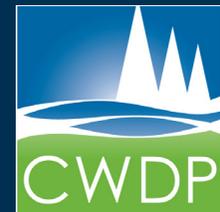


GATEWAY SOUTH | COVENTRY AND WARWICKSHIRE
COMMUNITY PARK STRATEGY



November 2017

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WHY WE HAVE PRODUCED THIS STRATEGY

We have produced this document in support of the Gateway South planning application. It sets out a blueprint for creating a high quality, publicly accessible community park (85 Ha/210 Acres) to compliment the new employment development.

The document sets out the following:

- How the park fits within the wider Gateway south development
- The scale, form and layout of the park
- How the park will be accessed and used
- Details of the park's different character areas
- Measures to ensure safe use
- Details of routes, fences and gates
- How the park will soften the impact of new development
- Facilities for visitors
- Measures to manage and maintain the park

Our strategy sits alongside proposals for landscaping across the whole Gateway South development. We have set this out in the Design and Access Statement which accompanies the planning application.

We will produce comprehensive landscaping and open space proposals for the Gateway South development as a whole in due course.



Site Context

OUR VISION

This strategy sets out our plan for our new, high quality, fully inclusive Community Park. It will be constructed alongside the Gateway South strategic employment proposal.

To create a high quality, well maintained community park that has:

- Permanent protection from inappropriate development.
- Excellent links to surrounding areas.
- Space for people to walk, play and rest.
- Physical, visual and acoustic separation between houses and employment.
- Informal children’s play features.
- Interesting and clear routes for pedestrians, cyclists and horse riders.
- Valuable ecological habitats.
- Safe access with gates and fences where needed.
- Attractive tree-lined routes.
- Appropriate levels of lighting.
- Facilities to dispose of litter and to encourage recycling.
- Convenient space for visitors to park.
- A well-designed management and security building.
- Clean and accessible visitor toilet facilities.
- Places for people to enjoy local wildlife.
- Protection of biodiversity features.



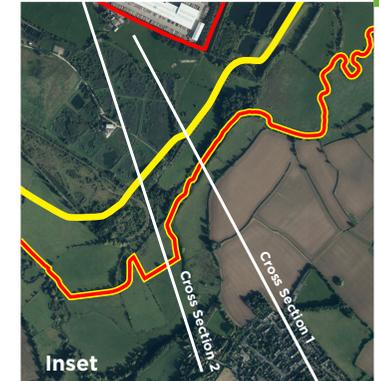


WHY WE ARE CREATING A PARK?

- To provide a substantial parkland setting for our new strategic employment site.
- To provide 100ha (approx) recreation facility for thousands of employees and local residents (approx 82.5ha included within the Gateway South planning application).
- To help to clean up and re-use large areas of contaminated land, including landfill and former sewerage beds.
- To compliment highway landscaping works as part of major improvements to A45.
- To ensure that the site accords with the Warwick District Council Local Plan; being part of a 235ha sub-regional employment allocation.
- To create a high quality landscape setting on Green Belt land, as required by Local Plan policy.
- To provide significant benefits to the local community, providing space for people to enjoy.
- To form a visual and acoustic buffer between existing housing and new employment.



