

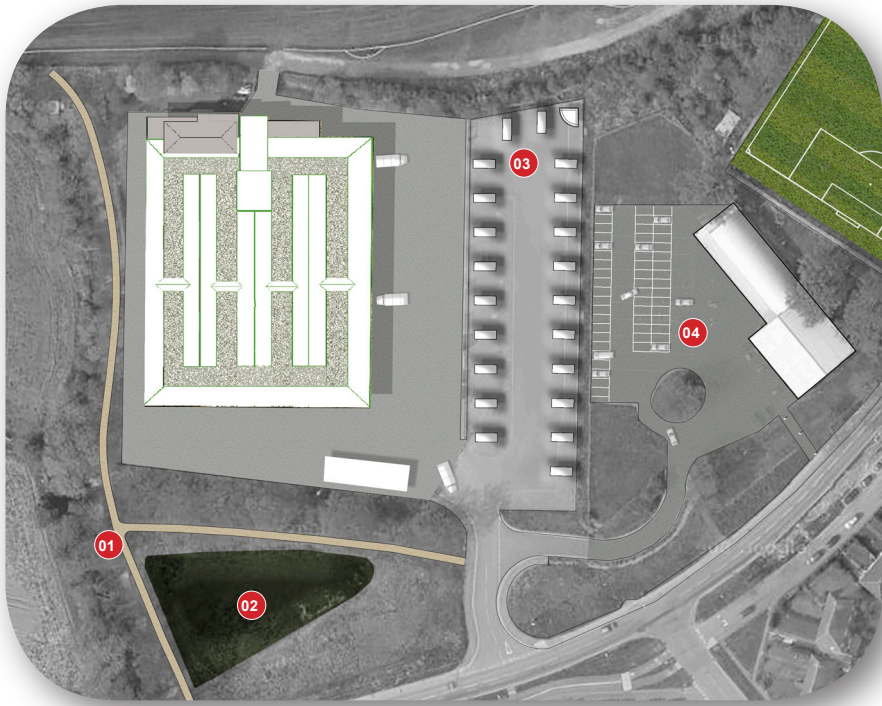
Summary of Proposals:

L A N D M A S T E R P L A N

The Working Party has met three times since it was re-convened with each meeting having a specific purpose. The first to introduce the process and to emphasise the success of the partnership working in the delivery of the previous masterplan. The second, to review the outcomes of the SWOT analysis and agree the priorities for moving forward. The third, to table outline proposals and to seek a broad group consensus, moving to a wider consultation process on the identified priorities. Though the SWOT analysis identified more weaknesses than strengths, it also identified a greater range of opportunities than threats. The Working Party has focused on the opportunities and has quickly come to an agreed position on a potential 10-year development plan for St. Mary's Lands.

The consultants, Plincke have facilitated a number of workshops with the key stakeholders, including council officers, to ensure that the proposals represent a realistic development strategy that can command local respect. It needs to be recognised that these are outline proposals and that considerable development of the ideas will be required to ensure that the scheme comes to fruition.





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 & race day overflow car park (54 spaces).

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

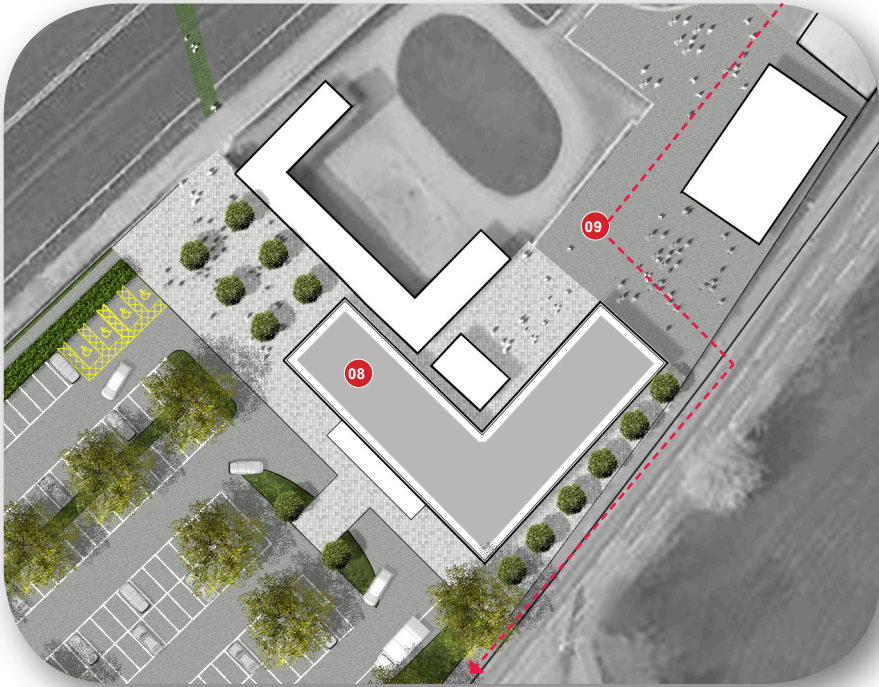
Playing Field Improvements: improved drainage via soakaways to the two pitches on the Common. Reason: to support increased use and access to sports.

