

Appendix 2

Table - elements of the Masterplan

<i>On plan</i>	<i>Title</i>	<i>Description</i>
L Red	The Myton Path Phase 1	Footpath and cycleway between Myton Road and Fusiliers Way. Important link in sustainable travel network (see Appendix 1A to this report). Reduces traffic on Myton Road. Vehicular, cycle and pedestrian access to new athletics facility. Pedestrian and cycle rear entrance to Warwick School. Vehicular, cycle and pedestrian rear entrance to Myton School. Pedestrian and cycle access to Warwick Technology Park.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WDC	CIL/Local Growth Initiative	Project Managers appointed. Surveys underway. Design commenced. Informal discussions with County and Myton School re land transfers. Separate report to this meeting of Cabinet.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
3 Green	New athletics facility Phase 1	Replacement facility for Edmondscote site. That site becomes Queen Elizabeth II Park. New location better for access, parking, lack of flooding, school use, visitors. No detriment to existing facility. Primarily training but competition as well. Local Clubs involved in design. Field sports particularly important. 50 parking spaces. Event parking elsewhere on site. Pavilion and changing facility.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WDC	CIL/Capital receipts and Local Growth Initiative	Project Managers to be procured. Then Design Team to be procured. Draft Heads of Terms now being subject to negotiation with WCC on land transfer taking place. Surveys underway. Separate report to this meeting of Cabinet.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
5 Blue	Neighbourhood Centre Phase 2	Local services including shops. Priority is a sub-post office. Possible hotel above shops. Children's Nursery. Possible offices. Access link to Warwick Technology Park to support active travel and widen customer access to facilities to employees on the Tech Park.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>

WDC/ County Council	Commercial with potential public sector support	Land owned between County and WDC. Informal discussions commenced. Negotiations will be complicated due to the inter-relationship between land-ownership areas in the centre of the site. Report will be brought to Cabinet in September.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
5 Pink	Farmhouse, outbuildings, and orchard Phase 2	Grade Two listed farmhouse, outbuildings and orchard were purchased by WDC in 2020. The Emmanuel Church in Leamington is interested in constructing a church on the site and using the farm and outbuildings as meeting spaces. Weddings etc. Orchard will serve as public open space for the site. Possible café and craft shops for Courtyard area. Opportunity to provide community space to be explored.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WDC	Emmanuel Church with potential public support	Discussions with Church ongoing. Also discussing other potential uses with County. Area will be included in report to Cabinet in September on the Neighbourhood Centre.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
4 Yellow	Community Stadium and enabling development Phase 3	High specification and quality standard. Proposed for the relocation of Leamington Football Club. Club will run facility. Current ground would be Gypsy and Traveller site. 4000 capacity in first phase with an extension to 5000 possible. The pitch would be an artificial grass pitch. A wide range of community uses is anticipated- fitness, parent and toddler, community education, community health. Community access agreement. Sustainability key to design. Net Zero Carbon in operation. Enabling development of commercial and housing proposed around the Community Stadium - Function and design to be agreed. Car parking for these developments on site but also as part of a wider parking plan for the facility
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WDC	Capital Receipts/CIL/Local Growth Initiative	Included in Local Plan. Designed to RIBA Stage 2 but changes likely. Work continuing on enabling development options. Report to the September Cabinets to report on funding, facility mix and design.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
8	BMW dealership	Land purchased by WDC from County and sold to Opus, who

Purple	Completed	now lease to Rybrook BMW.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
Opus	Generated Capital Receipts for WDC	Opened in 2021. New access to site from Gallows Hill via Fusiliers Way now open.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
9 Orange	Plot 9 External project	Site next to BMW dealership. Purchased from County and now agreed to be sold to Opus. Use will be for a business centre and self-storage facility. Prominence of site requires a gateway building with a high quality of finish.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WDC/ Opus	Generated Capital Receipts for WDC	Report to March 2024 Cabinet approved the sale of this land to Opus. Negotiations being concluded. Planning Application expected later this summer.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
6 + 7 Grey	Commercial developments External project	These plots are owned by the County Council. They are proposed as commercial developments and there are strong interested in both.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WCC	Commercial developments	WDC officers have regular update meetings with County colleagues and so are kept up to date with progress on these developments. Planning Applications are expected later this year.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
1 Lilac	Myton Gardens Primary School External project	Increased population in the area requires a new primary school to be built by the County Council. Will provide access to playing fields for competitors for weekend athletics competitions to relax and warm-up.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WCC	County Education budget	Originally planned for Sept 24 – target now Sept 25 opening. Interim arrangements may be required. Regular liaison between District and County teams.

<i>On plan</i>	<i>Title</i>	<i>Description</i>
2 Brown	The Talenton Academy, Warwick External project	An alternative provision free school, located next to Myton Gardens Primary School. It will support learners who are experiencing difficulties with or have been excluded from mainstream education. Security and privacy key elements of design.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
Dept for Ed.	Govt. funding	Being delivered by the Department for Education. Work is delayed – currently aiming for Sept 25 opening. Regular liaison with District and County colleagues.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
A, B, C Silver	The Evergreen School External project	Evergreen School is currently accessed off Brittain Lane. Plan is to create a Sixth Form Centre so school can offer education to pupils with special needs right through to those who are 18 years old. Also to create a new entrance off Fusiliers Way. Better connectivity and reduces traffic on Myton Road.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
WCC	County Education budget	The current situation is unknown, but it is believed that this project is currently not as advanced as the other two education projects on the site.
<i>On plan</i>	<i>Title</i>	<i>Description</i>
A – K Sand	Myton School External project	Proposal to radically change the campus layout. However, the School has been badly affected by Reinforced Autoclaved Aerated Concrete (RAAC) and so school has had to build a modular village to house pupils. Changes to the campus will have to await a solution to the RAAC issue, which may take 5 years.
<i>Project Owner</i>	<i>Financing</i>	<i>Current situation</i>
Myton School	Myton School budgets including land sale receipts	Modular village is under construction.