



West Shottery Park Stratford-upon-Avon:

The Vision for a New Country Park

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BLOOR HOMES



Contents

Introduction & Site Location	4.
Landscape Masterplan	6.
The Vision	14.
Biodiversity & Greenspace	16.
Connectivity & Movement	16.
Climate Change	17.
Health & Wellbeing	17.
Summary	18.



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Site Location



Introduction

This Vision Document has been prepared to support submissions by Bloor Homes to the emerging South Warwickshire Local Plan in respect of land at West Shottery, Stratford-upon-Avon.

Specifically, this document sets out a vision for a new Country Park as an integral part of Bloors development proposals.

It is not intended to be a final document, but a starting point for discussions with the local community, Parish, Town, District and County Councils and local stakeholders.

The site is located directly to the west of the consented Shottery Western Relief Road (SWRR), the new Shottery Community Park and the emerging residential development of West Shottery, which itself lies alongside the established edge of Stratford-upon-Avon. To the south east lies the renowned heritage asset of Anne Hathaway’s cottage and gardens. Immediately to the north of the site is a consented employment development and beyond is the nearby A46 Alcester Road. To the south of the site are agricultural fields which gently rise to Bordon Hill which forms a local ridgeline to the west of the town. Further south the SWRR will connect with the B439 Evesham Road.

 Figure 1: Site Location
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Landscape Masterplan

Design Objectives

As part of the design process a number of design objectives have been set to deliver a development which meets the needs of existing and future residents and has a high regard for the environment and wellbeing of future residents.

- To have a high regard for the health and wellbeing of existing and future residents allowing them easy access to quality green open space and a pleasant environment to live.
- To ensure the proposed development improves connectivity in the area giving opportunity for sustainable means of movement around the development and connecting to the wider area.
- To meet and exceed Biodiversity Net Gain across the site through the retention of existing habitats and the creation of a diverse range of new habitats through considered and sensitive landscape design.
- To relate strongly to the existing context and settlement, linking the proposed new development to the town with a distinctive Green Lung which integrates seamlessly with the existing Shottery Community Park.



Land at West Shottery



The Community Park

Character

The Green Infrastructure proposals will respond positively to enhance the setting of the nearby heritage asset of Ann Hathaway's Cottage. The Community Park will maintain an area of open ground in areas of visual sensitivity to the west of the cottage.



Respecting the landscape character and existing features of the adjacent gardens of Ann Hathaway's Cottage helps create a distinct and diverse area of greenspace and provides an attractive and mature landscape setting from the outset.

The Green Infrastructure will sensitively respond to its environmental and landscape setting and this context will help to inform the design principles for an extended Community Park at West Shotton.



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creating spaces where people want to be, which respect and reflect the existing beauty and heritage of the area.



- The Community Park will ensure the protection of key views towards and from Ann Hathaway's Cottage whilst enhancing the countryside edge to improve the urban/rural interface, and to assist in the assimilation of new development.
- The proposals will take advantage of the surrounding Green Infrastructure and will form an extension of the existing Community Park at West Shotton to provide a significant area of greenspace for new and existing residents.

Community

We will work with the community to create a high quality, innovative Community Park that everyone will be proud of. It will fit effortlessly into the natural landscape as an integrated part of the existing and new communities of West Shotton.



The Community Park will deliver an attractive and enduring resource for the local community. The community will be supported by a range of amenities (e.g. external cycling, running & walking routes and external gyms and equipped areas of play).

An inviting layout with natural open spaces to encourage sociability and built with attractive materials will make the development an appealing place to live and visit.



“enabling everyone to enjoy safe and healthy lifestyles with a good quality of life.”

