

SEGRO
PARK
WALSGRAVE

COUNTRY PARK STRATEGY

INTRODUCTION

We have produced this document in support of SEGRO Park Walsgrave. It sets out a blueprint for creating a high quality, publicly accessible 185 acre (75 hectare) country park.

This document sets out the following:

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

Our strategy sits alongside proposals for landscaping across the whole development.



OUR VISION

This strategy sets our our plan for our new, high quality, fully inclusive country park. It will be constructed alongside the SEGRO Park Walsgrave strategic employment proposal.



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

- Permanent protection from development
- Excellent links to surrounding areas
- Space for people to talk, 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
- New woodland planting
- Valuable ecological habitats
- Safe access with gates and fences where needed
- Attractive tree-lined routes
- 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



WHAT TYPE OF PARK DO WE WANT TO CREATE?

This strategy sets out our plan for our new, high quality, fully inclusive country park. It will be constructed alongside the SEGRO Park Walsgrave strategic employment proposal.

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

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.



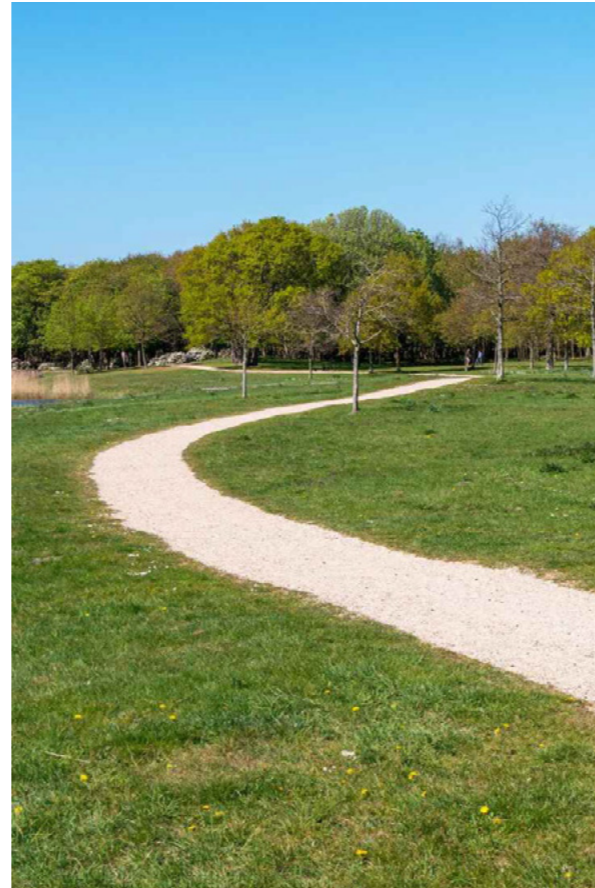
ROUTES

There will be two routes across the A46, linking the eastern edge of Coventry with the country park and Coombe Abbey. The existing bridge carrying the access track to Walsgrave Hill Farm and the proposed bridge as part of the new A46 junction to the south.

There will be open access to the whole country park area, with walking trails waymarked to help visitors navigate the park. From the country park there will be three access points into Coombe Abbey: immediately to the east of the fenced off Conservation Area, at the existing permissive path and at footpath 156 R75y/1 from Coombe Fields Road in the east.

Walking trails, to be surfaced with self-bound gravel along busier routes and unsurfaced grass paths in quieter areas.

A stopping point on the route of the VLR (very light rail) link between Coventry and Ansty.



DESIGN APPROACH & FEATURES

The naturally occurring gently rolling landform will remain undisturbed up to the edge of the employment area. The transition from the rolling landform to the development platforms will be taken up by a six-metre tall Ha-Ha, concealing the change in topography in views from the country park and Coombe Abbey. The gentle rise in the landform to the edge of the ha-ha will be planted with a strong woodland edge, to further soften the transition and provide a wooded skyline.