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.

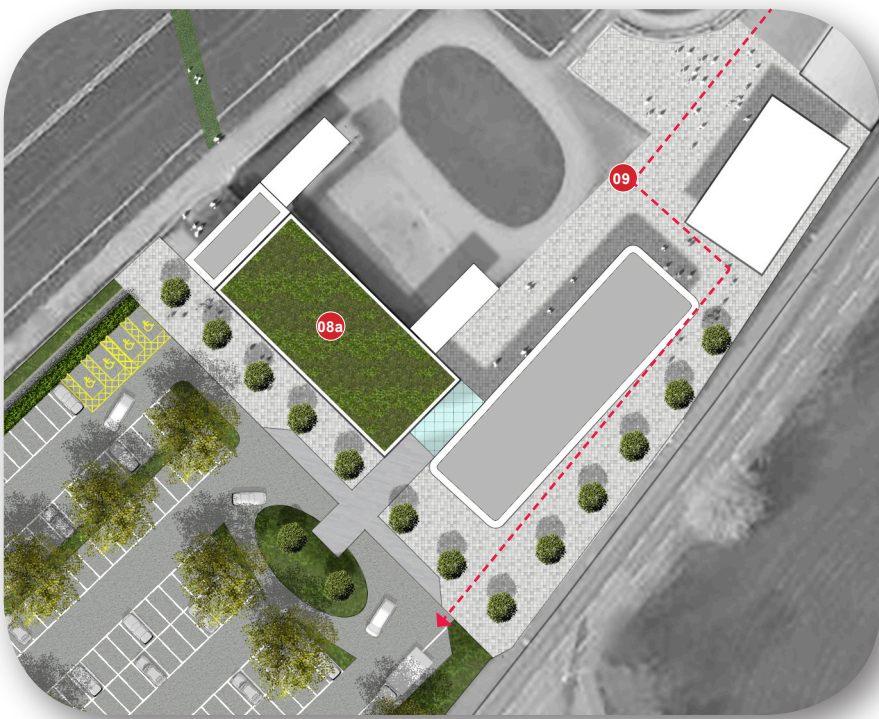
07 Multi Use Games Area (MUGA)

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.)

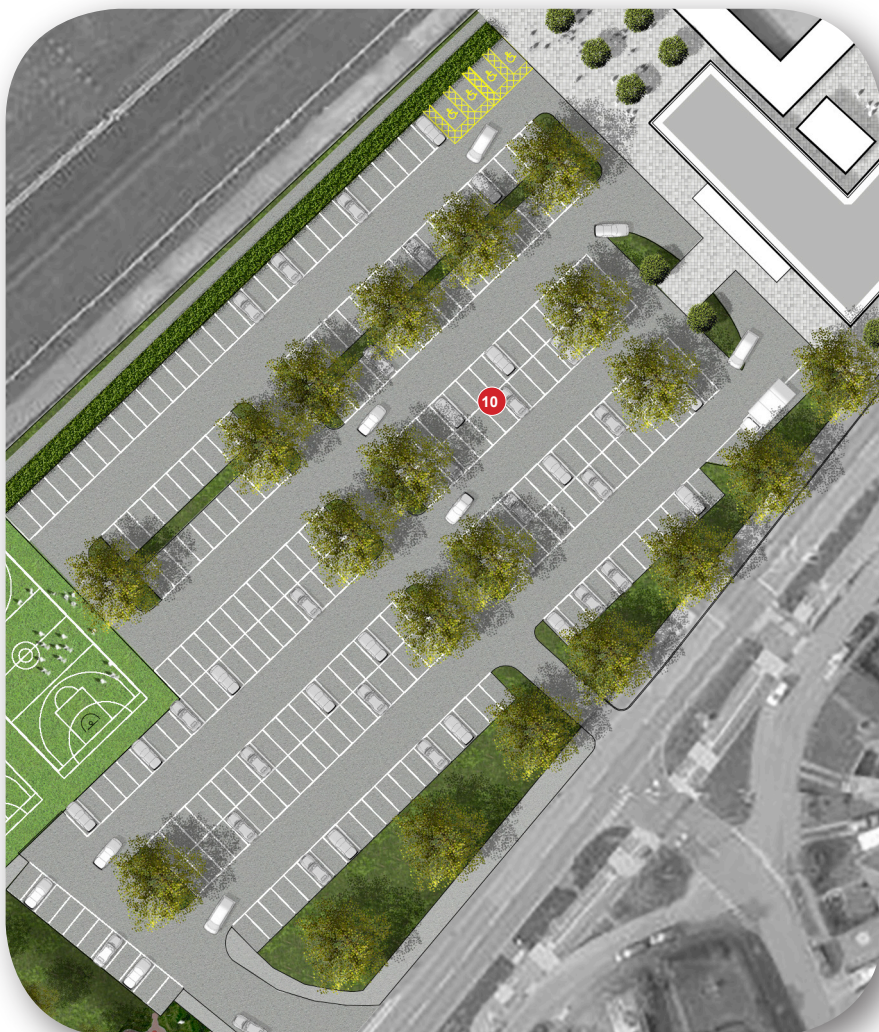


08a Proposed hotel development (Option B)

