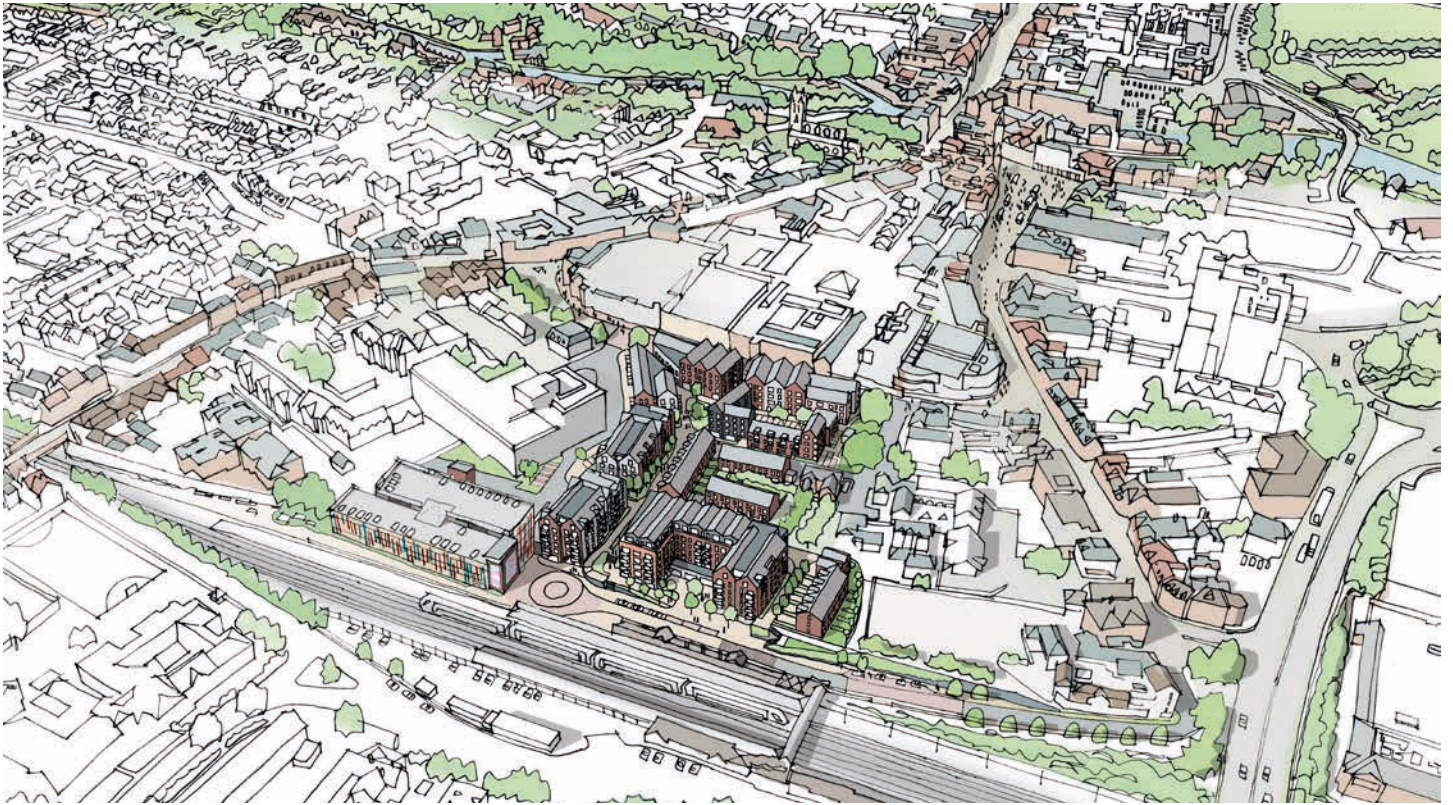


MARKET STREET NEWBURY POST-SUBMISSION EXHIBITION COMMUNITY HANDOUT

22 March 2016



Following extensive consultation, Grainger, the UK's largest listed residential landlord, has submitted a detailed planning application to West Berkshire Council to develop land between Newbury railway station and Market Street creating an attractive new gateway to Newbury with high-quality homes to meet local need and additional parking capacity for Newbury station users.

