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PARKLANDS CONSORTIUM LTD.

HISTORIC LANDSCAPE AND ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS

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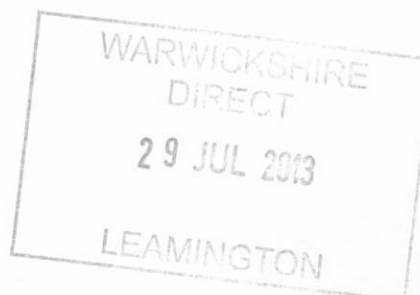
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Director: Hazel Fryer

Head of Planning
Warwick District Council
PO2178
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ROYAL LEAMINGTON SPA
CV32 5QH

26th July 2013

Dear Sir,



**Statement made by Hazel Fryer, Parklands Consortium Ltd.
On behalf of C and S Taylor LLP**

OBJECTIONS TO THE REVISED LOCAL PLAN:

4. Revised Development Strategy

On behalf of my client C and S Taylor, the owners of Warwick Castle Park, I object to Warwick District Council's Housing allocation of land to the south of Gallows Hill and to the West of Europa Way which is included within section 5.1 of the Revised Local Plan: Strategic Urban Extension Sites on Greenfield Land, and illustrated on Map 3 "Areas to the South of Warwick and Whitnash". Within the area to the south of Gallows Hill there is a proposal for a total of between 430 and 630 homes, employment, open space and community facilities.

There are several areas of concern to the proposed development of the area to the south of Gallows Hill but the two major areas for objection are:

- 1. The impact upon the setting of Warwick Castle Park, (WCP) and**
- 2. The irrevocable damage that would be caused to a major design element of WCP.**

1. THE IMPACT UPON THE SETTING OF WARWICK CASTLE PARK

In respect of the setting, this proposed housing allocation will be directly abutting the boundary of Warwick Castle Park, included on the Historic Register of Parks and Gardens of Special Historic Interest at Grade 1. The historic open character of the landscape in which the Park is set will be lost forever if development is allowed in this location.

2. THE IRREVOCABLE DAMAGE THAT WOULD BE CAUSED TO A MAJOR DESIGN ELEMENT OF WCP

Since its creation in the mid C18th Warwick Castle Park has undergone a series of changes and has evolved into the park that it is today. Over the past 250 years one of the most significant changes in the creation of the park was the realignment of the Banbury Road along its eastern boundary, increasing the area of the park by 200 acres to 751 acres by 1791, with the final section of the road into Warwick routed around Bridge End over the new bridge, constructed between 1788 and 1793.

Part of this design was a vision for a series of views on the approach to Warwick, commencing with the spire of St Nicholas Church which can be seen at the centre of the line of the road. The features of the town gradually unfold concluding in the panorama of the castle and the town which was finally revealed from the new Castle bridge. The magnificence of this unusual sequence of views would be irreversibly changed if development were permitted in this location.

ADDITIONALLY

Research has revealed that in the process of enlarging the park a section of the old road was flooded and a new larger lake, New Waters, was formed; this extended across the new Banbury road.

Whilst currently the eastern boundary of the Banbury Road is well screened by trees and the topography that can be viewed through the trees reveals a landscape which is comparatively inoffensive to the setting of the Grade 1 Warwick Castle Park, it is clear that any development along this boundary will have a very detrimental effect on this setting.

It is therefore my submission that the Council's proposed development to the south of Gallows Hill included within section 5.1 is misguided and misinformed because:

1. **Warwick Castle** is one of the most spectacular castles in England, as a result of a combination of its architecture and its setting on a sandstone bluff above a deep bend of the river Avon. Lord Torrington described the castle as 'the most perfect piece of castellated antiquity in the kingdom.'¹ Its setting was enhanced in the C18 by the creation of a landscape park, Warwick Castle Park, to the south of the castle. This was the work of two men Francis Greville, Baron Brooke, created the Earl of Warwick in 1759, and his son George.
2. **Warwick Castle Park, (WCP)** extends to over seven hundred acres. The park which is roughly ovoid in shape is traversed by the river Avon which near the centre of the park bends sharply creating a deep bluff in the ridge which runs from West to East across the park. This reflects the bluff on which the Castle is sited. The Warwick suburb of Bridge End is adjacent to the Northern boundary of the park whilst housing adjoins the North-western boundary which continues as open land below that. The Eastern and South-eastern boundaries are formed by the Banbury and Barford roads.
3. **The Castle Park Landscape** has been in existence for over 250 years. The development of the parks layout is examined in a *Conservation Management Plan for Warwick Castle Park* prepared by Parklands Consortium in June 2012. The vision of Francis and George Greville and their advisor Lancelot Brown, was achieved in the extension of the park to the east and the creation of New Waters and culminated in the completion of the New Banbury Road with its designed approach to Warwick Castle and the town.