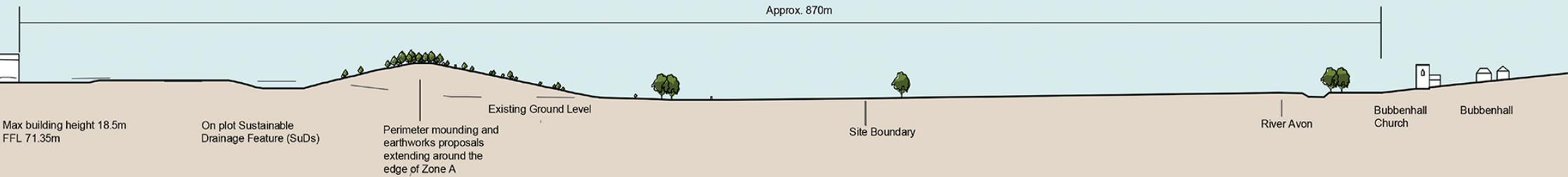
CROSS-SECTIONAL DRAWINGS



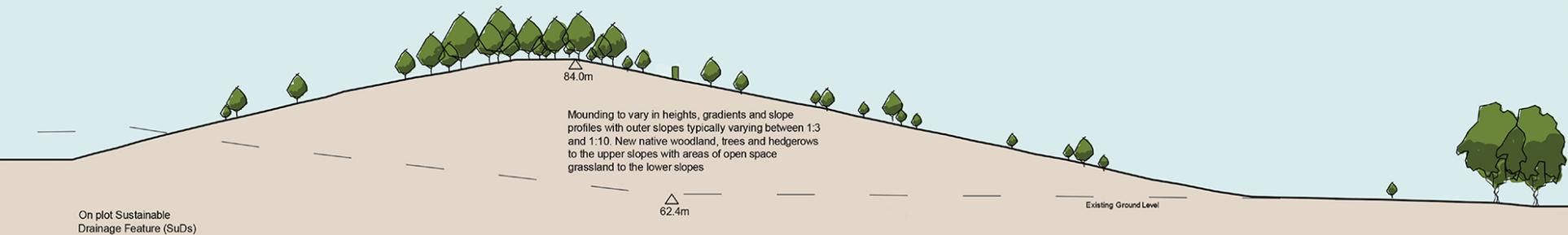
Cross Section 1 showing acoustic and visual buffer



Cross Section 2 showing acoustic and visual buffer



Cross Section 2 Extract





WHAT TYPE OF PARK DO WE WANT TO CREATE?

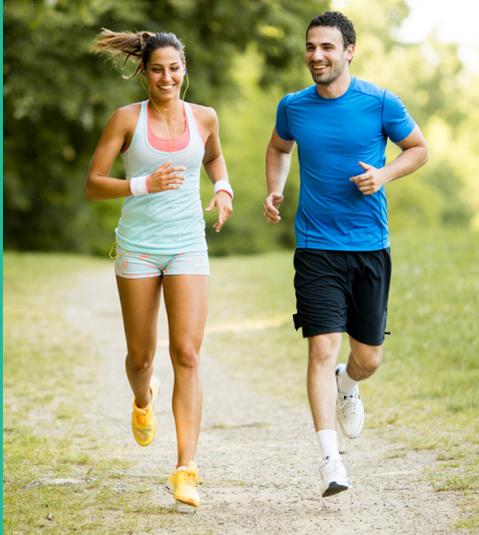
We will create a park that the community can be proud of, feel safe in and want to use.

The park will extend to approximately 100ha (approx 82.5ha included within the Gateway South planning application) and will be over 4km in length. The park will wrap around the southern boundary of the site, extending from Bubbenhall Road at the west around to the A45 to the north east.

We will encourage local people to become fully involved in how the park is used and managed. We will set up a local liaison group involving community representatives to share ideas and help shape decisions about the use of the park.

We recognise that different people use parks in different ways. We will create spaces within the park for different people to enjoy at different times.

We will provide informal and formal landscaped and play areas as well as places for people to sit and rest.



ROUTES

We want people from local neighbourhoods to have easy access into the park. We will install over 6 km of footpaths, cycle routes and bridleways, all with suitable surface treatments. Where necessary we will provide access control features to deter inappropriate use.

Routes will be signed and fencing installed where appropriate. The proposals will be designed in accordance with best practice and will be undertaken in close collaboration with rights of way, countryside and biodiversity officers, other relevant organisations and local users.

A feature of the community park will be a primary route along its length, with further pedestrian links and potentially boardwalks and site interpretation linked to the River Avon and conserved habitats.

This route will create an off road footway, cycleway and bridleway link between Bubbenhall Road in the west and the A45 (London Road) in the east. This will then link through onto Rowley Road, allowing people to travel around the Coventry Airport site in a circular route.

The new route will cater for the prospect of a future link across the River Avon to facilitate connections with the more extensive Public Rights of Way network to the south of the river and to the nearby Ryton Pools Country Park.