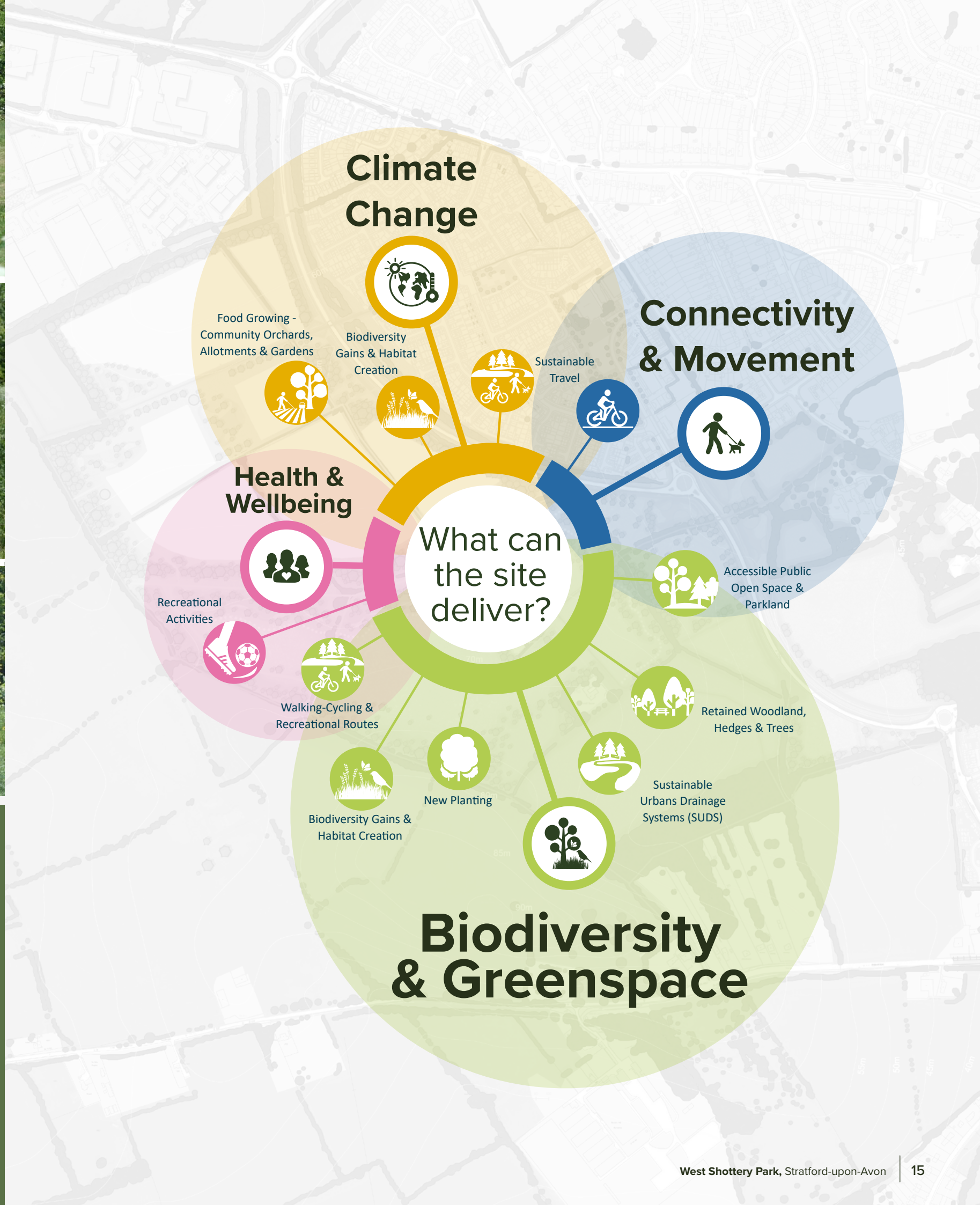


- The park will include a variety of recreational spaces to boost physical and mental wellbeing.
- The park will provide legible, well-connected and walkable routes throughout.
- The creation of a new Community Park will provide opportunities to collaborate with the local community so it becomes an asset everyone is proud of.
- To include landscapes that are multi-functional and provide opportunities for food, water and energy production and healthy living.
- Potential for a new cafe / visitor centre with outdoor seating areas for the local community.



