

1 Newcastle Racecourse Masterplan Introduction



Completing the vision of a redeveloped Newcastle Racecourse

Welcome to our exhibition.

Please take a look at our information boards and feel free to ask members of the project team any questions you have about our plans.

The proposals include a new circa 3,500sqm event centre, an outdoor hospitality area and public open space, and the refurbishment of listed buildings on site to maintain them for the long term so as to improve the overall environment within the racecourse area.

In order to help us fund particularly the new events centre, we will also be proposing some residential accommodation within close proximity to the existing buildings on the racecourse.



Aerial map showing site boundary to be included in the planning application (Map data ©2016 Google)



Artist's impression of how the new events centre could look

Today's Event

We are preparing a planning application and asking for comments. We are excited about our plans and we hope you are too.

We have made a commitment to keep the local community updated and listen to feedback on the proposals. This event is part of us keeping this promise, by giving local people an opportunity to find out more about our vision for Newcastle Racecourse and comment on the plans.



Arena racing



Artist's impression of how the new events centre could look

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ARC's Vision



Our journey so far...

Bringing world class racing to Newcastle

Newcastle Racecourse is owned by the Arena Racing Company (ARC), which operates 16 courses across the UK, as well as 2 greyhound arcadia in the North East, and stages 40% of the national fixture list. ARC has ambitious plans for Newcastle Racecourse.

In 2014, planning consent was secured for, and ARC subsequently delivered, significant enhancements to the Gosforth Park Estate in which it is located. The enhancements included a two mile, three furlong all weather surface on the flat track which includes the only floodlit straight mile in world racing.

This has meant that we see some of the best jockeys and horses in training come to Newcastle, showcasing our city to a global TV audience of millions, creating jobs and attracting visitors and investment.

Building on the benefits from the initial phase

The next phase of the development will build on the benefits which resulted from the initial phase. These benefits will all contribute to securing Newcastle Racecourse's future as a world class venue which has facilities on a par with similar venues around the world.

The benefits include:

- A multi million pound investment into one of Newcastle's premier businesses, maintaining Newcastle Racecourse's reputation as a world class venue and securing the Racecourse's place on the international stage
- Boosting Newcastle's economy through the attraction of more visitors
- Creating 275 temporary jobs for local people during the construction phase and 25 permanent, full time jobs at the events centre
- Providing more community facilities through the creation of an outdoor hospitality area for the public to enjoy
- Providing the accommodation needed to ensure the continued success of Newcastle Racecourse and wider Gosforth Park Estate



ARC's investment in all-weather track and improvements to the stands (Arena Racing)



Forthcoming refurbishment of stands



ARC's investment in all-weather track and lighting (Arena Racing)

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3 Newcastle Racecourse Masterplan Proposals



Main Racecourse Complex Masterplan Scale 1:2000@A3

- New development
- Repairs and conservation to listed buildings
- Refurbishment
- Existing green space
- New landscaping
- Improved pedestrian surface
- Existing building
- Parking (grasscrete for car parking)
- Existing trees
- New trees
- Vehicular routes
- Pedestrian and cycle access
- Horse walk
- Restricted vehicular route
- Apartment access
- Flexible events and hospitality area
- Access to potential new cycleway around site perimeter



Masterplan



Precedent images

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Traffic, Access and Parking



Traffic

We are working with our highways consultants to explore the most appropriate strategies for mitigating the effects of any potential traffic increase. Our highways consultants will be producing a full transport assessment as part of the planning application. Initial results show that the local road network has capacity for this potential increase.



Access

The proposals include the creation of a car parking area for the new event centre which will accommodate around 250 cars. A car parking accumulation exercise was undertaken to ensure this provision is sufficient. In the event of additional high demand, there is an overspill car parking area on the western side of the site which will be available.



Parking

Access to the course will be unchanged. Main access will continue to be from the Great North Road with a second, alternative access off Great Lime Road, which leads off the A189.



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5 Newcastle Racecourse Masterplan A Sustainable Future



A Sustainable Future for High Gosforth Park Estate

Newcastle Racecourse has been part of High Gosforth Park for over 120 years. Because of our long local history we are conscious of our responsibility to respect the unique heritage of our home.

