

Title: Masterplan for the Fusilier’s Way development

Lead Officer: Chris Elliott / Pdraig Herlihy

Portfolio Holder: Councillors Jonathan Chilvers and Chris King

Wards of the District directly affected: Warwick Myton and Heathcote

<b>Approvals required</b>	<b>Date</b>	<b>Name</b>
<b>Portfolio Holder</b>	04/06/24	Councillors Jonathan Chilvers and Chris King
<b>Finance</b>	30/05/24	Richard Wilson/Betty Gong
<b>Legal Services</b>	30/05/24	Kathryn Tebbey
<b>Chief Executive</b>	30/05/24	Chris Elliott
<b>Director of Climate Change</b>	30/05/24	Dave Barber
<b>Head of Service(s)</b>	30/05/24	Darren Knight
<b>Section 151 Officer</b>	30/05/24	Andrew Rollins
<b>Monitoring Officer</b>	30/05/24	Graham Leach
<b>Leadership Co-ordination Group</b>	13/06/24	Councillors Davison, Harrison, Boad, Day and Falp.
<b>Final decision by this Committee or rec to another Cttee / Council?</b>	No	
<b>Contrary to Policy / Budget framework?</b>	Yes	
<b>Does this report contain exempt info/Confidential? If so, which paragraph(s)?</b>	No	
<b>Does this report relate to a key decision (referred to in the Cabinet Forward Plan)?</b>	No	
<b>Accessibility Checked?</b>	Yes	

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## Summary

This report seeks the support of Cabinet for an updated Masterplan to cover a group of inter-related projects in the Myton Green area, alongside Fusiliers Way. The strategic aims of this group of projects are to:

- Place shape to create a new community heart for a new sustainable community (20 minute neighbourhood).
- Deliver on a proposal in the Local Plan to construct a Community Stadium in this area and to relocate the current athletics track provision.
- Provide the final major schemes of the Leisure Development Programme
- Help achieve other Council objectives, including-
  - Exemplar Net Zero development
  - Deliver local community facilities
  - Delivery of a Gypsy and Traveller site
  - Improve Bio-diversity
  - Enhance ability to travel on foot or cycle
  - Improve traffic management of the area
  - Deliver more affordable housing
  - Support the local economy

The updated Master plan for the Myton Green area includes proposals for: a new primary school; a new alternative provision school; an extension to Evergreen Special Educational Needs school; improvements to the school sports provision at Myton School; changes to the sports provision at Warwick School; a new neighbourhood centre; a nursery; an opportunity for a community church/space; other commercial/employment generating activities; a significant new footpath/cycleway to connect Myton Road and Fusiliers Way; an additional footpath/cycling access into the Technology Park; and for the construction of a new athletics facility to replace the current facility at Edmondscote. This area in turn is proposed to become a new park and an area for enhanced biodiversity.

The Masterplan proposal would enable the relocation of Leamington FC to the new Stadium which is an established Local Plan proposal and opens the opportunity to secure a Gypsy and Traveller site for the district by using their existing site.

The Masterplan proposal is therefore as much an active travel, economic and a place making project as it is an educational, sport and leisure one.

A separate report to this meeting of the Cabinet details the proposals for a new athletics facility and the Myton Path. Other specific reports will be presented on the proposed Community Stadium and on the provision of neighbourhood/community facilities at the September meeting of the Cabinet.

The WDC projects forming part of these Masterplan proposals are proposed to be considered as part of the Local Growth Initiative Investment Plan in relation to the West Midlands Investment Zone MoU arrangements.

## **Recommendations**

- (1)** That Cabinet supports the revised Masterplan shown as Appendix 1 to this report as the basis for the development of a group of inter-related projects in the Myton Green area, fronting Fusiliers Way.
  - (2)** That Cabinet notes the programme of all the various projects as set out in the Table at Appendix 2 and that the prioritisation of the WDC led projects is in the following order: the Myton Road/Fusiliers Way footpath/cycleway; the relocation of the athletics facilities; the neighbourhood/community provision; and the Community Stadium.
  - (3)** That Cabinet agrees that detailed reports are brought forward on the WDC priority projects and in the meantime, officers continue with discussions and negotiations necessary to bring those priority projects forward to the next decision making step as follows:
    - a. Myton Road/Fusiliers Way Footpath/Cycleway – July 2024
    - b. Relocation of Athletics Facilities – July 2024
    - c. Neighbourhood Centre/Community Facility – September 2024
    - d. Community Stadium – Autumn 2024
  - (4)** That Cabinet agrees to establish a Project Board for the Masterplan and the constituent WDC projects and a Masterplan Local Community Liaison Group with agreement to the membership of both delegated to the Chief Executive in consultation with the Resources and Place portfolio holders.
  - (5)** That Cabinet approves the expenditure of Circa £50k per annum (circa £200k in total) for a four year extension to the existing Project Officer post to be funded from the agreed capital receipt to be generated from the sale of the site at the junction of Fusiliers Way and Gallows Hill.
  - (6)** That Cabinet agrees to the Masterplan proposals forming part of the Local Growth Initiatives Investment Plan required under the terms of Memorandum of Understanding (MoU) relating to the West Midlands Investment Zone.
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## **1 Reasons for the Recommendations**