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)

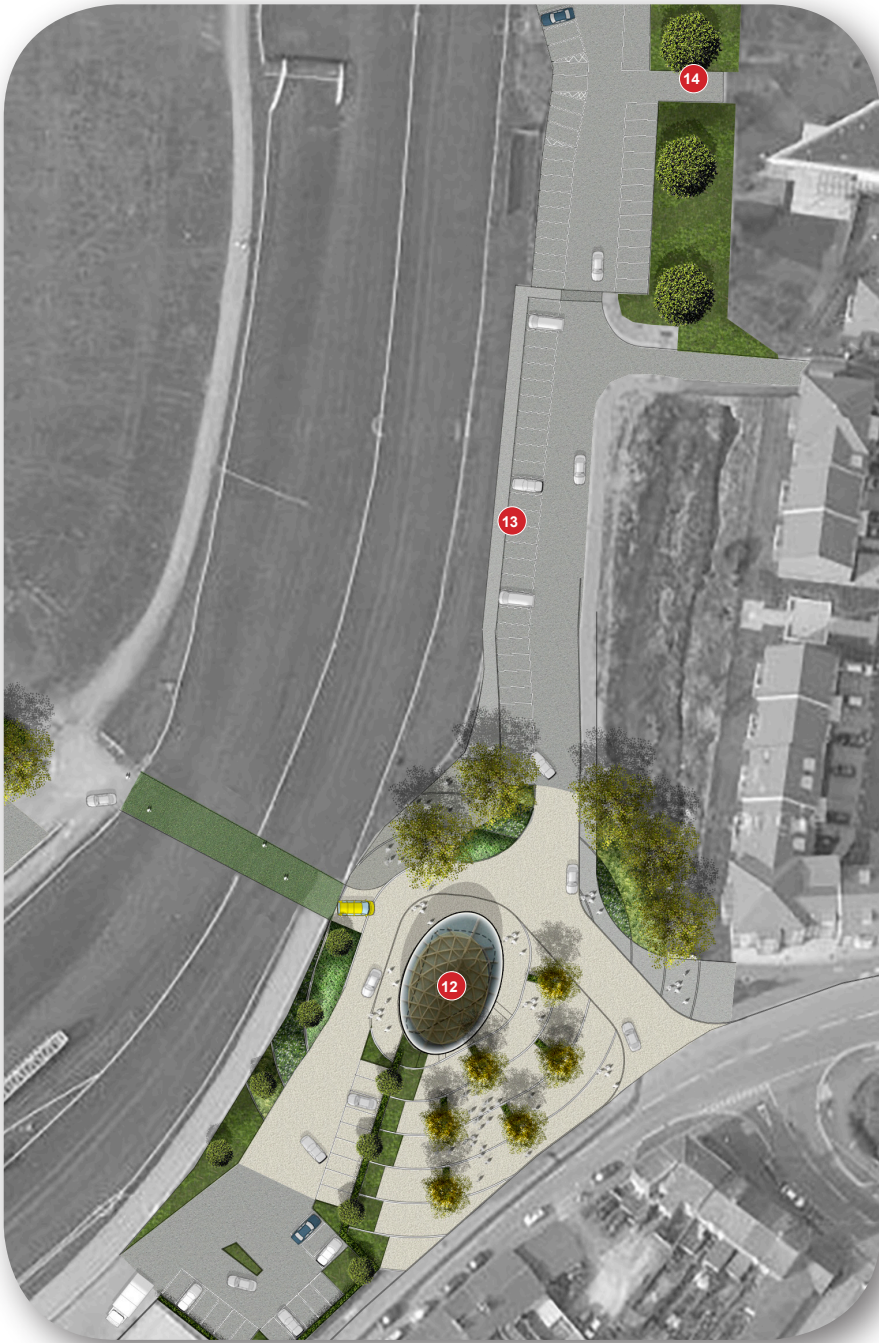
Surfacing the Long-Stay Car park will increase capacity of the car park by 78 spaces.

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



11 Expansion 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 Race Course 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 to develop synergy with other potential developments such as the hotel development.



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 to keep members of the public informed of the proposed developments.