DESIGN APPROACH AND FEATURES

The Community Park will have an informal and natural character with the emphasis on activity and recreation, alongside proposals for biodiversity enhancement and habitat creation. The park will include extensive conserved and new habitats, with wetland features on the lower lying areas and alongside the River Avon and more wooded areas on the higher slopes and fringing the Gateway South development.

The park will feel similar to a Country Park, with a hierarchy of routes and paths throughout. These routes and paths will typically include natural bound gravel surfacing, with timber post and rail fencing, gates and rails to guide and manage access. Some parts of the park will have a stronger focus on enhancing and managing biodiversity interest and in these areas access may be excluded or limited.

Park furniture, signage, and information and interpretation panel will be of high quality, durable and largely timber construction and will be designed as part of a 'family' of park components. These will assist in establishing the park's identity and presenting a cohesive and easily recognisable landscape.







LANDSCAPE CHARACTER AREAS

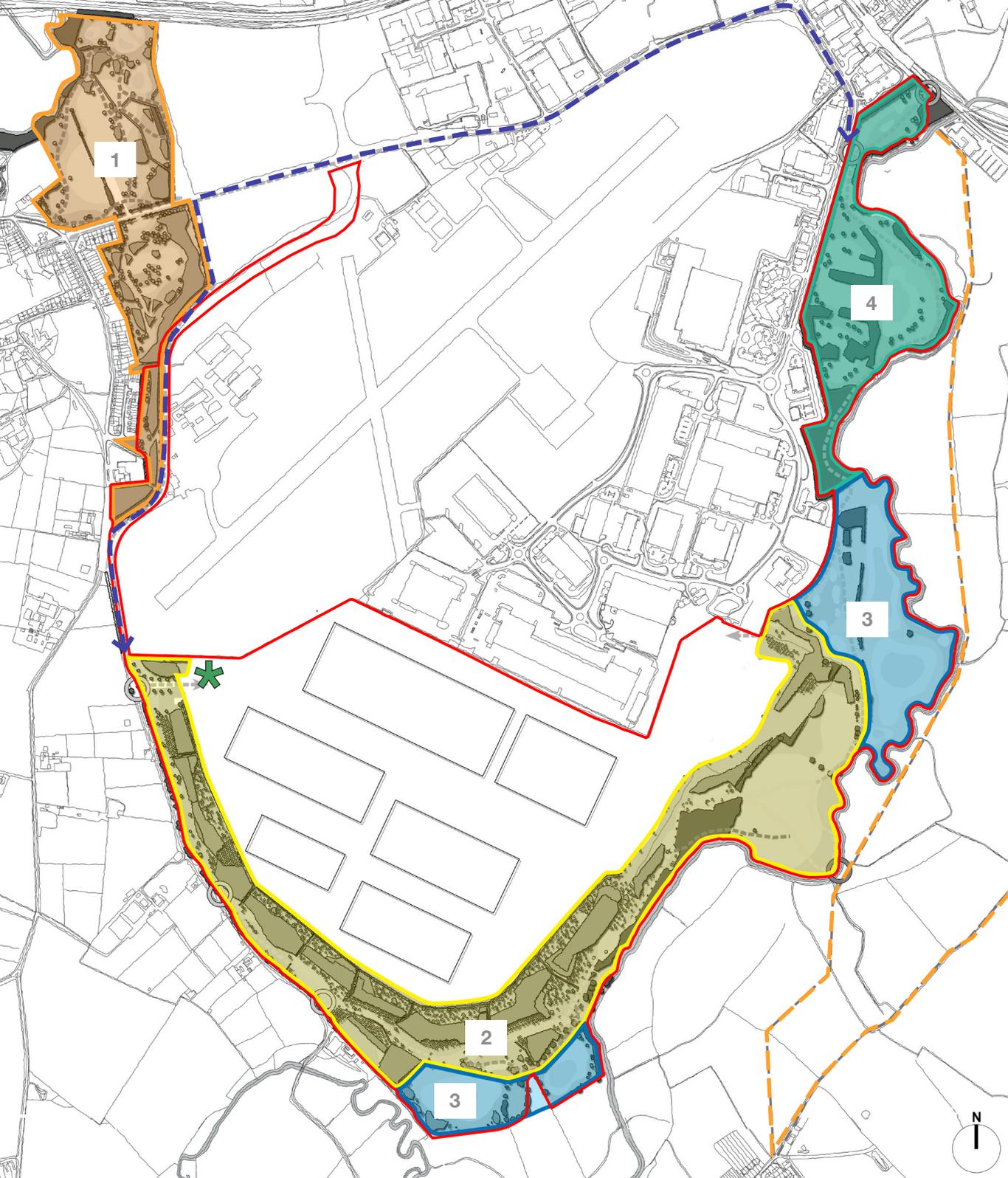
The park will be designed to allow people to move through different landscape character areas.