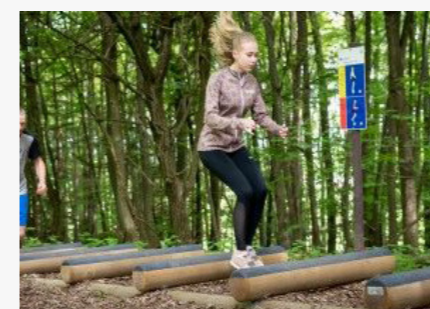
Walsgrave Hill Country Park will have a natural character, laid out to create a Wood Pasture landscape, including groups of woodland and grassland. Along the creases in the gently rolling landform, woodland belts will be planted following the rivulets running south into the Smite Brook. Between the creases, on the open areas of gently rounded landform, species rich grassland will be established.

The woodland edges and belts of trees will stop short of the Coombe Abbey boundary to ensure the registered Park and Garden remain visually distinct.

The development of the site will be carried out with careful consideration to the importance of Coombe Abbey Registered Park and Garden, as illustrated by the landscape strategy adopted. The landscape strategy for the development of the site will be achieved in the following ways:



Careful consideration of the visual amenity in views from Coombe Abbey. A combination of mitigation measures, including separation, landform, planting and elevational treatment to minimise any adverse visual effects.



Proposed woodland planting located so as not to merge with that of Coombe Abbey. The new planting proposals should be carefully designed to retain an open grassland gap between itself and the registered parkland. This will allow the historic edge of the Coombe Abbey parkland to be maintained and easily identifiable.



Enhanced links between Coventry and Coombe Abbey, plus open access. To maximise the benefit to local communities on the eastern edge of Coventry and beyond, new well-designed routes should be established providing safe, green routes across the site.



The above principles to be expressed as a country park. Development of the site provides an opportunity to create a country park between the employment area and registered parkland, containing recreational and leisure facilities delivering a major beneficial asset to local residents and visitors.

FEATURES: PEOPLE AND PLACE

The county park will present an opportunity to provide a range of leisure and recreation facilities for visitors.

These are illustrated on the 'Country Park Landscape Strategy' drawing number 2260-22-09. In the key on this drawing, under the heading **RECREATIONAL FACILITIES** are listed the following ten items:



- 1. Play Area** – There are two play areas, one located close to each of the two crossings over the A46 for easy access by young families. The play areas will be designed to fit in with the natural woodland / grassland setting, designed with Robinia equipment in a natural play setting.
- 2. BBQ & Picnic Area** – Appropriate locations have been identified to be provided with picnic tables and in-situ barbecues.
- 3. Café & Visitors Centre** – Located within the refurbished listed farmhouse at Walsgrave Hill Farmhouse.
- 4. Event Space** – A large open area of relatively flat grassland, capable of accommodating marquees and tents for summer fairs and small festival type events, for food and music etc.
- 5. Public Art** – Positioned in key locations to reflect the sense of place and history of the landscape.
- 6. Scenic View** – From the top of Walsgrave Hill, where the stand of trees is growing and close to the Trig Point, there will be views over the Country Park from this high point.
- 7. Information Board** – At key locations where visitors enter the park, information boards will be provided to help orientation and show access routes to various features.
- 8. Fitness Trail** – Located in the quieter eastern part of the park, timber fitness trail equipment will be provided around the edge of a woodland clearing.
- 9. Bird Hide** – The exact location of the hide would be confirmed in consultation with local bird groups, with the aim of positioning at the woodland edge to allow views back into the woodland and out over the wider grassland.
- 10. Seat or Bench** – Benches and seats to be sited at regular intervals around the park.



FEATURES: NATURE

The county park will present an opportunity to establish a range of new and enhanced habitats for local wildlife.

These are illustrated on the 'Country Park Landscape Strategy' drawing number 2260-22-09. In the key on this drawing, under the heading **NEW HABITATS** are listed the following three items:

1. Native Trees

These will be planted in a range of stock sizes from transplants to heavy standard trees with a 12-14 cm trunk girth. Species will be based on those listed on page 41 of the Warwickshire Landscapes Guidelines.

2. Structural Woodland

Woodland blocks, belts and edges will be created using forestry style planting set out on a 1.5 m grid for woodland core and 1.0 m grid for woodland edge.

3. Species Rich Grassland

To be established over time on the existing arable fields. Different grass seed mixes would be selected for soil-scape 6 in the south and soil-scape 18 in the north.



