

# ***TACHBROOK*** COUNTRY PARK

Warwick District Council



*Masterplan*

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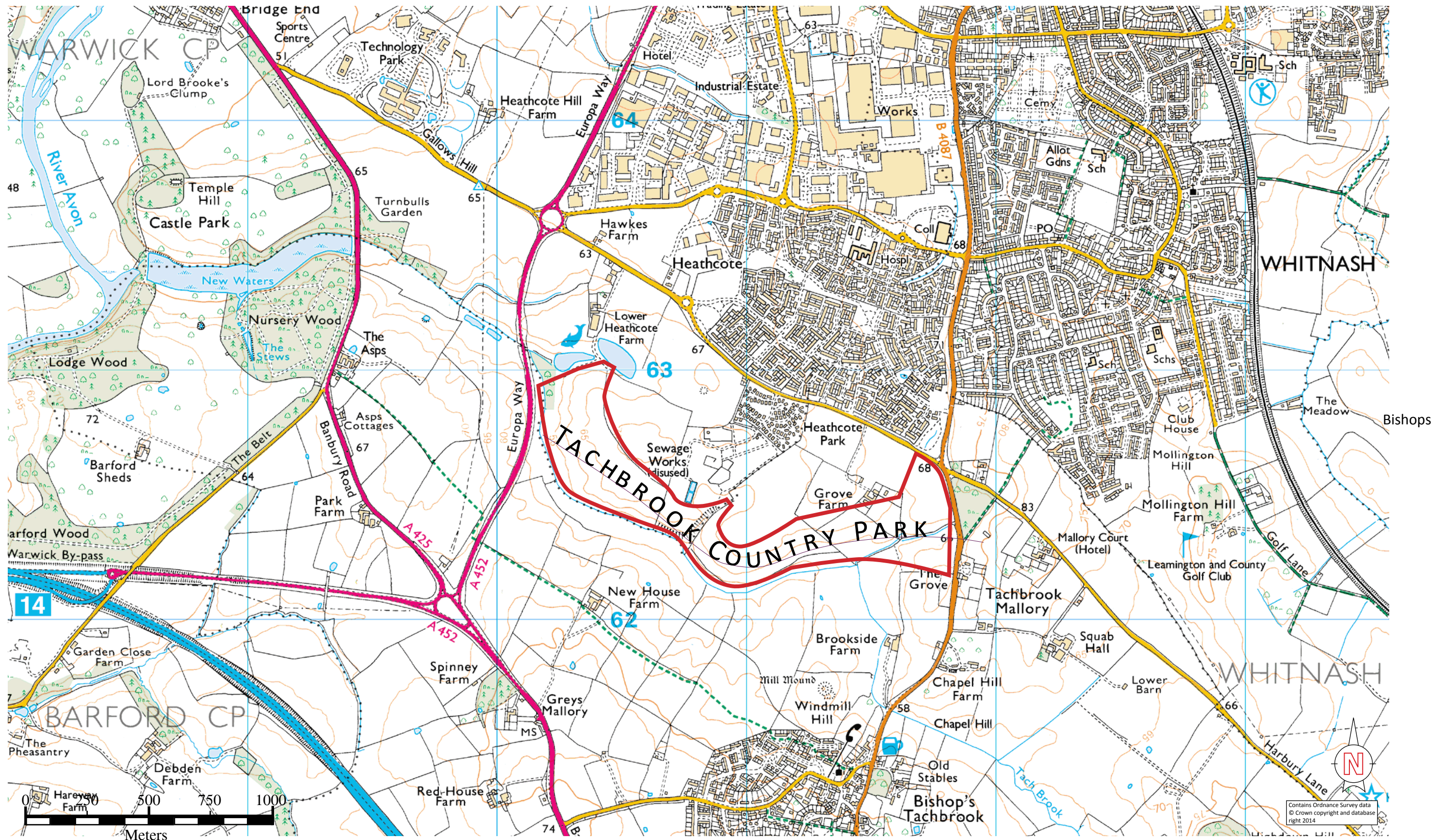
### 1.0 Introduction

