

Newbury Racecourse Strategic Site Allocation

Policy CS 2

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Within the area identified at Newbury Racecourse, a sustainable and high quality mixed use development will be delivered including:

- Phased delivery of up to 1,500 homes;
- Appropriate retail facilities;
- Social and physical infrastructure;
- Measures to mitigate the impact of development on the road network;
- Measures to improve accessibility by non-car transport modes, including provision of cycle and pedestrian routes to both the Racecourse and Newbury stations and to Newbury and Thatcham town centres;
- Appropriate green infrastructure;
- Generation of on-site renewable energy.

Explanation of the Policy

5.9 Newbury Racecourse is located approximately 1 km to the south east of Newbury town centre. The area proposed for development, a site of approximately 40 hectares, lies to the west and north of the racetrack itself. Improvements to the racecourse facilities have been proposed, together with housing development on land which is surplus to racing requirements. The western part of the site is previously developed land, within the Newbury settlement boundary, currently used as stable blocks and car parking. The eastern part lies outside the settlement boundary. The site is well located in terms of access to facilities and employment opportunities as it is within walking and cycling distance of the town centre, and adjacent to a train station. Its location and accessibility mean that relatively high densities would be appropriate on the site, with a mix of family houses and apartments.

5.10 Planning permission for the site was granted in April 2010, meaning the application was determined in accordance with the planning policies in place at this time. This included the provision of affordable housing at 30% of the total units on site in accordance with policy HSG.9 'Affordable Housing for Local Needs' of the saved policies of the West Berkshire Local Plan 1996-2006.

5.11 Any new application for the site would be determined in accordance with the policies of the Core Strategy. This means that affordable housing would need to meet the requirements set out in policy CS6.

5.12 Infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D.

Delivery and Monitoring

Outline planning permission was granted in April 2010 for the redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitor facilities, and for development of up to 1,500 dwellings. Reserved Matters permission was granted in 2011, and construction is due to commence in 2012.

5 Core Policies

Associated infrastructure will include the construction of a new bridge over the railway line to provide access to the Racecourse and to the housing in the eastern section of the site. A new local centre and children's nursery will also form part of the development. Infrastructure requirements are set out in the Infrastructure Delivery Plan.