These include:

- 1. Baginton East Parkland**
- 2. Gateway South Woodland Walks**
- 3. Avon Wetlands**
- 4. Middlemarsh Bird Sanctuary**



Landscape Character Areas



-  Gateway South Application Boundary
-  Baginton East Parkland (mostly part of Whitley South planning approval)
-  Gateway South Woodland Walks
-  Avon Wetlands
-  Middlemarsh Bird Sanctuary
-  Community Park Site Office Location (approx)
-  Other Existing and Proposed Routes creating a Circular Route
-  Existing Public Right of Way (PRoW)



1. Baginton East Parkland

This landscape area occupies a significant area between the edges of the Whitley South Development Area (under construction) and the settlement of Baginton. It extends to the north and south of Rowley Rd and covers an area of approximately 21.0 hectares.

The landscape strategy proposals for this area will generally comprise the conservation of existing trees, woodland, hedgerows, scrub and grassland and the creation of new mixed habitats and landform proposals and the provision of new public access and public open space proposals.

We will provide interpretation and information boards for park users.



2. Gateway South Woodland Walks

This part of the park will extend along and around the proposed mounding that is to be formed as part of the sustainable earthworks and mitigation strategy for the Gateway South development. The proposed mounding in conjunction with the new planting and habitats will substantially screen the employment units from the village of Bubbenhall and the landscape to the south. It will also provide a broad corridor of woodland areas and open space within which new access routes can deliver valuable benefits as part of the park.

Public access within this part of the park will be primarily to the lower and mid outer slopes of the mounding. Appropriate surfacing and gradients along the routes will cater for different users.