- 1.1 This document sets out the initial headline masterplan proposals for the creation of Tachbrook Country Park. Tachbrook Country Park will be established as part of the planned urban extension to the south of Royal Leamington Spa on land south of Harbury Lane located between Lower Heathcote Farm and Grove Farm. The Country Park is a specific requirement of Warwick District Council's Local Plan to create a well designed and functional Country Park that will form part of the green infrastructure for the planned development and will be an integral component of the garden suburb design principles, the vision for which is outlined in 'Garden Towns, Villages and Suburbs: A prospectus for Warwick District Council, May 2012'.
- 1.2 The Policy Map of the Draft Local Plan proposes a new Country Park of approximately 62 hectares. The new Tachbrook Country Park will form one of the largest green open spaces in Warwick District and will be the main green space within the urban extension. Subsequent planned public open space within proposed developments will link to the Country Park; providing a seamless and integrated network of semi natural, formal and recreational green spaces.
- 1.3 This document and masterplan has been prepared by Red Kite Network Limited on behalf of Warwick District Council. The masterplan has been created to assist Warwick District Council in determining the scope and extent of the new Country Park and how the park will be ultimately be designed, constructed and maintained.
- 1.4 The scope of work to prepare the plan has included a review of planning policy, review of current planning applications for the area, a review of other similar sized Country Parks within the UK and an assessment of establishment costs and potential maintenance liabilities. Based on the review, a masterplan has been prepared and a series of potential options for implementation derived.
- 1.5 This document therefore provides an initial masterplan and supporting evidence for Warwick District Council to make an informed decision regarding the size, implementation and subsequent management and maintenance of the proposed Tachbrook Country Park. It is anticipated that this document will be used to inform further discussions with all stakeholders in order that proposals for the Country Park can be refined and taken forward. It is expected that a more detailed masterplan, feasibility and business plan will be undertaken prior to detailed design proposals being completed.





## 2.0 Location Plan





## 3.0 Masterplan





### 4.0 Options and Cost Scenarios

4.1 In determining the potential extent and scope of the proposed Tachbrook Country Park, a number of options and scenarios have been considered. Critical to the deliverability of Tachbrook Country Park is affordability and functionality. Natural England have outlined a minimum standard for a Country Park in their Country Park Accreditation Scheme. Using this model, three scenarios have been established- *essential*, *desirable* and *aspirational*. Each option and scenario can be accommodated within the overall masterplan depending on available finances.

4.2 **NOTE:** The options and cost scenarios have been prepared in relation to the masterplan outlined in section 3.0. It is anticipated that the proposed wetland, reedbeds and balancing ponds will be provided as part of the main residential development and will form an element of the overall Sustainable Urban Drainage Scheme for the adjacent housing site. This component has therefore been shown within the overall masterplan but the direct costs of provision have been excluded. The on going maintenance of the reedbeds, wetlands and balancing ponds have however been accounted for as part of the overall maintenance cost proposals.

All prices shown for the masterplan exclude VAT and are subject to further site investigations, detailed design, statutory consents, planning consents and negotiations.





### Essential

- Boundary fencing
- Semi natural habitats e.g. woodland, open water and meadows
- Entrance signs and information boards
- Footpath network
- Benches and bins
- Way markers (signage)
- Gates / access control
- Car park



### Capital Costs

Item	Quantity	Unit	Cost	Total
<b>Main Pathway</b>				
_2.5m Wide Tarmac Pathway	765	lin.m	£162.50	£124,312.50
<b>Minor Pathway</b>				
_2m wide Breedon Gravel Pathway	3485	lin.m	£80.00	£278,800.00
Parkland Trees	298	no.	£350.00	£104,300.00
Proposed woodland	83856	m²	£1.50	£125,784.00
Meadow- cut	39517	m²	£0.50	£19,758.50
Meadow-graze	333491	m²	£0.50	£166,745.50
Pedestrian Bridges - Wetland (3m)	2	no.	£1,500.00	£3,000.00
Pedestrian Bridges - Tach Brook (7.5m)	2	no.	£10,000.00	£20,000.00
Gates	13	no.	£1,000.00	£13,000.00
Entrance signage and information	3	no.	£1,500.00	£4,500.00
Signage	20	no.	£350.00	£7,000.00
Car Park (50 spaces)	1230	m²	£95.00	£116,850.00
Car Park Sundries (bollards x 100, Barrier)	1	Item	£11,000.00	£11,000.00
Boundary fencing - Stock proof post and wire fencing (Provisional)	5486	lin.m	£22.00	£120,692.00
Benches	20	no.	£850.00	£17,000.00
Picnic benches	10	no.	£1,200.00	£12,000.00
Litter bins	35	no.	£550.00	£19,250.00
Hedgerow Refurbishment and Creation	2000	no.	£12.50	£25,000.00
Pond Dipping Platform	120	m²	£45.00	£5,400.00
Bird Hide	400	m²	£15.00	£6,000.00
Contingency (5%)				£60,019.63
Professional Fees (10%)				£120,039.25
<b>Total</b>				<b>£1,380,451.38</b>