Gosforth Park Nature Reserve

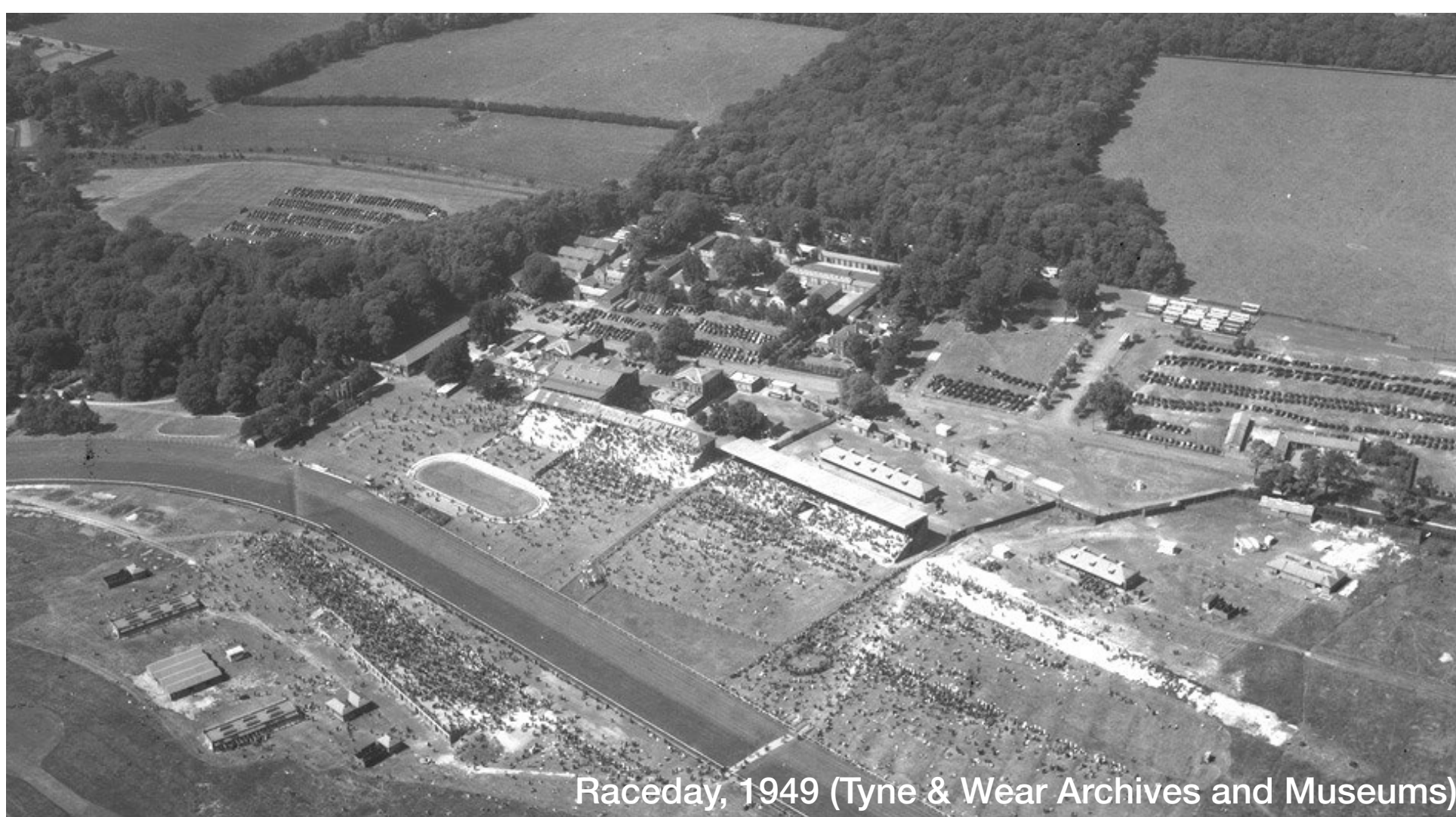
The future of Gosforth Park Nature Reserve will continue to be secured. Newcastle Racecourse owns the land on which the Reserve is located, and was previously able to award the Natural History Society of Northumbria a 30 year lease of the land. The approved plans enabled the implementation of a long term woodland management plan to enhance the wildlife and ecological value of the High Gosforth Park Estate.