The application for the 'urban village' includes 232 residential homes, providing a mix of apartments, duplexes and houses, with 10,200 sqft of commercial space. In addition to the new homes and commercial space, these proposals provide over £8m of further improvements for Newbury by way of station car parking with additional capacity, replacement car parking for the Council offices, a new station plaza, new landscaped step free pedestrian routes through the site, replacement housing contribution and a new bus station. Furthermore, the development will facilitate the payment of a community infrastructure levy (CIL) amounting to approximately £1.53m.

The proposals are anticipated to create more than 220 new full time jobs in the next four years and, upon completion, anticipated to provide more than £4m of additional expenditure in local shops and services each year.

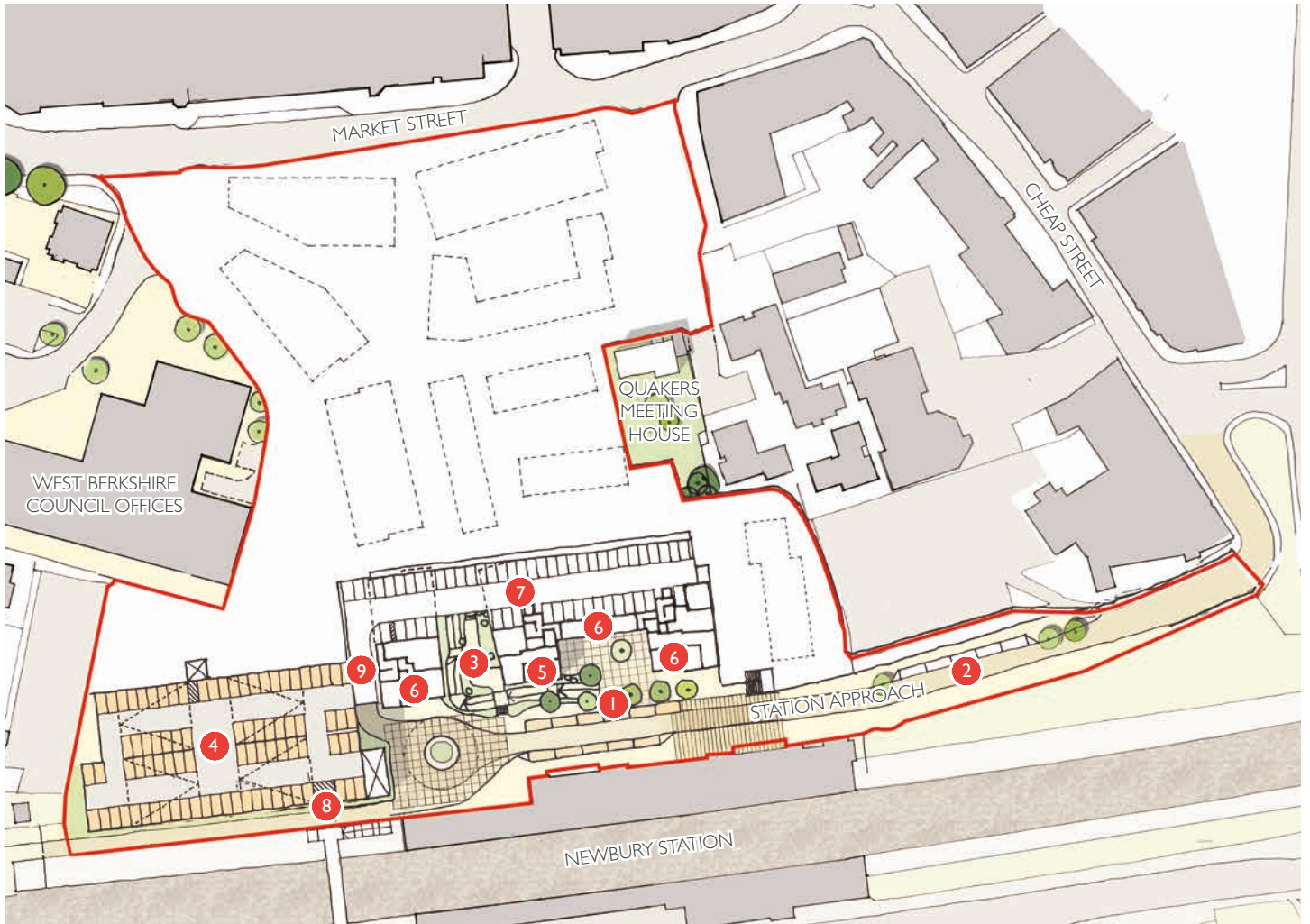
As part of its consultation, Grainger held a Community Planning Weekend in July 2015 to create a new vision for the site. More than 200 people took part in workshops and hands-on planning activities during the Community Planning Weekend process, and meetings were also held with local businesses, young people and community groups. In September 2015 Grainger also invited local people to the Market Street Community Forum for an update on the proposals which gave the community an opportunity to provide further feedback.

