



TOWCESTER
PARKLANDS

Towcester Parklands

Land at Towcester Racecourse and Land South of the Towcester Relief Road, Towcester

Introduction

On behalf of Fermor Holdings Ltd, DPP are preparing a hybrid planning application for mixed-use development on land at Towcester Racecourse and land south of the Towcester Relief Road, Towcester.

Both sites benefit from strong access to the A43 and A5 and with the Towcester Relief Road, due for completion in early 2026.

The Racecourse Site comprises predominantly open grassland, two ponds and a former National Hunt track with well-vegetated boundaries. The Southern Site lies immediately south of the new relief road and consists of medium-scale arable fields defined by existing hedgerows.

The Proposed Development

DPP are proposing to submit a hybrid planning application for the following:

Outline planning permission:

Housing

Erection of up to 2,810 dwellings including affordable homes.

Public Open Space & Green Infrastructure

Opening up circa. 82 ha of additional open space across the site.

New Schools

Secondary and primary schools with associated playgrounds and playing fields.

New Leisure Spaces

Including a hotel and a leisure village.

Two Local Centres

With retail and community spaces and a medical centre.

An Innovation District

To attract modern employers.

Full planning permission:

Repurposing Buildings

Providing artisan business spaces in existing stable blocks.

Restoring Listed Parkland

Opening up circa 63.9 ha of parklands at the racecourse to public use.

Removal of Unused Buildings

Disused outbuildings to make room for housing and community infrastructure.



Public Consultation Event:

Tuesday **June 30th** | 12 noon - 7:00pm | The Empress Suite,
Towcester Racecourse



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The Racecourse Site

The proposals for the Racecourse Site seek to open up the land for greater community use and public enjoyment, while celebrating Towcester's rich heritage and long-standing connection to the racecourse. The vision includes the creation of new public spaces and infrastructure for both existing and future residents, including features such as footpaths and a bandstand. Central to the approach is ensuring that the site's former role as a racecourse remains clearly recognisable within the landscape and character of the development.

Open Space for Everyone

Expansive parkland, footpaths and green spaces for recreation and wellbeing.

Heritage in the Landscape

Celebrating the racecourse's legacy through design, landmarks and storytelling.

A Connected Community

New homes and facilities designed to support existing and future residents.

Places to Gather

Spaces like a bandstand and community areas for events and everyday enjoyment.





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The Southern Site

The Southern Site will become a well-connected extension that supports both the local community and Towcester's future growth.

At its heart will be two new schools, an innovation district and local centres with everyday facilities - creating a vibrant, self-sustaining place where people can live, learn, work and thrive.

New Schools

A new modern secondary and primary school at the heart of the community, supporting families and offering opportunities for the youth.

Innovation District

Space for high-tech innovative businesses.

Walkable Neighbourhoods & Green Corridors

Green routes that make walking and cycling easy and enjoyable.

Affordable and Diverse Housing

A mix of high-quality homes for different needs and life stages.

Local Centres

Providing services such as shops and medical facilities for the community.



“Having been born and raised in Towcester I’m excited to be involved in the Towcester Parklands project. It is a unique proposal that will provide a lasting legacy of quality housing, sustainability and public benefits to be enjoyed for generations to come.”

- Freddie Hesketh, Managing Director of Fermor Holdings



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Have Your Say

Consultation on Towcester Parklands

Engaging with the local community is an important part of the process for us as consultation will allow local residents and businesses (you) to engage with the vision for the site and to provide valuable ideas that will help shape the proposals.

Consultation Event

Speak to the team in person

It will be a drop-in style event where you can come at any time during the day. Members of the project team will be in attendance to answer your questions.

Date:

Tuesday June 30th

Time:

12 noon - 7:00pm

Location:

The Empress Suite, Towcester
Racecourse, London Road,
NN12 6LB

Directions: Please go to the Main Gate which will already be open. Follow signs to Car Park A then pass the entrance marquee (to the side of Car Park A) where you will see signs directing you to the Empress Building.

Leaving Feedback

Let us know your views

Your feedback will help shape the future of Towcester Parklands. There are several ways you can share your views:

Online Feedback Form

Complete our feedback form on our website at: <https://towcesterparklands.co.uk/contact/>

Post Your Feedback

Post your feedback to DPP, One Park Row, Leeds, LS1 5HN.

Feedback Forms at the event

Pick up a form at the consultation event and either hand it in to us on the day or post it to the above address.

Feedback Deadline: Please note that feedback must be received by **July 20th**

Our Data Privacy Notice

Our Data Privacy Notice is available via our website www.dppukltd.com or can be requested by email info@dppukltd.com or by post via: DPP, One Park Row, Leeds, LS1 5HN.

Find Out More Online

Visit our website

Scan the QR code to visit our website, where you can find out further details.



www.towcesterparklands.co.uk