

## ABOUT THE JOCKEY CLUB

**AT THE HEART OF BRITISH HORSE RACING**  
The Jockey Club stages some of the UK's most thrilling sporting occasions, including the Randox Health Grand National, The Cheltenham Festival presented by Magners and The Investec Derby. Millions of people enjoy the special experiences we offer through racing, music, food and entertainment.

**OUR PASSION**  
Our story began in 1750 when a group of gentlemen formed a club in London to enjoy their shared passion for the Turf.

Horse races had long been held on Newmarket Heath and, in 1752, the club built a coffee house in Newmarket for members to meet in. To ensure that races involving members were run on fair terms, the Jockey Club established the first Rules of Racing, which today are the basis of the sport worldwide.

Over time, the Jockey Club saved or acquired a number of courses. Today our racecourse arm, Jockey Club Racecourses, operates 15 racing venues nationwide, including Sandown Park.

In addition, The Jockey Club owns The National Stud, runs public racehorse training grounds at Newmarket, Lambourn and Epsom Downs, and is the sole shareholder in Racing Welfare, the charity that supports racing's people.

**OUR VISION**  
Our vision is for British horseracing to be the best in the world and for the sport to be accessible for everyone in the UK to enjoy.

**OUR MISSION**  
We are governed by Royal Charter with Her Majesty The Queen as our Patron. Our mission is to act for the long-term good of British horseracing in everything we do.

**ECONOMIC**  
In addition to its financial contribution to the local community in the form of business rates, Sandown Park directly supports:

## SANDOWN PARK: AN ASSET FOR ESHER

**AT THE HEART OF YOUR COMMUNITY**  
Founded in 1875, Sandown Park was the Queen Mother's favourite racecourse. It has been the backdrop to some of the greatest moments in horseracing history, including the legendary feats of Arkle, Mill Reef and Desert Orchid.

Today it hosts top-level flat and jump races such as the bet365 Jump Finale, Coral-Eclipse Summer Festival and Belfair Tingle Creek Christmas Festival, along with popular music nights a couple of times a year.

We are equally proud of Sandown Park's economic, social and cultural contribution to Esher and the Borough of Elmbridge.

**ECONOMIC**  
In addition to its financial contribution to the local community in the form of business rates, Sandown Park directly supports:

- 110 permanent staff
- 4,300 event staff per year
- 480 suppliers

Furthermore, it draws a total of some 120,000 visitors to race days annually, and a similar number to non-racing events each year, providing a boost for Esher High Street and local tourism businesses.

**EVENTS AND EXHIBITIONS**  
Sandown Park caters for some 300 non-racing events each year. It is a popular venue for weddings, anniversaries and birthday parties, as well as meetings, training and team building. Public events held here range from the 1750 Comedy Club, Antiques & Collectables Fairs, fashion shows and classic car auctions, to exhibitions on themes as diverse as landscaping, apprenticeships, pets, honey and toy collecting.

**SPORTS**  
What's more, Sandown Park plays an important role in local sports provision. The site is home to the Sandown Sports ski slope, squash courts and gym, and Sandown Park Golf Centre. It also provides a valuable park and ride facility for the Hampton Court Half Marathon.

## WHAT IS DRIVING THIS PROJECT?

Sandown Park operates in a very competitive sports and venue market and its infrastructure and facilities are ageing.

To enable The Jockey Club to continue to drive benefits for both the local community and British horseracing, we need to undertake a significant upgrade and modernisation programme over the next few years.