Respecting our heritage

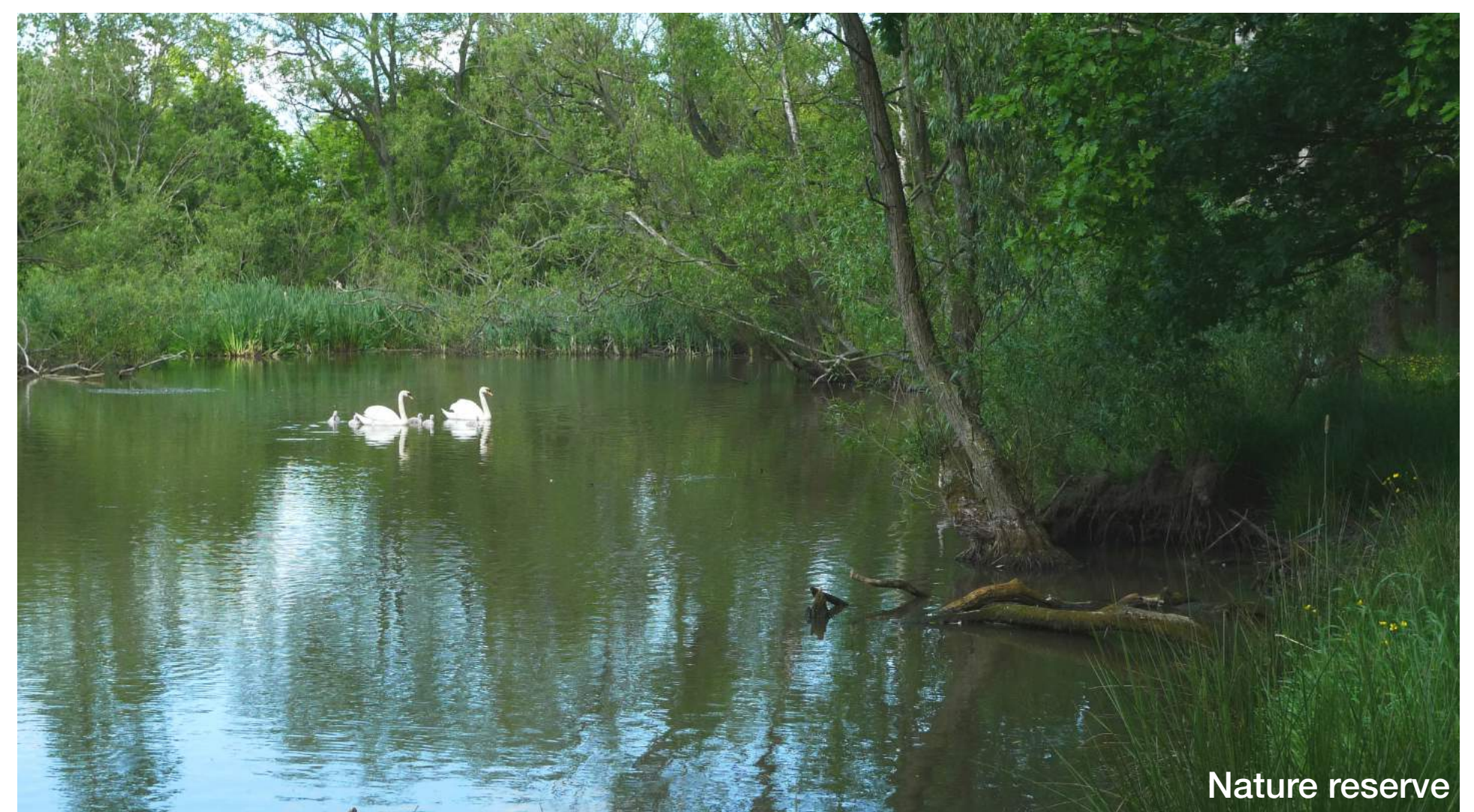
For our 2014 planning consent we worked closely with experts from Durham University and Woodhall Planning and Conservation to ensure that the heritage value of the site continues to be enhanced. As part of our current proposals we intend to refurbish the listed buildings on site to maintain them for generations to come. Any new buildings will be carefully designed to respect their sensitive setting.