The Vision

The overall Vision for West Shottery Park is to create a distinctive and high-quality place, which respects and enhances the character and heritage assets of Shottery whilst delivering an attractive and accessible new community greenspace. The development's landscape proposals will provide 'high quality' Green Infrastructure which takes advantage of its rural edge context and landscape setting. It will at its heart create a Green Lung around which will radiate, with 'Greenways' or green corridors connecting this new green space to the Shottery and out to the wider countryside and strengthening existing biodiversity habitats as it does so.





Biodiversity & Greenspace

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and responding to the best practice design guidance. The creation of a diverse Green Infrastructure will deliver biodiversity gains, landscape enhancement, recreation and sustainability benefits. The proposals will conserve and protect features of value and enhance these as important components of the GI.

To improve biodiversity across the site there will be the implementation of a variety of ecological habitats to include: broadleaved woodland blocks; species rich hedgerows; native tree planting; grassland meadows; ponds, and wetland habitats; street trees; native garden planting; and garden trees.



Connectivity & Movement

A network of high-quality routes and paths will be provided to encourage walking and cycling as the primary travel modes through the Community Park and beyond. The site's existing Public Rights of Way will be retained and enhanced. These routes will connect with the proposed 'Greenways' or green corridors as well as the street network. This will produce a series of routes around the layout providing connections into Shottery and the wider countryside to the south and west.

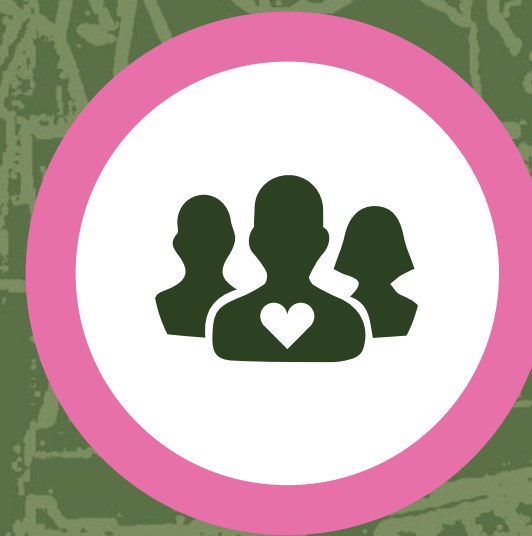
The proposed 'Greenways' should be multi purpose routes designed as walking, cycling and bridle routes to encourage sustainable travel. The detailed design should ensure that these are safe and attractive green corridors.



Climate Change

The Green Infrastructure proposals will help to manage the impact on the local climate with an extensive, multifunctional green and blue infrastructure that helps the development adapt to climate change. Measures will include substantial tree planting, the use of SUDS attenuation ponds for surface run off water and habitat creation through the introduction of wild flower meadows and grassland areas.

Further measures to help tackle the climate change emergency at a local level will be the introduction of a network of high-quality routes and paths to encourage walking and cycling as the primary travel modes within and beyond the development.



Health & Wellbeing

The proposals provide for the potential expansion of, and linkage to, the Country Park to the east of the site; which forms part of the consented West Shottery development. Combined, over 80 acres of new parkland and Green Infrastructure would therefore be created. This will help to deliver high quality attractive green spaces for recreation, health and well being for new residents and the local community of Shottery.

The Green Infrastructure space provides a significant amount of open space for natural play, sport and informal recreation along with provision of equipped areas of play / outdoor gyms, evenly distributed across the development, so all residents are within the required walking distances. There is also the opportunity for people to grow their own produce through the provision of allotments and community garden and orchard.

Summary

Our vision is to provide a distinctive, high quality new Country Park for the existing and future community of West Shotton in particular and the Town as a whole.

The Park will be sited sensitively within its environmental, cultural and historic context and will provide a wide range of recreational, landscape and biodiversity opportunities accessible by new foot and cycle paths which connect seamlessly to the existing network.

The Community Park will extend to 33 hectares (approximately 60% of the total site area), which will include existing mature trees and boundary vegetation, substantial areas of new woodland, tree and hedgerow planting, public realm and open space, sustainable drainage systems and wetland habitats, and provision for a variety of play and recreation areas.



