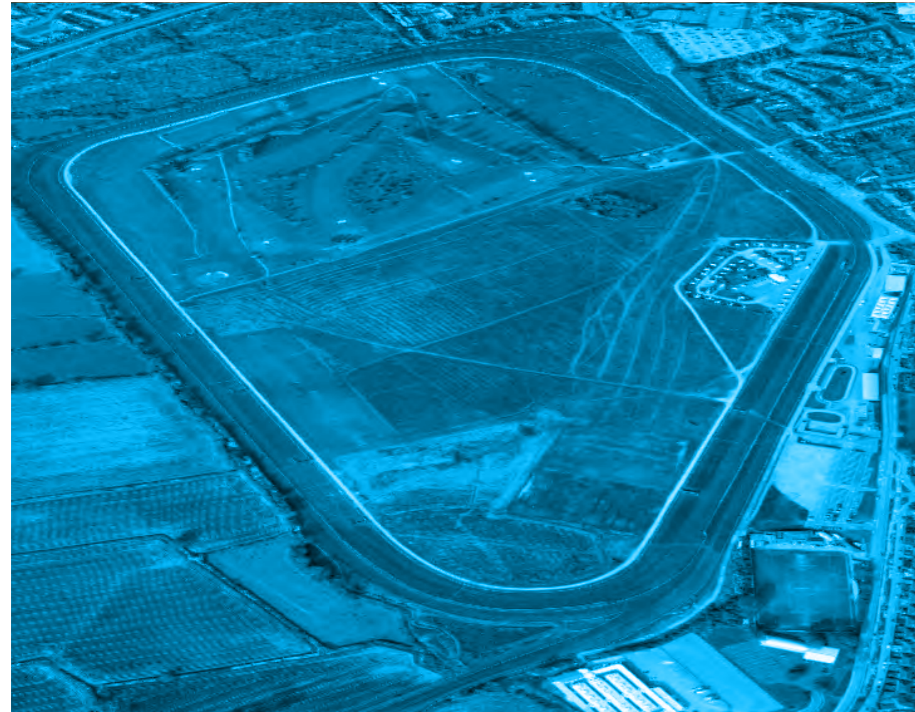


# St. Mary's Lands



# 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



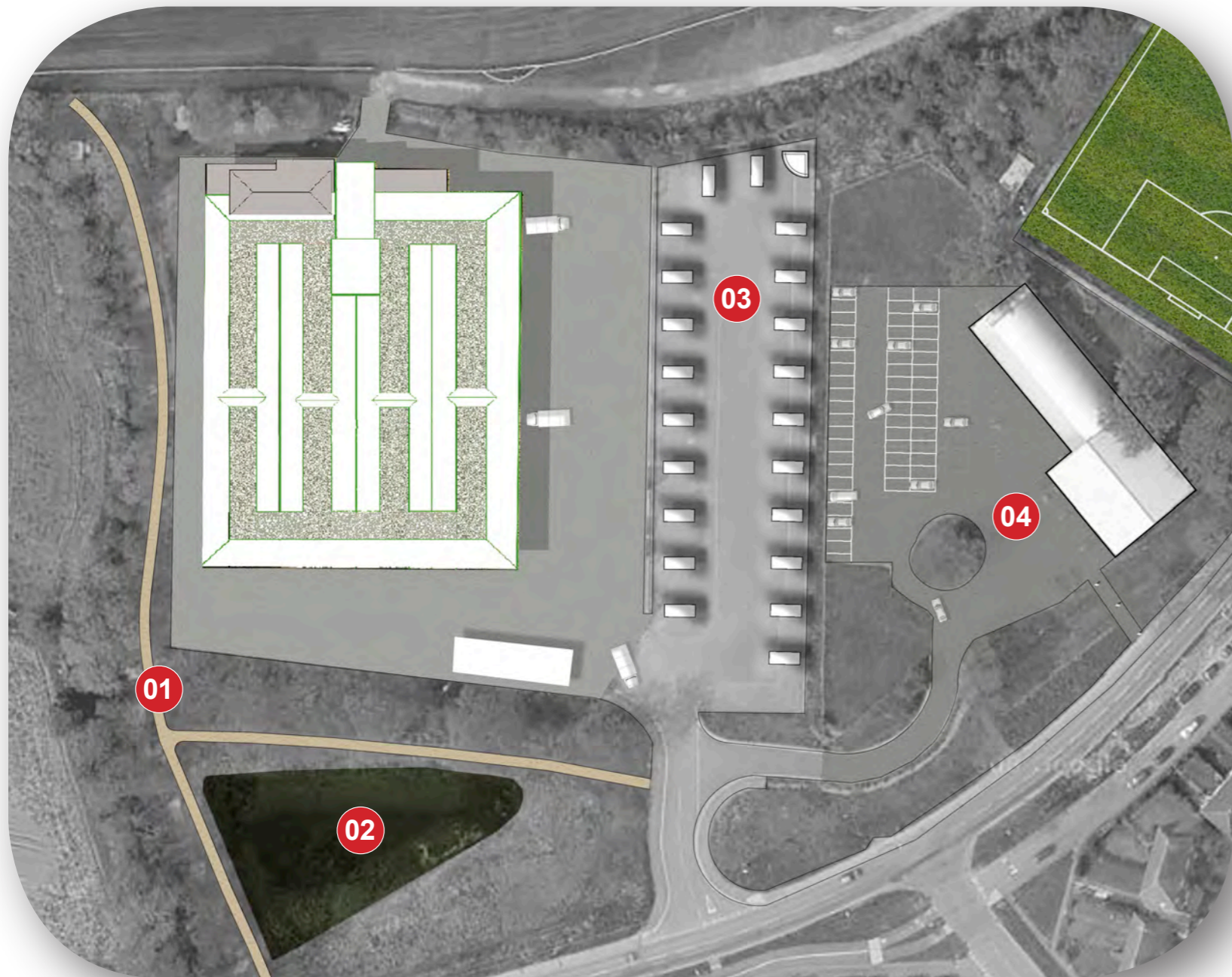
# St. Mary's Lands

- 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**

