

 <p>WARWICK DISTRICT COUNCIL</p>	<p>Executive Committee 6 February 2019</p>	<p>Agenda Item No. 9</p>
<p>Title</p>	<p>Delivery of the St Mary's Lands Masterplan for 2019/20 and beyond, Warwick</p>	
<p>For further information about this report please contact</p>	<p>Chris Elliott 01926 456003 chris.elliott@warwickdc.gov.uk</p>	
<p>Wards of the District directly affected</p>	<p>Aylesford and Saltisford, Warwick</p>	
<p>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</p>	<p>No</p>	
<p>Date and meeting when issue was last considered and relevant minute number</p>	<p>Executive Meeting 9th January 2019 min 117 Executive meeting 5th April 2018 min 153 Executive Meeting 29th November 2017 min 88 Executive Meeting 1st November 2017 min 71 Executive Meeting 31st August 2017 min 48 Council Meeting 9th August 2017 min 25 Executive meeting 28th June 2017 min 17 Executive meeting 8 March 2017 min 108 Executive meeting 30th November 2016 min 65 Executive meeting 06th April 2016, min 132 Executive meeting 3rd September 2015, min 34 Full Council 19th November 2014, min 50 Executive meeting 1st October 2014, min 56 Executive meeting 16th April 2014, min 189 Executive meeting 11th September 2013, min 55 Executive meeting 19th June 2013, min 13 Executive meeting 12th December 2012, min 107</p>	
<p>Background Papers</p>	<p>Previous reports as above; Agreed FFF Strategy 2017; Local Plan Publication version and Main Modifications 2017; Adopted Masterplan August 2017.</p>	

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

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive	21.01.19	Chris Elliott
Head of Service	21.01.19	Dave Barber, Rob Hoof, Rose Winship, Marianne Rolfe, Dave Barber
CMT	21.01.19	Chris Elliott, Andrew Jones, Bill Hunt
Section 151 Officer	21.01.19	Mike Snow
Monitoring Officer	21.01.19	Andrew Jones
Finance	21.01.19	Mike Snow
Portfolio Holder(s)	21.01.19	Cllr Noel Butler; Cllr Moira Ann Grainger
Consultation & Community Engagement		
The proposals in the Masterplan have been supported by public consultation. More specific consultations have been held in respect of footpath/cycleway and car park changes.		
Final Decision?	Yes	
Suggested next steps (if not final decision please set out below)		

1. Summary

This report seeks to:

- update progress on the delivery of the agreed Masterplan for St Mary's Lands, Warwick thus far;
- seek agreement to the next steps for delivery; and,
- seek agreement for the appropriate funding to complete this key project for the town of Warwick and the District.

2. Recommendation

- 2.1 That progress on delivery of the Masterplan as set out in **Appendix 1** to date is noted.
- 2.2 That the proposals for 2019/20 also as set out in **Appendix 1** are agreed.
- 2.3 That the funding for the proposals for 2019/20 totalling £257,000 as set out in **Table 1** are agreed and are funded from the Community Projects Reserve.
- 2.4 That the slippage of £255,000 from 2018/19 to 2019/20 as shown in Table 1 be agreed.
- 2.5 That the previous recommendation (January 2019) to apply for Centenary Field designation for the Northern Enclosure be changed to apply for the Going for Green designation from Fields in Trust.

3. Reasons for the Recommendation

- 3.1 The work of the St Mary's Lands Working Party led to the adoption of a Master Plan in 2017 which sets out all the projects that will enable the vision for the area to be achieved. In this past year the most significant elements that have been completed include:

- Re surfacing of the inner perimeter track enabling improved and safer access for all;
- Extension of the canterdown to enable the national cycleway to be off road;
- Completion of the MUGA at Racing Club Warwick;
- Improvements to Corps of Drums premises;
- Improvements to toilets at the Golf Course which are available for the public to use;
- Ecological enhancements to support the area's biodiversity and wildlife.

3.2 Additionally, Hill Close Gardens, a stakeholder in the St. Mary's Lands project has secured new lottery funding to enlarge its current visitor centre building and implement a programme of much improved interpretation at the gardens.