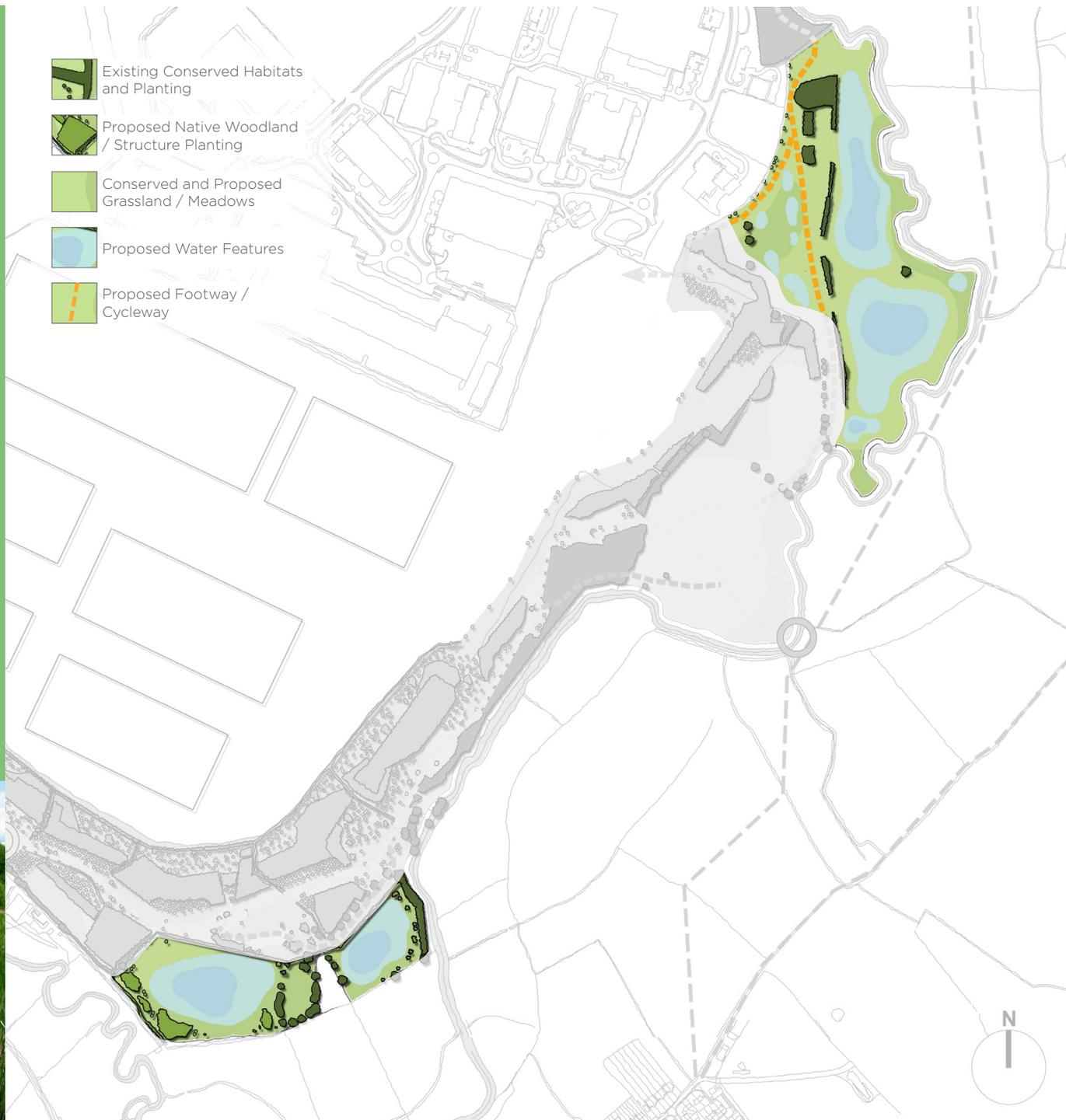




3. Avon Wetlands

These lower lying parts of the park will comprise a variety of wetland habitats, with open water, marshy areas, reed beds and other marginal habitats suitably managed and created. Public access will be included to some parts of these areas with timber boardwalks and viewing platforms included to enhance the visitor experience. The character of these areas will vary throughout the year as the water levels change.

These areas will compliment the Middlemarsh Bird sanctuary and will include new bird hides and screens for birdwatchers.



4. Middlemarsh Bird Sanctuary

This part of the park includes established mature planting and habitats and the focus within this area will be upon the creation of a principal access route and the appropriate management of the existing habitats for biodiversity benefit. Within this part of the park it will be important to minimise disturbance to the local wildlife and to manage access with sympathetic timber fencing and gates where necessary. Balancing public access with the ecological interest and sensitivities of this area can be achieved and will be supported with comprehensive management and maintenance works.



HOW WE WILL MANAGE THE PARK

The new park will be fully managed and maintained, operating from a new community park site office. We will provide space for visitors to meet and use toilet facilities.

Alongside the community park site office we will provide car parking for visitors. The car park will be surfaced, drained, marked out and lit.

We would like to set up a local liaison group to give people the opportunity to feedback views and ideas for the operation of the park. This will give people the chance to raise any concerns about how the park is maintained.

The maintenance company will be responsible for:

- Meeting with community representatives
- Mowing, pruning, weeding, and watering.
- Hard landscaping and seasonal planting displays.
- Removing litter and dog waste.
- Trimming shrubs and hedgerows.
- Site security, including regular patrols of the park.
- Tree maintenance, including removing deadwood and pruning.
- Replacing damaged/dead trees and plants.
- Protect areas of biodiversity value.
- Installing, maintaining and replacing seating, paving, footpaths, cycle paths, lighting, signage, gates and fencing.
- Ensuring safe and unobstructed access along routes.
- Controlling access and maintaining the car park.
- Maintenance of the community park site office and visitor toilets.





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