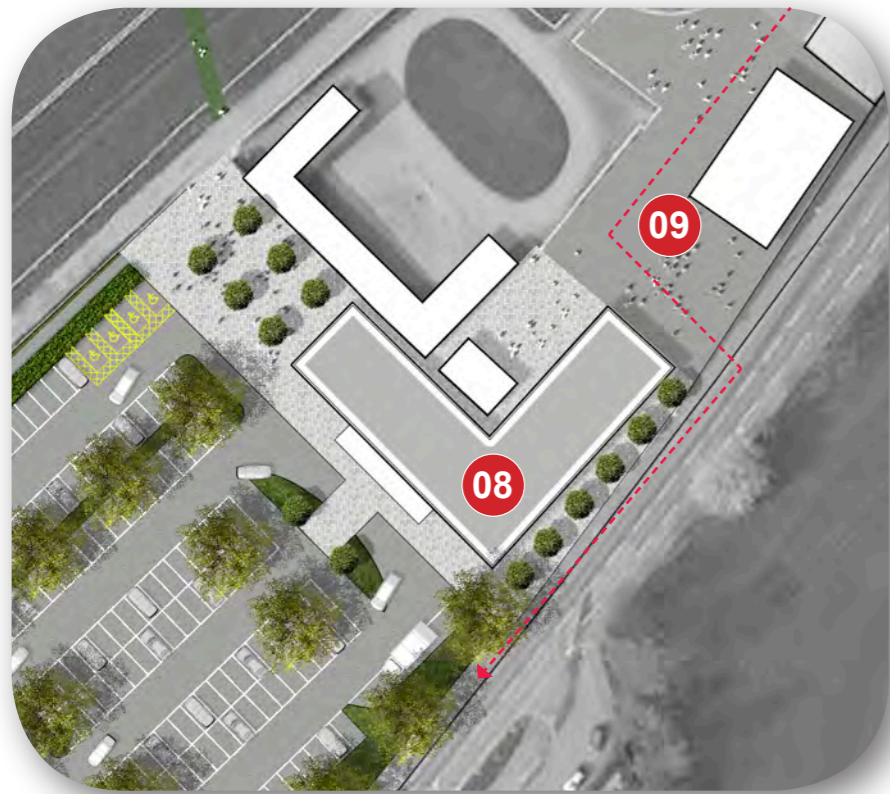
Playing Field Improvements: improved drainage via soakaways to the two pitches on the Common. Reason: to support increased use and access to sports.