### **1.1 Recommendation 1**

- 1.1.1 The area to the south of Warwick, Whitnash, Leamington and around Bishop's Tachbrook has seen extensive development since 2015 as envisaged by the current Local Plan. In the region of 5 to 6 thousand new homes are anticipated with many thousands already built. This extent of development is also accompanied by new schools or extensions thereto; new neighbourhood shopping centres; public open spaces; a country park; community centres; and new or enhanced transport infrastructure. It has been a challenge to ensure that the new housing areas which are and will develop as new communities have their supporting infrastructure. Thus far the Council has not invested directly using any of its own resources in new infrastructure in this area other than the new community centre at Bishop's Tachbrook and towards the new civic centre at Whitnash. It has to date relied upon CIL and Section 106 to fund initiatives.
- 1.1.2 The Myton Green area is one of the new neighbourhoods being created in this wider area. When fully developed it will have circa 1200 homes with another 600 nearby south of Gallows Hill. It has developed rapidly and presently has no local shops, nor primary school or community space though phase 1 of a new

park is in place. There are though proposals to meet those social infrastructure demands within the Masterplan.

- 1.1.3 Earlier versions of the Masterplan have been before Cabinet a few times before but not in the lifetime of the current administration. It was first developed after the Council purchased land here in late 2018 and has been updated a few times since to take account of various changes in circumstances and information. The Masterplan as now shown at Appendix 1 has been further updated and Cabinet's support, as now updated since last being updated in April 2021, though some details have come forward. Context to the masterplan is provided by the maps at Appendices 1A and 1B relating to the surrounding cycleway network and the wider parking opportunities respectively. They demonstrate the opportunity to better integrate the Myton Green area with the existing Myton area and indeed with the wider Warwick, Whitnash and Leamington urban area and to help make Myton Green a 20 minute neighbourhood.

### **Recommendation 2**

- 1.1.4 The Masterplan contains several elements as shown in the Table in Appendix 2. Each element is indicated on the Masterplan with a letter or number and a colour, both of which are shown in the Table in Appendix 2. Note that the phasing shown under the project description for WDC schemes refers to the order in which the facilities are proposed to be developed. The Table sets out a summary of all the projects that various organisations are leading upon to deliver the Masterplan. Cabinet is asked to note this Table and for those which are WDC led that the following prioritisation is agreed and adopted:

- the Myton Road/Fusiliers Way footpath/cycleway.
- the relocation of the athletics facilities.
- the neighbourhood/community provision; and,
- the Community Stadium.

- 1.1.5 This prioritisation reflects the degree of urgency, need and the practical differences in lead in times for preparation and completion. This prioritisation does not mean that these are all directly sequential timing wise. In practical terms there will be overlaps. For example, even if they start together the Myton Road/Fusiliers Way footpath and cycleway will take a shorter period to deliver than the Community Stadium. On the other hand, we know that the new athletics facility will require the footpath/cycleway to be in place before it can open but we also know that it is required quickly owing to the current athletics facility being damaged and will need investment to keep it going if it is not replaced. Residents have given a clear indication that the neighbourhood centre and community facility is required given the extent of housebuilding that has taken place.

### **Recommendation 3**

- 1.1.6 It follows from Recommendation 2 that following that prioritisation of the WDC led projects that the reporting on them in detail as to the next steps in each of those projects should reflect that prioritisation. The timing of the next steps reports on the key WDC led projects is set out in Recommendation 3 above of this report.

### **Recommendation 4**

- 1.1.7 This significant series of projects will need to be supervised with appropriate project governance. It is proposed that a Masterplan Project Board should be established with membership from Councillors Chilvers and King, appropriate

officers, and representative(s) of Leamington Football Club. It is also proposed to establish a Local Community Liaison Group. Membership of the latter group would consist of the local District and County Ward Members and a representative of Warwick Town Council with updates also provide to the local MP. Details of membership is proposed to be delegated to the Chief Executive in consultation with the Resource and Place portfolio holders.