Aerial view (Arena Racing)



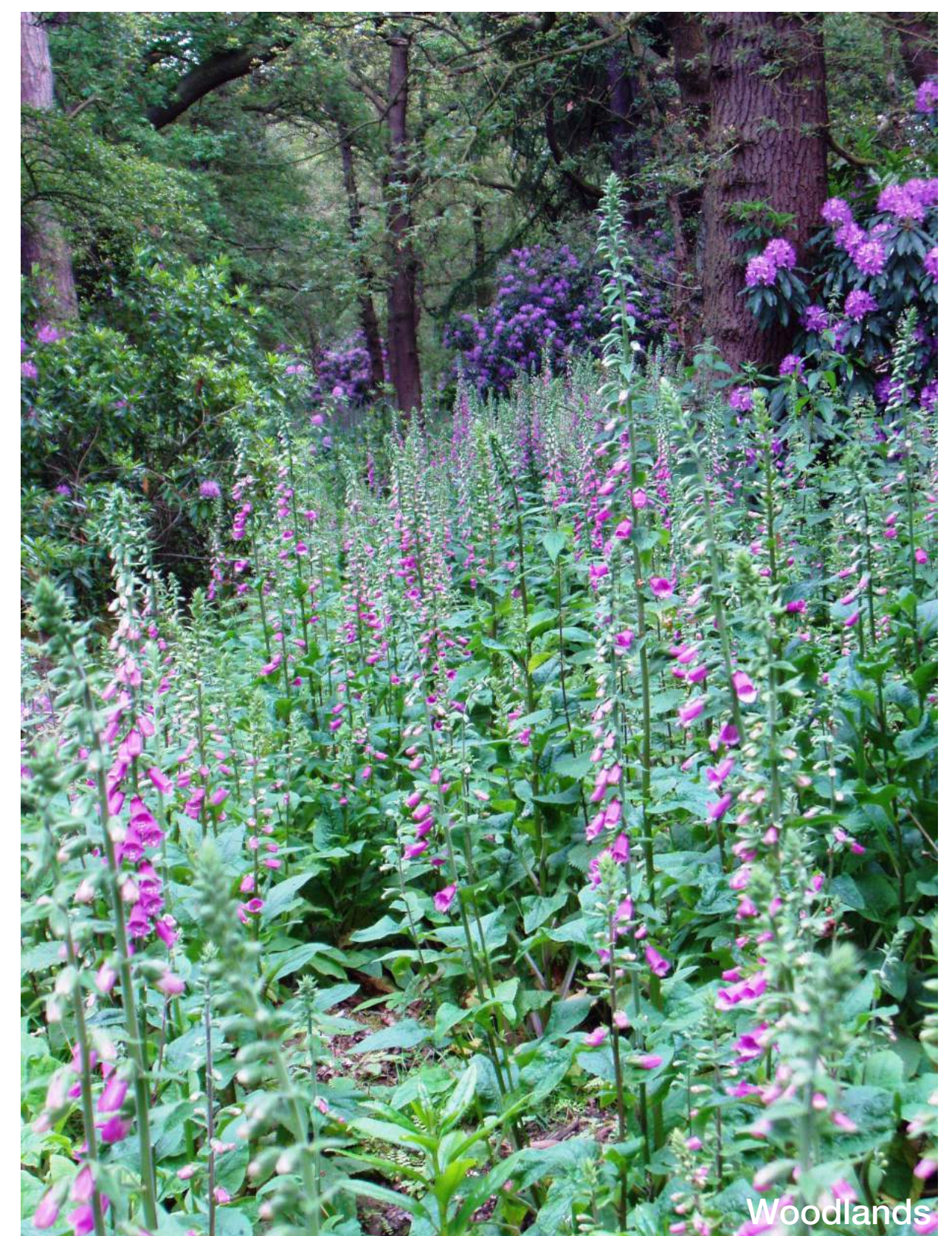
Raceday, 1949 (Tyne & Wear Archives and Museums)



Nature reserve



View showing improved central area and setting of listed buildings



Woodlands

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Creating New Homes



Creating New Homes

Two apartment blocks are proposed to be built, containing approximately 170 apartments. The apartments will be built to the west of racecourse buildings, on previously developed land.