**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

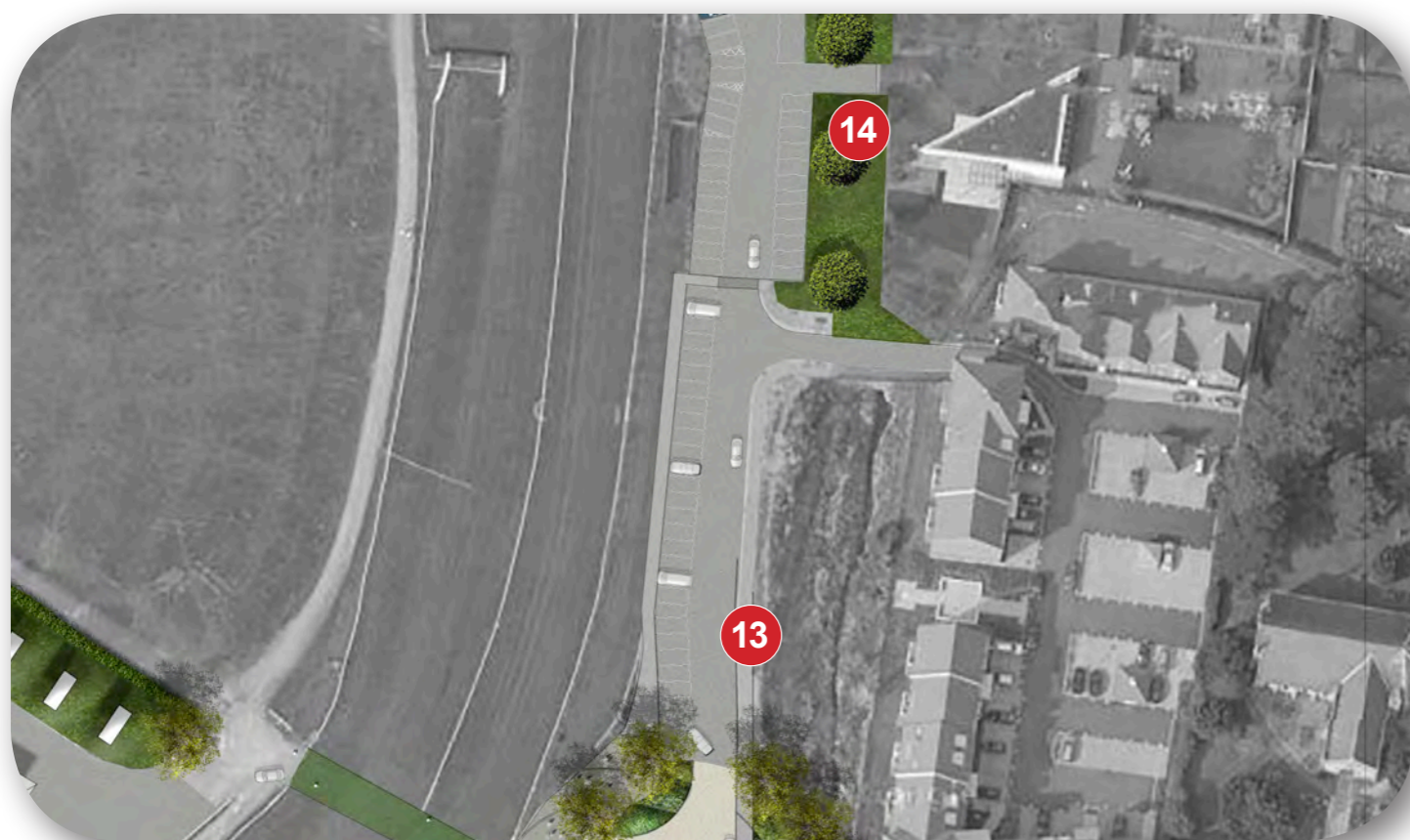
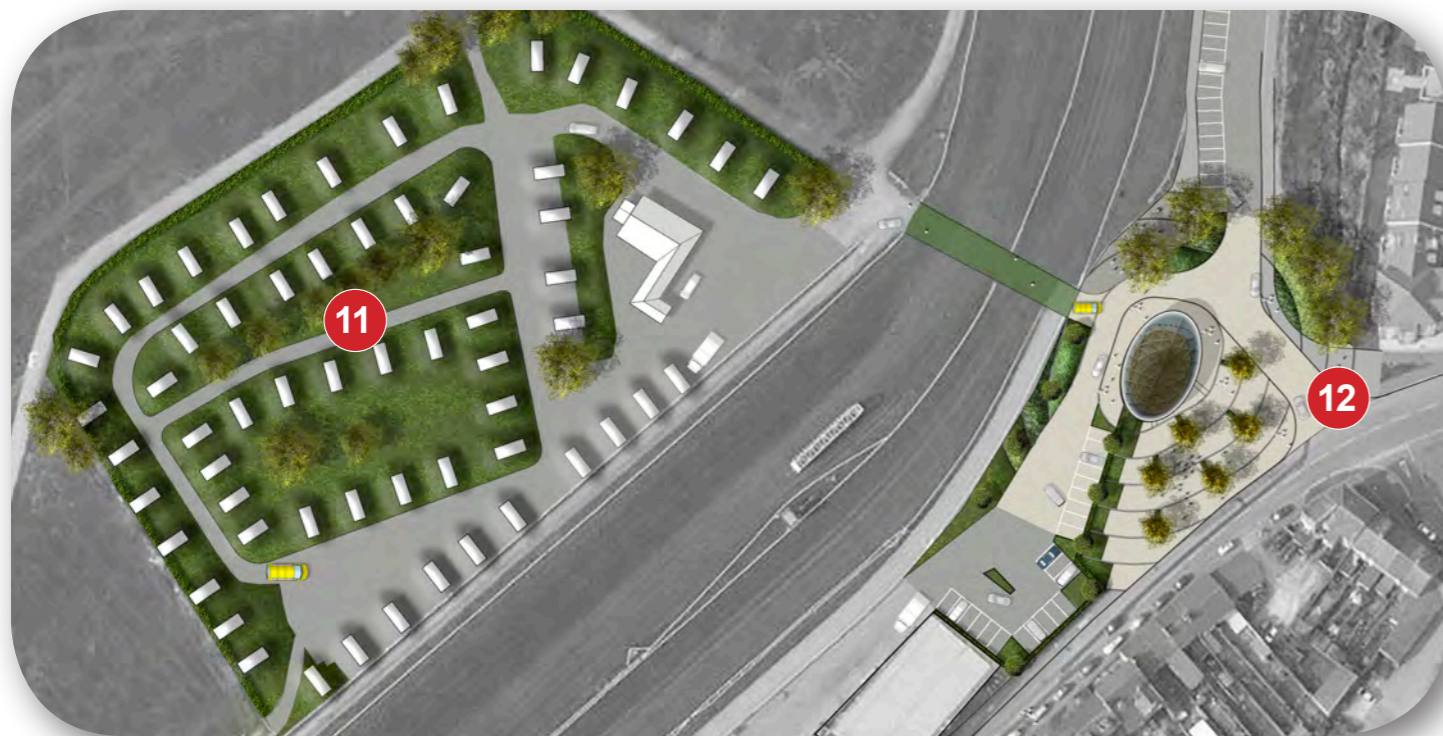
New Cycle Link: a new 'Permissive' cycle path linking up the existing cycle path network and creating a link through the racecourse. Though the route is a not public right of way and the public do not have a legal right to use it, it will complete an important gap in connecting other public rights of 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:

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, Warwickshire, CV32 5HZ, marked for the attention of the Chief Executive or alternatively email us at:  
[info.sml@warwickdc.gov.uk](mailto:info.sml@warwickdc.gov.uk)

