



# 01 welcome



**Thank you for coming to the exhibition today. It concerns investment that Royal Windsor Racecourse want to make to improve facilities within the racecourse land it owns including the existing buildings and the overflow car park accessed off Maidenhead Road. The exhibition puts forward some options for development and asks for your comments.**

The proposals include:

**PARK & RIDE** - A new park and ride facility for Windsor for use by both commuters and tourists, and to help alleviate congestion in the town centre.

**HOTEL** - A new good quality hotel that can serve both the racecourse, the town of Windsor as a tourist venue, and also the other tourist facilities in the area such as Legoland and Windsor Castle.

**ACCESS** - Enhanced safer pedestrian and cyclist access to and from the Racecourse to go alongside a proposed Park & Ride. And enhancement of links to the River Thames.

Please feel free to ask any questions of our team who are around the exhibition today and also to fill out the questionnaire which will give us your views on the options we are considering.



Racecourse entrance



Racecourse Use



Racecourse avenue



Windsor Town Centre beyond the Racecourse





## 02 transport



Royal Borough of Windsor and Maidenhead (RBWM) have established two operational Park & Ride facilities at Legoland and Home Park to the South & East of Windsor respectively.

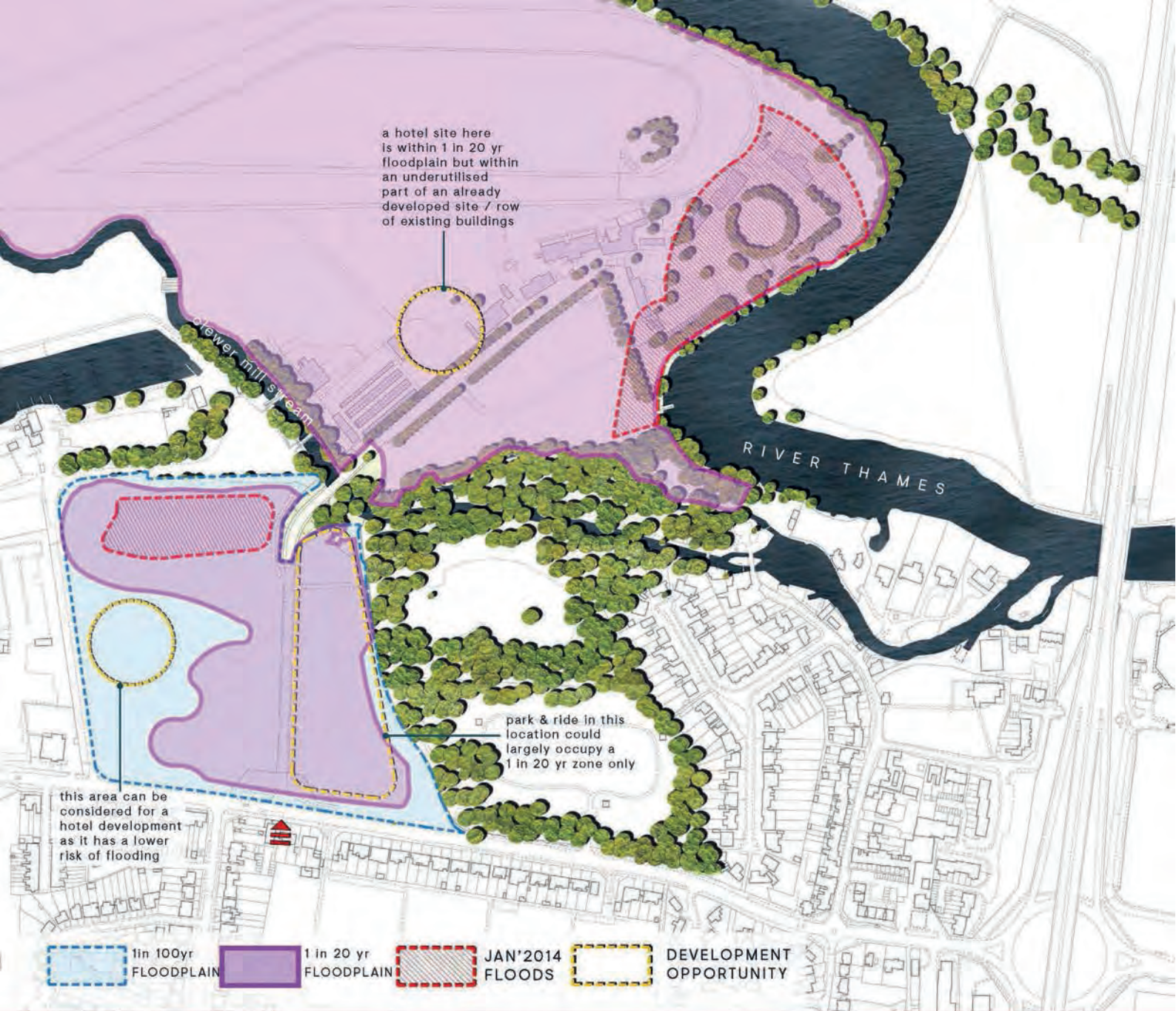
A new Park and Ride facility at Royal Windsor Racecourse could meet increased demand from the North & West of Windsor :