RECENT CHANGES

New Waters and Temple Hill Spinney are at the core of the eastern park which is bounded by Nursery Wood and the Long Thins which follow the line of the Banbury Road on its eastern edge. New Waters was designed to flow across the new Banbury Road and the pool on the eastern side and its surrounding planting formed part of the concept for the design. In 2011 this extension of the park on the eastern side of the Banbury Road was altered to form a caravan park damaging one of the features from George Greville's extensions to Warwick Castle Park of the 1780s.

¹ Quoted in Nikolaus Pevsner and Alexandra Wedgwood, *Warwickshire*, (Harmondsworth, 1966) p. 452

SECTION 4 THE REVISED LOCAL PLAN

Section 4.3 The Broad Locations of Development: Housing, outlines the policy for proposed development and states that as a policy new housing should concentrate growth on the edge of the existing urban Area. This statement produces a divergence of information from the statement made within the Landscape Study which has looked at the area known as the Asps. (Section 4.3.8)

THERE IS A CONFLICT: between the proposed location for housing development adjacent to the Banbury Road and the impact that this would have on the significant designed Landscape Approach into Warwick created at the end of the C18

Section 4.3.8 The Landscape Study identifies that the area known as the Asps provides the historic context to Castle Park

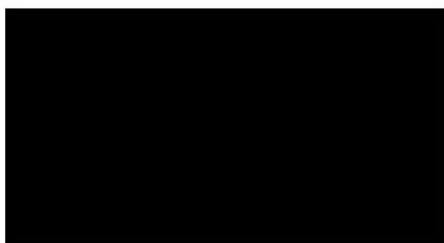
THIS IS A CORRECT STATEMENT: The Asps provides PART of the historic context of Castle Park. It is the first of a sequence of designed views, created by George Greville, which commenced with the spire of St Nicholas Church and unfold as you progress towards, Warwick Castle. Other features include the Toll House, Warwick New Bridge, Warwick Castle New entrance and Eastgate.

The Approach to Warwick has remained a feature of the town for 200 years. In proposing to concentrate new housing development on the land to the south of Gallows Hill the context of this significant designed landscape could be destroyed. It has already been reduced by new road infrastructure works.

The proposal to keep the green space at Turnbolls Gardens as a new country park outlined in Policy PO3 will help to preserve part of the designed green approach into Warwick. However, there is a conflict in the approach stated by WDC to concentrate growth within and on the edge of the existing urban areas. The location of the housing to the south of Gallows Hill illustrated on Map 3 Areas to the South of Warwick and Whitnash locates 430-630, employment, open space and community facilities adjacent to the Banbury Road and on the edge of Castle Park which is in conflict with the aims and objectives of the policy defined in section 4.3.8. Attached to this Letter is a brief visual analysis which illustrates the existing condition of the Banbury Road Approach into Warwick.

To preserve this important designed entry into Warwick, the setting for Castle Park, a landscape, registered grade 1, the highest designation that can be awarded by English Heritage it is necessary to retain a landscape belt to the east of the Banbury Road to reflect the planted belt that encircles the park. Locating Housing close to the Banbury Road will permanently destroy a significant Approach to Warwick and a major asset for the town. For this reason on behalf of my client I wish to object to the proposed housing to the South of Gallows Hill and ask Warwick District Council to reconsider their policy of dismantling this important designed Approach into Warwick.

Yours faithfully



Dr Hazel Fryer
PARKLANDS CONSORTIUM LTD.

APPENDIX 1: VISUAL ANALYSIS

1.1 LOCATION

Warwick Castle Park is situated c 250m south-east of the centre of Warwick, to the north-west of the River Avon. The c 280ha site comprises some 23ha of gardens and pleasure grounds, and c 257ha of parkland. (EH Register description)

The Park extends right up into the town of Warwick beneath the Castle walls, and at its southernmost tip the boundary was realigned at the time of the construction of the A452 link to the M40 motorway, which now borders Barford Wood.