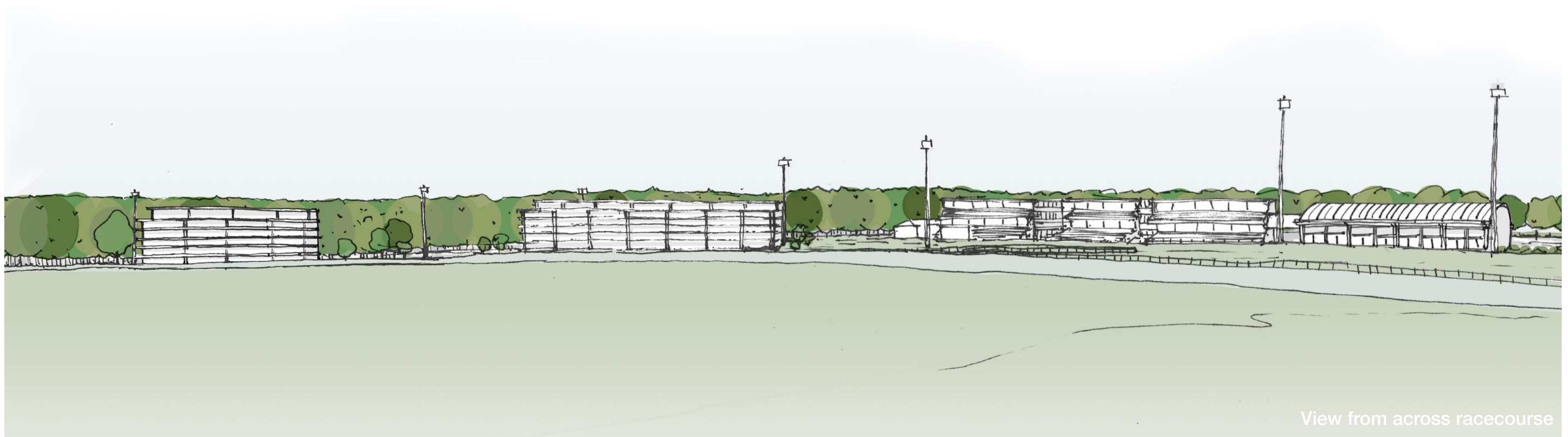
The event centre would cost several million pounds to build and could not be funded ordinarily from the returns from the race days throughout the year. Therefore, there needs to be an additional source of funding, with apartments being the best form of raising funds from the racecourse site.

ARC is working closely with its planning team to ensure that the design is in-keeping and will respect the site's setting and listed buildings. The apartments will be designed to sit within their secluded woodland setting whilst relating to the existing racetrack frontage. The architectural design and materials will be sympathetic to the surrounding development and landscape.

The apartments will be in keeping with the height of the existing racecourse stands and surrounding trees. Views from the racecourse and surrounding residential areas, Northumberland golf club, and the B1318 road to the west have all been taken into consideration.



Aerial view showing the apartments in context



View from across racecourse

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7 Newcastle Racecourse Masterplan Thank You

Thank You for Coming Today

Thank you for taking the time to come to the exhibition today and give us your feedback. Your comments will be carefully considered and used to help shape the proposals.

How to have your say

Your views are important to us and there are a number of ways you can have your say:

- Complete one of the feedback forms provided and post it in the comments box, or alternatively return the form using the freepost address printed on it
- Call us using our dedicated community information line 0844 556 3002
- Email us at newcastle-racecourse@lexcomm.co.uk

If you have any questions please ask one of our development team, who are present today.