- Providing approximately 400 parking spaces
- Providing 20 or more dedicated coach parking spaces
- Reducing congestion – particularly on A308 / A332 corridors
- Available for use by Commuters and Tourists to Windsor
- Regular bus services to and from Windsor
- A new Bus Passenger Facility
- The park and ride could be operated by the Local Authority subject to requirement and agreement reached
- Drop off points in Windsor to be finalised
- Anticipated hours of operation 7am to 9pm

The development of a Park & Ride Facility has the benefit of resulting in further opportunities :

- Upgrading of existing highway junctions into the racecourse and improved vehicular access.
- Providing safe dedicated pedestrian and cycle routes to and from Royal Windsor Racecourse
- Safe dedicated bus egress route using existing accesses
- Enhanced landscaping strategy
- Enhancement of assets such as the 'racecourse avenue' and links to the Thames
- Integration with 'Park & Cruise' services on the river from jetty on the River Thames
- Residents parking area off Maidenhead road improving access to existing residential areas.
- Park & Ride discount to local residents





# 03 floodrisk



**The Environment Agency (EA) Flood Zone map shows the Royal Windsor Racecourse site, and much of the wider area, lies in 'Flood Zone 3' of the River Thames/Mill Stream (High Probability' of river or sea flooding);**

As such, any future development would be subject to consultation with the EA, as statutory consultees for flood risk matters on planning applications.

The flood risk to the two site options has been determined using detailed EA flood level data as follows:

**Site option one** - 1 in 100-year floodplain (Flood Zone 3a)  
Site one is Greenfield, undeveloped land

**Site option two** - 1 in 20-year floodplain  
Site two is on the site of existing development

As both potential hotel locations lie within the floodplain, flood risk is an important consideration and the development will incorporate appropriate mitigation (elevated floor levels, safe access arrangements, floodable voids and/or ground lowering) to ensure it is safe and there is no detrimental impact on floodplain storage capacity or flow routes.

The development will incorporate a surface water drainage strategy based on Sustainable Drainage Systems (SuDS). This will be developed as part of the evolving scheme to include on-site attenuation features (e.g. ponds/basins), which will provide an amenity and ecological benefit, and will ensure the runoff from the site is no greater than existing.

In conclusion, the proposed development will be safe from flooding and will not increase flood risk to third parties.





- BUILT FORM
- RESIDENTIAL LAND
- DEVELOPED LAND
- SITE OPTION
- GREEN PLACES
- 1 in 20yr FLOODZONE

The area surrounding the site and racecourse estate is typified by picturesque green space but also existing development and buildings:

**Green Space** in the form of Clewer Park, allotments, and the green fields to the south of the racecourse estate. **Development and Buildings** in the form of the Centrica office complex; Tingdene Marina, parking and caravan park; and the developed part of the Royal Windsor Racecourse.

Taking into consideration the pockets of green places which benefit the area, an informed 'axis of development' responding to the existing racecourse avenue can be imagined that preserves the character of the site and informs two development options.

# 04 site analysis











# 08 public consultation conclusion - option 2a



Following a successful public exhibition we can summarise the opinions and responses in the diagram above and as follows;

- Sufficient support for the principles of both a hotel and park and ride
- The hotel site within the racecourse estate is preferred
- The park and ride is too close to residents
- Residents would prefer the park and ride in the north of the area concealed from view
- Resident parking is needed
- The main access does not need to change