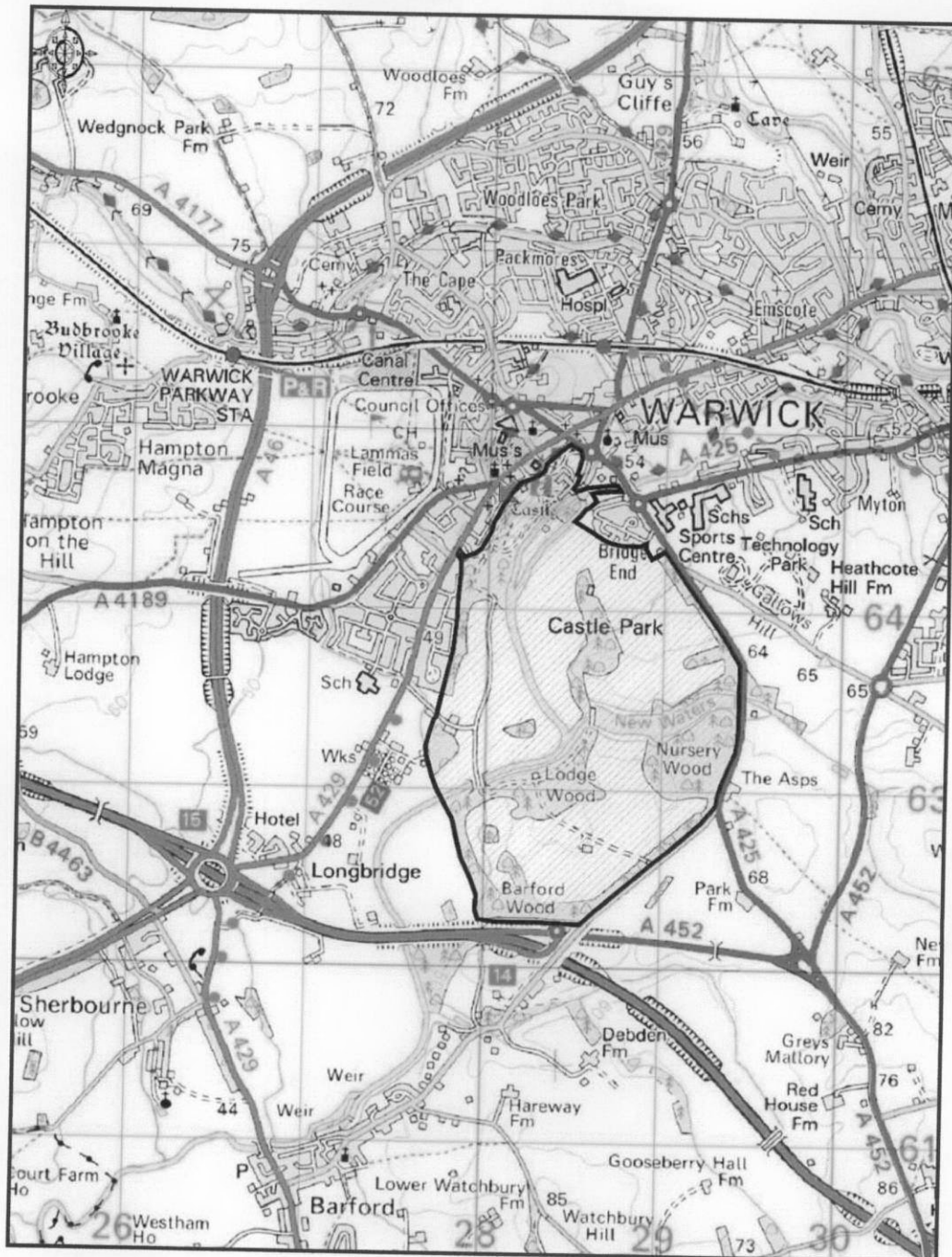


Figure 1: Location Plan

1.2 FEATURES

Warwick Castle Park is situated within the Avon Valley. From Medieval times Warwick has been a thriving market town centre. Warwick Castle the focus of the town is situated on an outcrop of the Bromsgrove Sandstone formation dominating the parkland and commanding extensive views to the south. At the heart of the park is Spiers Lodge which is situated on a further outcrop and set within the plantations of Lodge Wood. The River Avon meanders through the northern section of the park. The extensive area of New Waters is fed by the Tach Brook which enters the park from the south-east. The further extension of New Waters to the east has recently been leveled and filled to form a caravan site. The main features of the Warwick Castle Park landscape are illustrated below, (figure2).