ARC's investment in all weather track and improvements to the stands



Birds eye view of Gosforth Park (Map data ©2018 Google)

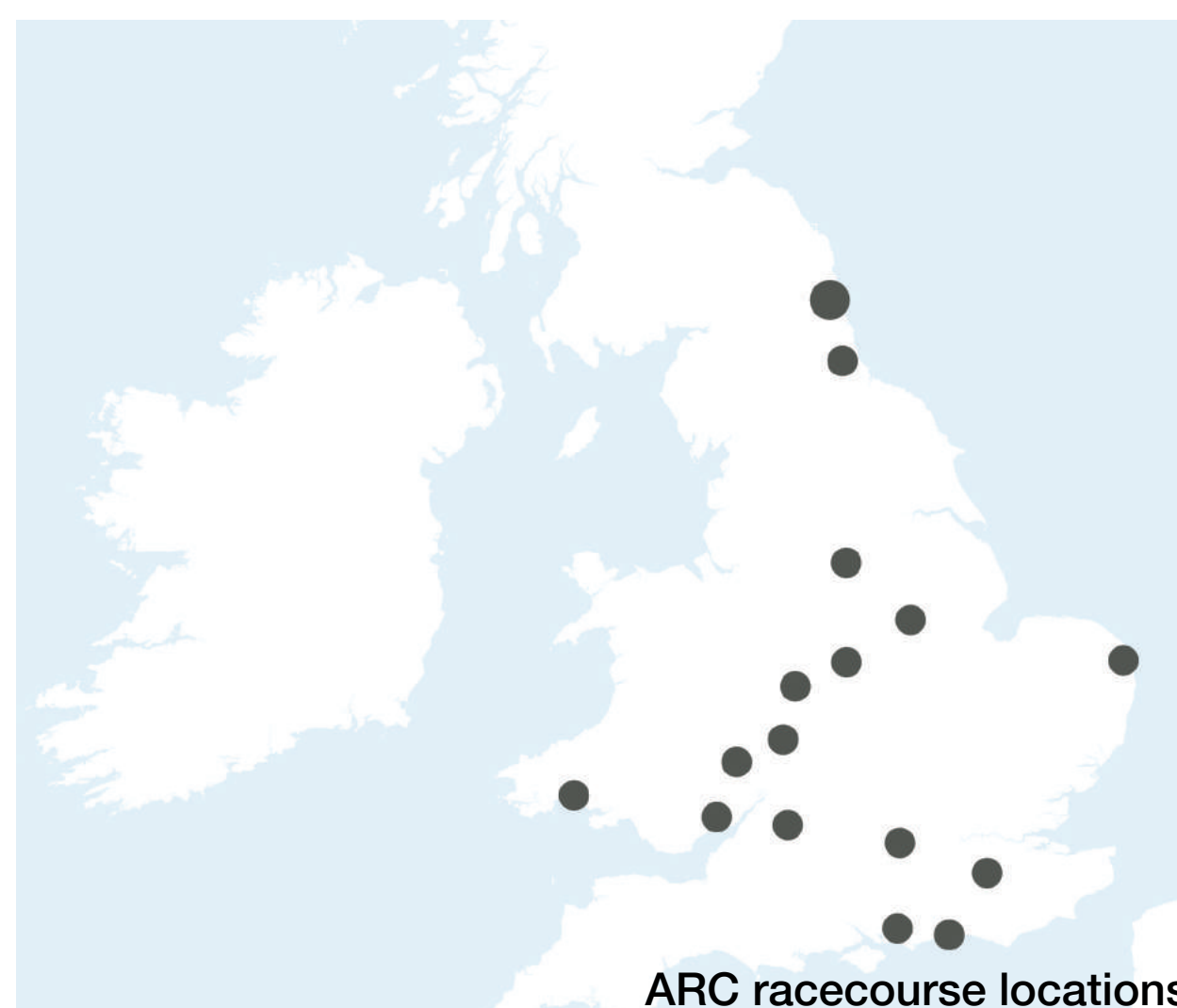
After this consultation we will be looking closely at all the feedback provided and consider how we can use it to add to our initial ideas. A planning application will be submitted to Newcastle City Council soon thereafter and the council Planning Committee will subsequently consider the planning application.

If planning permission is granted by the council, we expect to start on site as soon as possible.



About ARC

Arena Racing Company ("ARC") is the largest racecourse operator in the UK. ARC racecourses host over 500 fixtures every year which attract 1.2 million people. ARC hosts racing at all levels of the sport including the world's oldest Classic, the St Leger, run each year in September at Doncaster Racecourse as part of the four day St Leger Festival



ARC racecourse locations



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