### Maintenance Costs

Item	Quantity	Unit	Cost	Total
Existing woodland - Assorted tree maintenance works and selective felling	73663	m²	£0.10	£7,366.30
Parkland Trees - Inspection of stakes and ties, top up of bark mulch	336	no.	£1.00	£336.00
Proposed woodland - Inspection of stakes, ties and tree guards	83856	m²	£0.02	£1,677.12
Proposed woodland - Beating up, aftercare and establishment period (first 5 years only){NOTE: Reduced maintenance period reflected in 13yr total}	8.38	Ha	£1,000.00	£8,380.00
Litter- site weekly	1	no.	£0.50	£3,744.00
Breedon Gravel Pathways - Litter pick and refurbish	13017	m²	£0.50	£6,508.50
Reeds - Annual cut 10% of area	10170	m²	£0.25	£2,542.50
Meadow - Annual cut and remove	16271	m²	£0.50	£8,135.50
Meadow - Grazing	316603	m²	£0.06	£18,996.18
<b>Annual Management Fee</b>				<b>£6,000.00</b>
<b>Annual Contingency Fee (10%)</b>				<b>£7,568.61</b>
<b>Annual Total</b>				<b>£71,254.71</b>
<b>13 year maintenance liability</b>				<b>£859,271.23</b>

ESSENTIAL TOTAL £2,239,722.61



### Desirable

- Cycle and/or horse trails
- Easy access / DDA trail
- Children's play facilities
- Amenity areas e.g. football pitches
- Brown tourism signs (external to site)
- On site staff during day time hours
- Refreshments stand and toilets
- Green Flag Award



### Capital Costs

Item	Quantity	Unit	Cost	Total
Refreshments stand and public toilets	100	m <sup>2</sup>	£1,500.00	£150,000.00
Play Area	1	-	£110,000.00	£110,000.00
Brown tourism signs (external to site)	5	no.	£450.00	£2,250.00
Total				<b>£262,250.00</b>

### Maintenance Costs

Item	Quantity	Unit	Cost	Total
Pavilion / cafe - maintenance and revenue	1	Item	£20,000.00	£20,000.00
On site staff during day time hours- annual salary, on costs and equipment etc	1	no.	£30,000.00	£30,000.00
Green Flag Award - application	1	no.	£400.00	£400.00
MUGA and Play Area -Maintenance and Inspection	1200	m <sup>2</sup>	£0.50	£600.00
MUGA and Play Area -annual external inspection	1	no.	£700.00	£700.00
Annual Total				<b>£51,700.00</b>
13 year maintenance liability (inc previous works)				<b>£1,531,371.23</b>

DESIREABLE TOTAL £3,174,072.61



## Aspirational

- Visitor and interpretation centre
- Water sports / activity spaces
- Dedicated events space
- Interpretation boards
- Dedicated staff presence
- Dedicated trails e.g. sculpture
- Coach park / bus stop
- Country Park accreditation



## Capital Costs

Item	Quantity	Unit	Cost	Total
Visitor / interpretation centre (Pavilion / cafe)	200	m <sup>2</sup>	£2,000.00	£400,000.00
Associated path	113	lin.m	£55.00	£6,215.00
Water sports / activity areas	1000	m <sup>2</sup>	£1,500.00	£1,500,000.00
Dedicated events space	10000	m <sup>2</sup>	£125.00	£1,250,000.00
Interpretation boards	5	no.	£1,500.00	£7,500.00
Dedicated trails - sculpture etc.	1	Item	£500,000.00	£500,000.00
Coach park / bus stop	1	Item	£50,000.00	£50,000.00
Total				<b>£3,713,715.00</b>