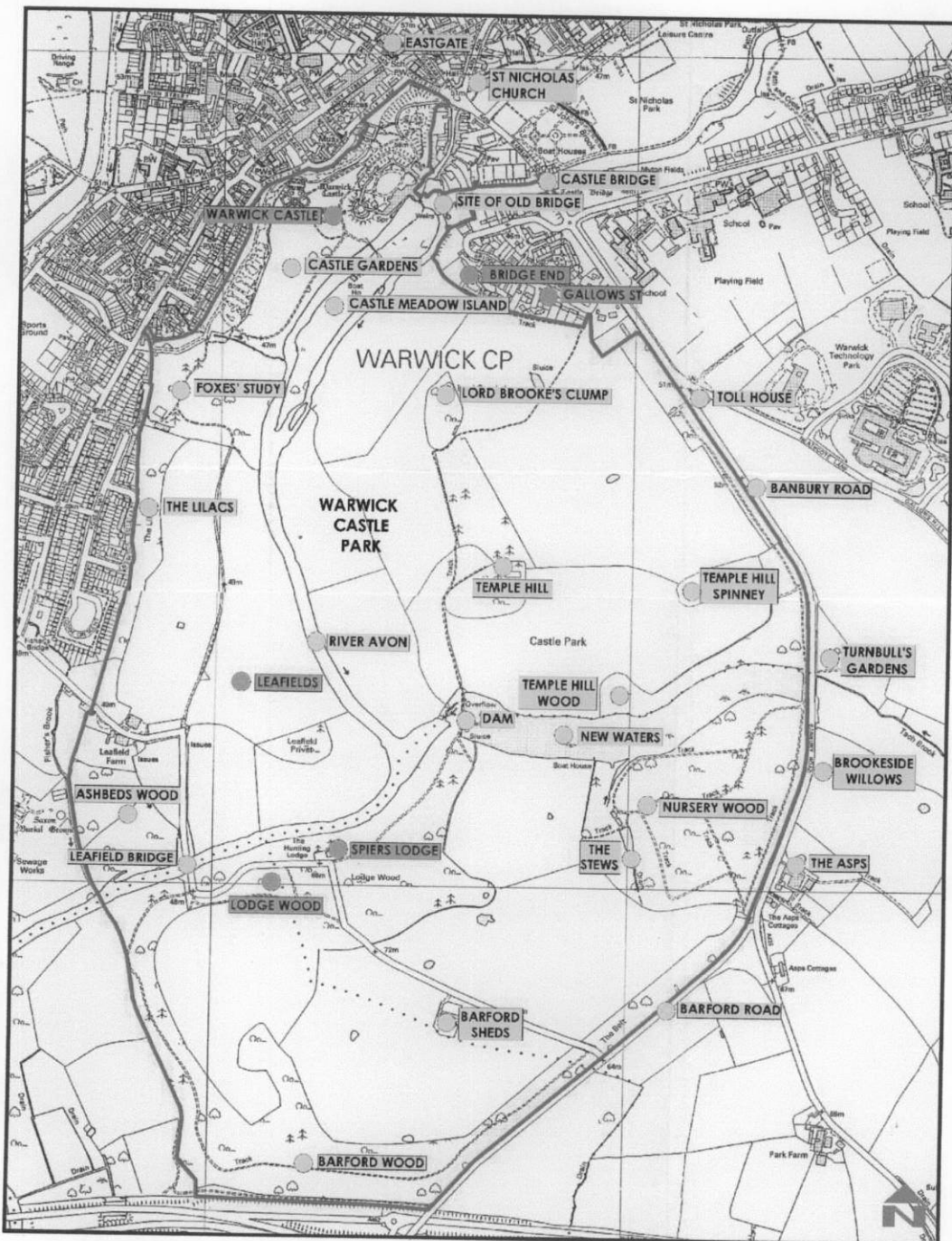


Figure 2: Key Features in and around Warwick Castle Park. Those indicated in orange pre-date 1691.