3.3 Alongside these improvement works other issues have been taken forward – for example: consultation of the proposals along Bread and Meat Close for car parking and, for the footpath/cycleway. Preliminary work has also continued in respect of the possible hotel, improvements to the the Golf Centre and Caravan Park. RCW has gone into partnership and established an Academy and is actively looking at a 3G pitch via funding from the FA. Discussions have also been undertaken about character areas to help address the conflict of differing activities. Two community newsletters have also been produced and the most recent can be seen at here:
https://issuu.com/wdcprintroom/docs/j22350_november_st_marys_land_a4_4p .

3.4 **Appendix 1** sets out all the Master Plan proposals; their current status and the next steps where that is appropriate over the next few years. Table 1 sets out the financial proposals which sits alongside Appendix 1. Map 1 illustrates the respective location of each proposal.

3.5 In addition, the Executive considered a report in late November 2017 in respect of the hours of flying for model aircraft. A risk assessment and a noise assessment have been undertaken. The ecological work was commissioned but was found to be inconclusive and so the work has had to be re commissioned over a longer survey period. The report back to the Executive will not now happen until that work has been progressed.

3.6 In January 2019, the Executive considered a request from the Friends of St Mary's Lands for the Council to submit an application for Centenary Field status. The report concluded that only one part of the area merited an application – the Northern Enclosure on the basis that there appeared to be a link with a former building, Hill House which had been used as a hospital for WW1 soldiers. However, further evidence has now come forward to demonstrate that Hill House and its garden were completely separate from the Northern Enclosure meaning that the Council will not be able to justify an application for this designation. However, the Northern Enclosure would still be suitable for the designation Green for Good and that is the proposal now put forward.

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 the next stage 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.

FFF Strands		
People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<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
Impacts of Proposal		
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.	The overall proposals will improve an important open space and ensure that the adjoining local communities have access to decent open space.	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.
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<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
Impacts of Proposal		
Not applicable	The proposal will improve the public experience of the Council's services in respect of open space, car parking and sporting provision	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 improve revenues as well as create a revenue generating opportunity for the Council.

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 was found sound by the Inspector who undertook the Examination in Public. The Local Plan, with modifications, was adopted by the Council on 20th September 2017. The Local Plan Main Modifications recommended by the Inspector included 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.

St Mary's Lands Masterplan

4.2.5 The Masterplan was adopted by the Council in August 2017. It is based on 4 overriding themes of:

- Protecting St Mary's Lands for People and Nature

- Improving Access and Enjoyment for All
- Supporting the Local Economy
- Investing in the Future

4.2.6 The proposals set out in this report accord with the Masterplan themes above.

5. **Budgetary Framework**

- 5.1 The total cost to WDC of all the proposals over the 3 years is £817,000 attracting external investment of £371,000 in addition. **Table 1** illustrates the spend profile by project and year and lists the expected external contributions.
- 5.2 The Executive agreed a development programme in late 2017 to be funded and implemented on a year by year basis. The first year was in fact only a part year programme, i.e. only until end of March 2018. The second year for 2018/19 was agreed in April 2018. It is time to consider the programme for Year 3 and beyond as the Executive had previously agreed to consider the proposals for each year as part of the budget proposals for that financial year. The financial proposals are set out in Table 1 attached. However, principally because the consultation and design work on the footpath/cycleway and entrance improvements has taken longer than planned there is slippage proposed of funding from 2018/19 to 2019/20, also as set out in Table 1. The previous years' proposals were agreed to be funded from the Community Project Reserve and it is proposed that the 2019/20 proposals are similarly funded from that source.
- 5.3 These proposals will attract investment from other agencies of almost £400,000 making the overall package of proposals worth over £1 million from a community perspective.

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 by regularly reviewing each project line. **Appendix 1** highlights some of the individual risks for each element of the overall programme.
- 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 elements of the masterplan to proceed would be a reputational risk for the Council given the efforts that have been made to engage local groups.
- 7.2 There could be options of which elements of the programme should be done when but as set out the programme is reasonably logical and takes account of

the limitations that the racing season might place on when some elements can be implemented.

- 7.3 The Council could decide not to make any application for any designation on the northern Enclosure and that option is available to it should it so choose.