

	<b>Executive Committee</b> <b>1<sup>st</sup> November 2017</b>	<b>Agenda Item No.</b> <b>8</b>
<b>Title</b>	Delivery of the St Mary's Lands Masterplan, Warwick	
<b>For further information about this report please contact</b>	Chris Elliott 01926 456003 <a href="mailto:chris.elliott@warwickdc.gov.uk">chris.elliott@warwickdc.gov.uk</a>	
<b>Wards of the District directly affected</b>	Aylesford and Saltisford, Warwick	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Executive Meeting 31 <sup>st</sup> August 2017 min 48 Council Meeting 9 <sup>th</sup> August 2017 min 25 Executive meeting 28 <sup>th</sup> June 2017 min 17 Executive meeting 8 March 2017 min 108 Executive meeting 30 <sup>th</sup> November 2016 min 65 Executive meeting 06 <sup>th</sup> April 2016, min 132 Executive meeting 3 <sup>rd</sup> September 2015, min 34 Full Council 19 <sup>th</sup> November 2014, min 50 Executive meeting 1 <sup>st</sup> October 2014, min 56 Executive meeting 16 <sup>th</sup> April 2014, min 189 Executive meeting 11 <sup>th</sup> September 2013, min 55 Executive meeting 19 <sup>th</sup> June 2013, min 13 Executive meeting 12 <sup>th</sup> December 2012, min 107	
<b>Background Papers</b>	Previous reports as above; Agreed FFF Strategy 2017; Local Plan Publication version and Main Modifications 2017; Adopted Masterplan August 2017.	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	No
<b>Included within the Forward Plan? (If yes include reference number)</b>	No
<b>Equality Impact Assessment Undertaken</b>	No
This will be relevant at the level of each individual project's implementation.	

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive	10/10/17	Chris Elliott
Head of Service	10/10/17	Tracy Darke, Rob Hoof, Rose Winship, Marianne Rolfe
CMT	10/10/17	Chris Elliott, Andrew Jones, Bill Hunt

Section 151 Officer	10/10/17	Mike Snow
Monitoring Officer	10/10/17	Andrew Jones
Finance	10/10/17	Mike Snow
Portfolio Holder(s)	10/10/17	Noel Butler
<b>Consultation &amp; Community Engagement</b>		
The proposals in the Masterplan have been supported by public consultation.		
<b>Final Decision?</b>		No
<b>Suggested next steps (if not final decision please set out below)</b>		
A decision by the Council on its Budget for 2018/19 will need to be made to resource the next planned elements of the Masterplan.		

## 1. **Summary**

- 1.1 This report seeks to update progress on the delivery of the agreed Masterplan and to advise of changes to the Working Party. Delegated authority is sought to agree any further changes. Approval for a small revision to an existing lease is also sought.

## 2. **Recommendation**

- 2.1 That progress on the delivery plan of the Masterplan as set out in Appendix 1 is noted and that the provisions for 2018/19 are brought forward for consideration as part of the 2018/19 budget.
- 2.2 That a minor modification to the lease of Racing Club Warwick is agreed to incorporate a limited number of car parking spaces as indicated on Plan 1 attached.
- 2.3 That changes to the organisations on the St Mary's Lands Working Party are noted and to avoid any future uncertainty over decision making on those organisations membership that authority is delegated to the Chief Executive in consultation with the Business portfolio holder on any further changes to the make-up of the Working Party, excluding Warwick District Council representatives.

## 3. **Reasons for the Recommendation**

### **Recommendation 2.1**

- 3.1 At its meeting on 28<sup>th</sup> June 2017 the Executive agreed to recommend to Council that the Masterplan for St Mary's Lands should be adopted as policy. This was then confirmed by Council at its meeting on 9<sup>th</sup> August 2017. The Masterplan now forms part of the Council's planning policy framework used for determining planning and related applications as well as providing a framework for investment decisions by the Council and its partners.
- 3.2 The adoption of the Masterplan had been deferred pending further work on the justification of inclusion of a hotel (which was resolved at Council in August 2017). Prior to that a delivery plan of all the other elements had been agreed and the Executive had agreed funding for works in 2016/17 and for 2017/18. Appendix 1 sets out the progress being made on all the elements.
- 3.3 It had been previously agreed to agree the budget provision for each year's proposals in the delivery plan year by year, as part of the Council's annual budget setting process and the same intent is proposed for 2018/19. The items that will come forward for consideration are 03; 04; 13 and 16 in Appendix 1.
- 3.4 The Working Party is meeting on 25<sup>th</sup> October 2017 and any issues/conclusions arising from that meeting will be reported to the Executive.

### **Recommendation 2.2**

- 3.5 The Executive previously agreed to incorporate an area of land for the creation of MUGA within the lease of Racing Club Warwick. Inadvertently a piece of land was omitted from the plan showing the lease extension and as the revised lease has not yet been signed or sealed it is proposed that this omission is now

rectified but agreeing to include the missing area of land as shown on the attached Plan 1.