## Maintenance Costs

Item	Quantity	Unit	Cost	Total
Management and maintenance of visitor centre	1	no.	£40,000.00	£40,000.00
Management and maintenance of water sports	1	no.	£40,000.00	£40,000.00
Management and maintenance of events space	1	no.	£40,000.00	£40,000.00
Trail/board maintenance	1	no.	£1,000.00	£1,000.00
Annual Total				<b>£121,000.00</b>
13 year maintenance liability (inc previous works)				<b>£3,104,371.23</b>

ASPIRATIONAL TOTAL £8,460,787.61



**5.0 Visualisations**





**5.0 Visualisations**





### 6.0 Creating an aspirational Country Park

6.1 The proposed Country Park has potential to contribute to many of the social, economic and environmental agendas facing society now and in the future. As part of the legacy planning for the Country Park it is envisaged that Tachbrook Country Park will become a sustainable resource for the community beyond the current planned 13 year maintenance period. Tachbrook Country Park will have the potential to generate income and attract external funding and this will need to be planned for as the park becomes established over the next 13 years. In considering any future business plan for the Country Park the following potential income sources should be taken into consideration.

Potential opportunity	Potential source (example)
<b>Local businesses and community</b>	
Sponsorship/patronage	<ul style="list-style-type: none"> <li>Sponsorship of specific elements or features e.g. signs, play space or habitats</li> <li>Sponsorship of marketing material e.g. leaflets and web site</li> </ul>
Subscriptions and donations	<ul style="list-style-type: none"> <li>Annual membership of Friends Groups.</li> <li>Collections and donations for specific projects e.g. public art</li> </ul>
Individual bequests	<ul style="list-style-type: none"> <li>Memorial benches or trees.</li> <li>Legacy donations for specific projects e.g. bird hides.</li> </ul>
<b>Leases and licences</b>	
Commercial	<ul style="list-style-type: none"> <li>Concessions e.g. ice creams</li> <li>Catering e.g. rental lease</li> <li>Hire of space e.g. outdoor theatre</li> </ul>
Non commercial	<ul style="list-style-type: none"> <li>Charity events e.g. fun runs</li> <li>Grazing of animals e.g. meadows</li> </ul>

<b>Land stewardship</b>	
Forestry	<ul style="list-style-type: none"> <li>Woodland Grant Scheme</li> <li>Sale of timber/fire wood</li> <li>Sale of woodland products</li> </ul>
Countryside management	<ul style="list-style-type: none"> <li>Entry level and Higher Level Stewardship payments</li> <li>Sale of hay/straw</li> </ul>
<b>Customers and users</b>	
Vehicles	Car parking charges Motor home parking charges
Goods	Sale of merchandise Sale of refreshments
Events and activities	Guided walks Children's events
Hire of equipment	Bike/boat hire Rental of equipment e.g. binoculars
<b>Funding bodies</b>	
Heritage Lottery Fund	Specific heritage projects
Awards for All	Community led activities e.g. events
Sport England	Formal sports activities targeted at specific audiences
Aggregate Levy	Various funds for environmental schemes e.g. ponds and bird hides



### 7.0 Forward Strategy

7.1 To progress the establishment and delivery of Tachbrook Country Park the following should be considered in the short to medium term.

- **Site Investigations**- collation of information regarding the history, ecology and current use of the site and potential constraints e.g. land contamination.
- **Due diligence**- legal compliance issues such as land ownership, covenants etc.
- **Business plan**- detailed financial proposals and options appraisal for ongoing management and maintenance to inform proposed layout/design.
- **Feasibility study**- assessment of technical issues such as proposed drainage.
- **Design proposals**- detailed design proposals and specifications.
- **Detailed masterplan**- final masterplan for public consultation.
- **Project plan**- detailed timeline and proposals for tendering, construction and implementation.



## 8.0 Acknowledgements

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