### **Recommendation 5**

- 1.1.8 To ensure that the Council's project team has sufficient resources to complete the complex and inter-related tasks shown in this report and elsewhere, it will be necessary to ensure that it has sufficient resources. This will require a 4 year extension to the current Project Officer post – due to expire in September 2024. It will also be important to ensure that any vacancies created by the future departure of any project team members are quickly and effectively filled. This cost – circa £50k per annum including oncosts (circa £200k overall) can be funded from the expected capital receipt from the sale of land at the Junction of Fusiliers Way and Gallows Hill reported and agreed in March 2024.

### **Recommendation 6**

- 1.1.9 Funding for the delivery of the WDC projects will be addressed in each of the specific reports proposed but will come from a blend of sources including, capital receipts for sale proceeds on and in this vicinity, CIL, Section 106 contributions and access to funding that will be available to the Council under the Local Growth Initiatives Investment Plan related to the Memorandum of Understanding (MoU) developed under the West Midlands Investment Zone proposal,

## **2 Alternative Options**

- 2.1 Throughout the long duration of this project, several editions of the Masterplan have evolved. The editions have come forward as elements and opportunities have developed and been incorporated. The proposed Masterplan represents the current optimum set of options for the development of the area. The progression of the development of this area will therefore be taken forward based on this Masterplan, if Recommendation 1 of this report is approved. However, it is likely that new issues and opportunities will continue to arise in the future, and these will be assessed carefully to assess whether they represent an improvement in either the income generated, or the community benefit produced. If any improved options are identified in the future, a revised Masterplan will be presented to Cabinet for consideration.
- 2.2 This series of projects will create a significant demand on time, money, and staff resources within the District Council. If it is agreed that the Masterplan will now be progressed toward implementation it will be necessary to ensure that there are sufficient staff in resources available. It is not considered therefore to be a practical option to not extend the existing Project Officer post.

## **3 Legal Implications**

- 3.1 The specific legal implications of the various elements will be addressed in the project specific reports that it is proposed will be brought forward.

## **4 Financial Services**

- 4.1 The specific financial implication of this report is Recommendation 5, which seeks Cabinet approval for the sum of £200,000 to be made available from the proceeds of the sale of Plot 9 whose sale was agreed at the March 2024 meeting of the Cabinet.

- 4.2 The proposed specific project reports will address the specific financial implications of each element. However, as a matter of principle it is proposed that the WDC Masterplan proposals as a group will be included within the Local Growth Initiatives Investment Plan which is required under the MoU connected with the West Midlands Investment Zone.

## **5 Corporate Strategy**

- 5.1 Warwick District Council has adopted a Corporate Strategy which sets three strategic aims for the organisation.
- 5.2 **Delivering valued, sustainable services** – the provision of the projects contained in this Masterplan will contribute to this strategic aim by providing a range of high-quality services for local people that will be responsive and accessible to local needs.
- 5.3 **Low cost, low carbon energy across the district** – the projects listed here will contribute to this strategic aim by ensuring that the design of all facilities on the site embrace Net Zero design such that these buildings are net zero carbon in operation. The Council will carefully review the design of the refurbishment of the farmhouse and outbuildings to ensure that they are low carbon energy, consistent with the restrictions that will exist due to this being a Grade Two listed building. Furthermore, the Council will work with other organisations that are developing buildings on the site to encourage them to employ low carbon energy designs.
- 5.4 **Creating vibrant, safe, and healthy communities of the future** – the overall approach to the Masterplan has vibrant, safe, and healthy communities at its core. Combining potential residential accommodation with a range of retail, sport, leisure, community, and educational opportunities next to several significant employment hubs will help provide '20-minute neighbourhoods' for some residents where community, economic and housing needs can be met in the same locale. The installation of the Myton Path and the new route into the Technology Park will provide a key link in the local sustainable transport system and this will therefore help facilitate a better and more sustainable balance to allow the local communities to choose sustainable travel options.

## **6 Environmental/Climate Change Implications**

- 6.1 To comply with the Council's policies on sustainability and its Climate Emergency Action Plan the Project Team will consider all aspects of the sustainability of the design of each building to ensure that each design reaches Net Zero standards. The only possible exception will be the refurbishment of the farmhouse. This is a Grade Two listed structure, and this may limit the ability to achieve Net Zero status. Nonetheless, the project team will ensure that this facility is as sustainable as possible.
- 6.2 The Project Team will also continue to monitor developments in this field as the project develops, if the decision is taken to continue, to ensure that any building constructed utilises all appropriate new technologies.
- 6.3 Biodiversity impacts of these proposals will be given careful consideration as part of the design process with a view to minimising on site impacts. Where biodiversity impacts (including net gain) cannot be fully mitigated on site, the proposals will ensure that funding is set aside to enhance biodiversity at the new Elizabeth Park to deliver the requirements of Biodiversity Net Gain as a minimum.