### **Recommendation 2.3**

- 3.6 The development of the Masterplan has been guided by the St Mary's Lands Working Party. The intent is to continue with the Working Party but for it to focus on implementation of the Masterplan's proposals. The Working Party has had the following representatives:

Corps of Drums  
Friends of St Mary's Lands  
Hill Close Gardens  
Jockey Club  
Racing Club Warwick  
Warwick District Council  
Warwick Golf Centre  
Warwick Town Council  
Warwickshire County Council

- 3.7 In addition, to assist this work, the Working Party is now to have representatives of the Model Flying Group and a Nature organisation. It also became apparent that one of the 2 representatives of the Friends was also a member of the Warwick Society but as he has now had to stand down, a representative of the Warwick Society has been invited to attend. The Friends will only have one representative. This change has been challenged by one person from the Friends.
- 3.8 However, as implementation proceeds it may become necessary to add to the Working Party and to avoid any issues of authority to determine who attends, it is proposed that authority on this matter be delegated to the Chief Executive in consultation with the Business Portfolio Holder who is the lead Councillor for this Key Project of the Council's.
- 3.9 It is further proposed that the Working Party be chaired in rotation, according to who hosts the meetings (which have been rotated).

## **4. Policy Framework**

### **4.1 Fit for the Future (FFF)**

- 4.1.1 The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects. St Mary's Lands is one of those Key projects. This report shows the way forward for implementing a significant part of one of the Council's Key projects.
- 4.1.2 The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels
<b>Impacts of Proposal</b>		
<i>The overall proposals will contribute toward improved health outcomes; impressive sport and cultural facilities and to a more cohesive and active community by way of improving the area and its facilities.</i>	<i>The overall proposals will improve an important open space and ensure that the adjoining local communities have access to decent open space.</i>	<i>These overall proposals will have a very beneficial effect on the local economy in terms of attracting visitors to the town and by creating new jobs and so have positive impacts on the intended outcomes above.</i>
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
<b>Impacts of Proposal</b>		
<i>The scheme will offer the opportunity for some staff to become more familiar with commercial assessments of property based schemes so helping the Council's aim of becoming more enterprising but also of working in partnership with the community.</i>	<i>If successful the additional revenue generated will help the Council to maintain or improve its services.</i>	<i>The proposal will help to maximise the social and economic use of an existing asset and get a better return as the proposal has the potential to create a revenue generating opportunity for the Council.</i>

## 4.2 Supporting Strategies

Each strand of the FFF Strategy has several supporting strategies and the relevant ones for this proposal are explained below.

### Local Plan

4.2.1 The Council has an agreed a strategy statement "The future and sustainable prosperity for Warwick District" which amongst other things seeks to:

- Support the growth of the local economy; and
- Maintain and promote thriving town centres.

4.2.2 The Council has determined that a spatial masterplan should be developed for St Mary's Lands via public consultation as it recognised that it is an essential community amenity that needs to receive the necessary investment to enable its attractions and operations to prosper.

4.2.3 The Local Plan - Publication Draft has a specific proposed policy for St Mary's Lands as follows:

*"3.142 The Council will therefore work with the operators of the Racecourse to bring forward a Masterplan for the area which;*

- *ensures the ongoing vitality and viability of 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"*

This requirement picks up the non-Local Plan overall strategy for St Mary's Lands adopted in 1998 and the regeneration master plan agreed in 2004 which have both been reviewed as part of this work.

4.2.4 The Local Plan has recently been found sound by the Inspector who undertook the Examination in Public. The Local Plan, with modifications, was adopted by the Council on 20<sup>th</sup> September 2017. The Local Plan Main Modifications recommended by the Inspector include some changes to Policy CT7 in line with the consultation undertaken by the Council in 2016. The focus of the modifications is to clarify that the policy applies to the whole of St Mary's Lands, including the racecourse and to clarify the role of the Masterplan. The Masterplan proposals do not conflict with Policy CT7 as modified.

## 5. **Budgetary Framework**

5.1 The proposals underway are funded as agreed from earlier reports. The proposals for implementation next year will be considered as part of the annual budget process but are those items 03; 04; 13 and 16 in Appendix 1 to this

report. The costings of these items will be updated for Members consideration in the budget process.

- 5.2 A rent review for Racing Club Warwick is due in 2018 and the rent for the lease as amended will be picked up then, as previously agreed.

## **6. Risks**

- 6.1 Now that the Masterplan has been adopted and delivery is underway the risks in this project revolve around traditional ones of being on budget and on time and are managed as indicated in Appendix 1 by regularly reviewing each project line.

- 6.2 The new projects have the additional risks of needing appropriate statutory consents which may generate opposition from other quarters as well as the more usual one of estimating costs appropriately. The former is mitigated in part by the Working Party being an opportunity to air and resolve differences but also by continuing to consult with various groups on issues. The second by making sure the estimates are grounded in proper project scope and definition.

## **7. Alternative Option(s) considered**

- 7.1 The only other option the Council has is not to note progress which would seem perverse. Similarly, not to agree for the 2018/19 elements of the masterplan not to be proceeded would be a reputational risk for the Council given the efforts that have been made to engage local groups.

- 7.2 The membership of the Working Party could be left as it is as the Working Party has up to now been successful. However, as it is now moving to implementation stage there is a need to bring on other group representatives and balance that with maintaining a reasonable number to keep it effective.