STAY INVOLVED

Following the submission of the detailed planning application, the application has been registered and the local community now have the opportunity to provide their comments on the proposals directly to West Berkshire through their website. The planning application number is 16/00547/FULEXT.

During this process, we will keep the project website up-to-date so that you can easily access this information. Please keep checking: www.marketstreetnewbury.co.uk

MASTERPLAN



PUBLIC REALM

- 1** Station Place
 - Flexibly designed space in front of station
 - Improved pedestrian footways and cycle paths
 - Relocated taxi rank
 - Drop off area
 - Maintenance access to railway
- 2** Station Approach
 - Improved public realm with wider pedestrian footways
 - Street trees
 - Drop off and waiting area
- 3** Station Walk
 - New north-south pedestrian and cycle street
 - Trees and landscape create 'park' street
 - Ramp and steps linking Station Place

PROPOSED USES

- 4** Multi storey car park
 - Multi storey car park with lift and disabled car parking spaces providing increased parking spaces for Railway Station and relocated car parking for West Berkshire Council
- 5** Cycle hub
 - Cycle parking, hire and repairs
- 6** Ancillary retail (possible convenience store, café, etc)
- 7** Undercroft parking for residents

MOVEMENT AND TRANSPORT

- 8** Emergency vehicular access and egress Station Approach to multi storey car park
- 9** Access and egress to residents' undercroft parking



PUBLIC REALM

- 1 Market Street
 - Reinstatement of Market Street frontage with new buildings
 - Break between buildings frame glimpses of Town Hall
 - Relocated bus stops and bus shelters
- 2 Mayors Lane
 - Existing Plane and Horse Chestnut trees retained as focus of a new green
 - Vehicular and pedestrian links to Friends Meeting House and Thomas Merriman Court
- 3 Station Walk
 - New north-south pedestrian and cycle street
 - Trees and landscape create 'park' street
 - Ramp and steps linking Station Place
- 4 The Green
 - New south facing space with lawn and trees

PROPOSED USES

- 5 Multi storey car park
 - With lift and disable car parking spaces providing increased parking spaces for Railway Station and relocated car parking for West Berkshire Council
- 6 Small commercial units
- 7 Community hub
 - Shared flexible space with café overlooking green

MOVEMENT & TRANSPORT

- 8 Vehicular access and egress from Market Street to multi storey car park

PEDESTRIAN CONNECTIVITY

- 9 Footpath link to Eight Bells and Bartholomew Street
- 10 Footpath link to Inch's Yard/town centre
- 11 Footpath link to Cheap Street and Kennet Centre

RESIDENTIAL HOMES

- 12 Apartments above ground floor mixed uses
- 13 Apartments
- 14 Duplex apartments with front door from the street and staircase to upper floor duplex
- 15 Two storey houses
- 16 Two and half storey houses



- 1 View looking south east along Market Street towards the proposed Urban Village
- 2 View looking north over The Green which opens out on to Market Street
- 3 View looking north west on to Station Square from in front of the station
- 4 View looking south west along Market Street on to the proposed Urban Village