## **7 Analysis of the effects on Equality**

- 7.1 An Equality Impact Assessment for the project and for the designs for the facilities will be completed at an early stage in the design process of project. This will be made available to Councillors on request when it has been completed. The schemes will contain several design features aimed at members of the community with a disability or other access needs.

## **8 Data Protection**

- 8.1 There are no specific Data Protection implications of the proposal.

## **9 Health and Wellbeing**

- 9.1 The project will make a significant contribution to the health and wellbeing of the residents of the district and the wider area. The presence of Leamington Football Club, subject to negotiation, will inspire local young people to take up football. The community programme run by the Leamington Football Club and others at the stadium will involve people of all ages in choosing a more active lifestyle. The facilities will offer good quality facilities for the sport of football on a year-round basis, contributing to the health and wellbeing of many people. The athletics facility will have the same positive and catalytic effect on local people and their engagement in the sport of athletics.
- 9.2 The facilities at both the Community Stadium and the athletics facility will encourage local people to take part in a wider range of sports than just the two core sports. The Myton School proposals and those already implemented at Warwick School as well as the sports provision intended with the new schools will add in total to a very significant quantum of sports and leisure opportunities on the doorstep of a new community.
- 9.3 The Myton Path and the other active travel linkages proposed will encourage people to make healthier transport choices which will also enhance their health and wellbeing. The community activities offered across the site will encourage social participation and tackle social isolation.
- 9.4 The provision of a wide range of education, sports, leisure, and community facilities close to a significant new housing area will support the physical and mental health and well-being of the local and wider District community.

## **10 Risk Assessment**

- 10.1 The Risk Register is included as Appendix 3 to this Report. The report is divided into project risks and operational risks. At this stage the Risk Register covers the delivery of the Masterplan, but project specific Risk Registers will be developed for each project as it begins its development.
- 10.2 The series of projects are complex and inter-related. There are a significant number of variables and many of the projects are dependent on the movements in the cost of construction and the resale value of properties to remain viable. Planning Permission will be required for each built element of the projects and may be difficult to achieve, or potentially onerous conditions may be imposed. A significant number of legal agreements need to be agreed and signed in a timely manner to deliver some elements of the projects. Programming of projects will be key if construction processes are to be dove-tailed wherever possible.

## **11 Consultation**

- 11.1 The various elements of the delivery of this Masterplan mean that public and stakeholder consultation will need to be planned carefully. The first piece of public consultation may well relate to the proposal to construct a Business Centre

on 'Plot 9' as the developer is keen to get underway with this development as soon as possible.

- 11.2 The Planning Application for the Myton Path will be submitted in advance of other elements, given its importance to other elements of the scheme and to sustainable transport routes in the local area. Public consultation will therefore be undertaken on this at the appropriate time.
- 11.3 Each element of the area will be subject to public consultation, and steps will be taken to ensure that these consultation events cover as many elements of the site as possible each time, to avoid lots of events one after another and consequent 'consultation fatigue' over the coming time.
- 11.4 The project team is already in fortnightly meetings with the Leamington Football Club and quarterly meetings with the athletics clubs that use the current facility at Edmondscote, to keep both groups closely involved in both the process and the design of the new facilities. The team is also in contact with the Football Association and England Athletics.
- 11.5 The team is in monthly contact with the project teams working on the educational projects on the site and the Myton and Warwick Schools. The team is in regular contact with the sustainable transport team at the County Council about the Myton Path.
- 11.6 The team is also in fortnightly contact with the Warwickshire Property Development Group who are bringing forward the commercial developments in the centre of the site.
- 11.7 Regular briefings are provided for the District Councillors from the Ward containing the various sites and their support and advice is greatly valued by the project team.

**Background papers:**

None

**Supporting Papers:**

None

**Appendices**

Appendix 1 – A revised Masterplan for the site

Appendix 1A – The role of the Myton Path in the wider sustainability transport network

Appendix 1B – A map of the wider context of other developments in the local area

Appendix 2 – Table of the Various Elements of the Masterplan

Appendix 3 – Risk Register for the delivery of the Masterplan