HOW WILL WE MANAGE THE PARK

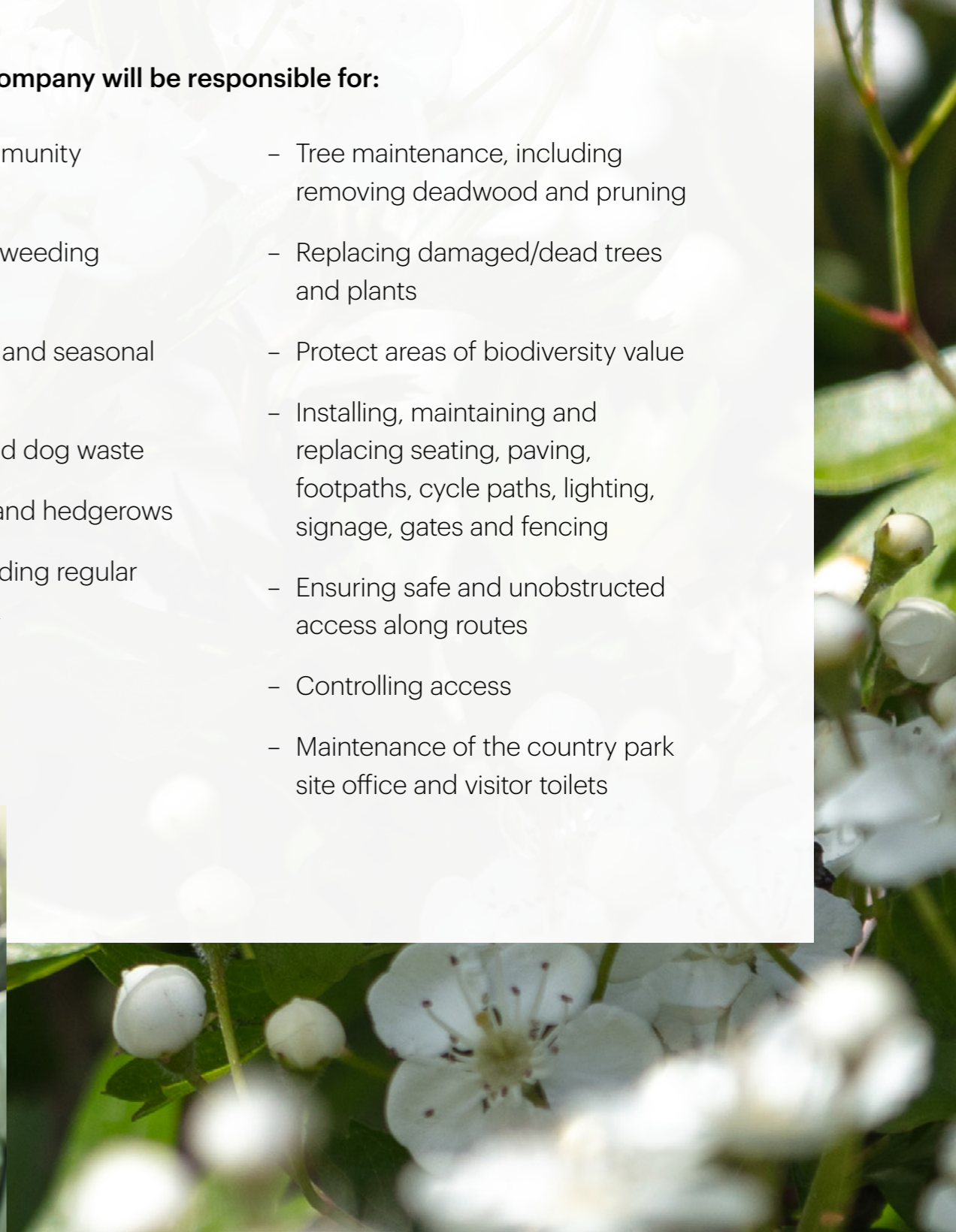
The new park will be fully managed and maintained, operating from a new country park site office. We will provide space for visitors to meet and use toilet facilities.

Alongside the country 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
- Maintenance of the country park site office and visitor toilets



SEGRO PARK WALSGRAVE

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