With the completion of the final section of re-alignment of the Banbury Road to the east between 1788-1793 the vision for the Warwick Castle Park landscape was finally realized. The designed series of views along the Banbury Road which were a feature of the design still mark the approach to Warwick and are an important feature that is experienced when entering the town today. The Banbury Road can be viewed, aligned on St Nicholas Church although it is from the left lane not the central line of the road, (figure 3). On leaving Warwick towards the south the tree lined vista along the Banbury Road is still apparent, (figure 4)



Figure 3: Approach to Warwick from the South via the Banbury Road. St Nicholas Church spire can be seen in the distance.

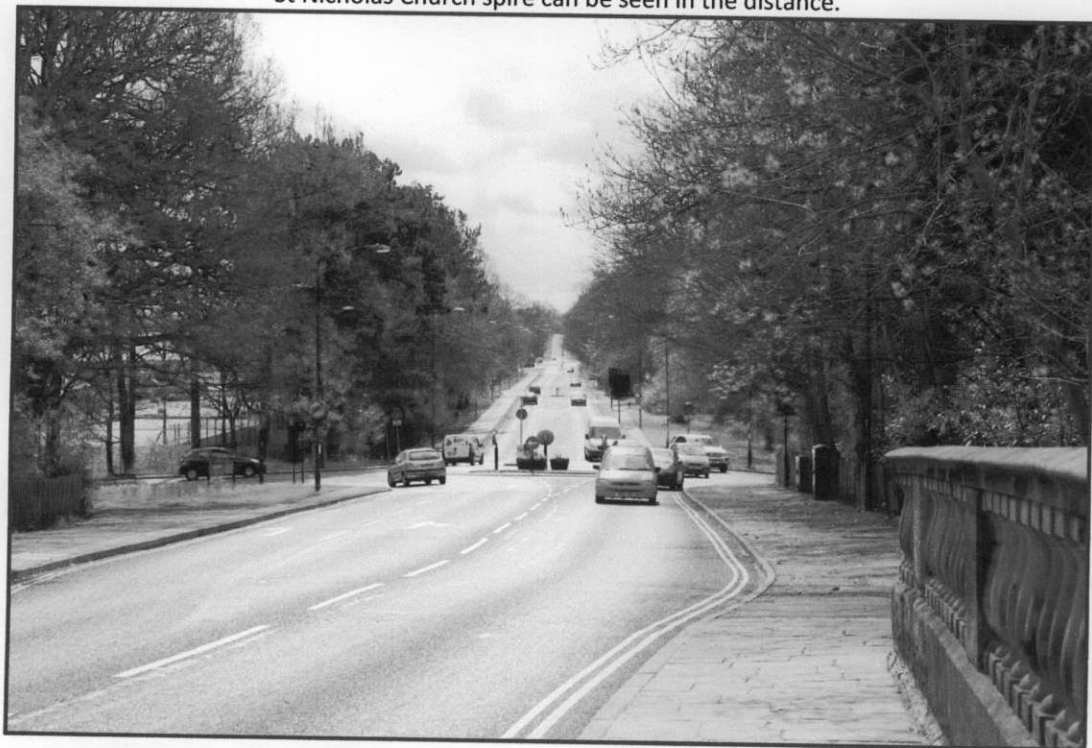


Figure 4: The Banbury Road viewed from the new Castle Bridge provides an elegant route to the South.

New road improvements which have been undertaken in the last year, possibly to facilitate further development, have left the toll house isolated on a traffic island between Gallows Hill and the Banbury Road, (figure 5). The entrance to the section of Warwick Castle Park to the east of Banbury Road has recently been filled to facilitate the construction of a Caravan Park and the road widened to facilitate easier turning: unfortunately the work has not been completed to a heritage standard and detracts from the entrance.



Figure 5: The Toll House located at the junction of the Banbury Road and Gallows Hill. A new filter road constructed to the rear of the Toll House has left it surrounded on all three sides by roads



Figure 6: The entrance to the Eastern section of Warwick Castle Park now designated as a Caravan Park with the Tach brook is in the foreground.

1.3 CONCLUSIONS

Warwick Castle Park is in close proximity to the medieval town of Warwick but nevertheless the park has remained unaltered and has some of its pre-park features and most of its features developed in the eighteenth century.

The Banbury Road has a largely green aspect but recent road changes, especially around the turnpike cottage, have not been in sympathy with the prevailing character of the environs of the park.