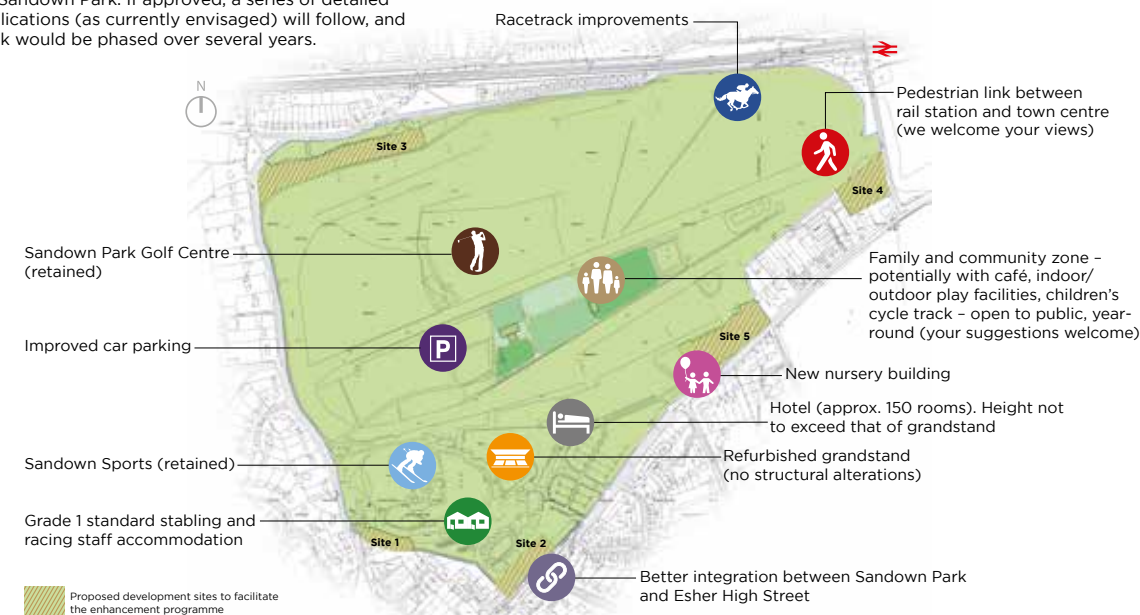
As part of our proposed enhancement programme, we are also keen to extend our offering for families and the local community. The plans being exhibited today are designed to facilitate this.

- The Borough's need for more and smaller housing (including affordable)
- Connectivity with Esher town centre and the railway station
- The character of the town
- Local business demand for a hotel
- Retention of the openness of the Green Belt



## A VISION FOR THE FUTURE OF SANDOWN PARK A PREMIER RACECOURSE THAT STRONGLY BENEFITS ITS COMMUNITY

We plan to make a single, largely outline masterplanned application that describes our long-term vision for Sandown Park. If approved, a series of detailed applications (as currently envisaged) will follow, and work would be phased over several years.



## THE FACILITATING DEVELOPMENT

To fund the enhancement programme, five discrete sites on the edges of Sandown Park have been identified as potential development opportunities.

These sites are each on previously developed land or adjacent to existing buildings and, combined, cover just 5.1% of the whole site.

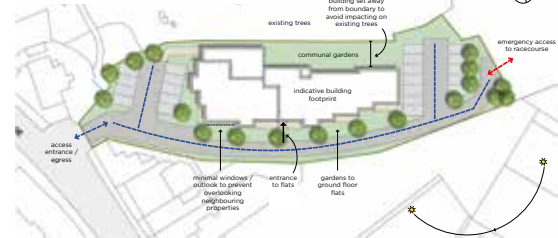


## PROPOSED FACILITATING DEVELOPMENTS

Illustrative designs only

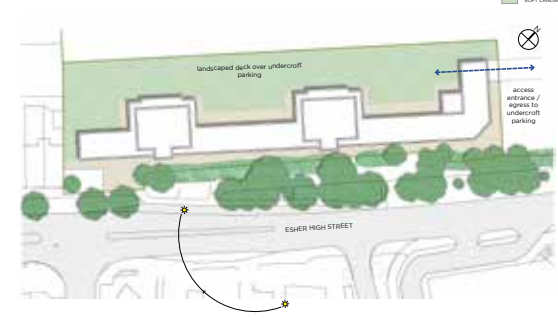
### SITE 1: MEWS

15 apartments, 1-3 storeys



### SITE 2: URBAN PARADE

40 apartments, 1-4 storeys



The number of apartments stated above is approximate. The buildings will comprise a mix of 1-3 bedroom dwellings. All developments will have parking on site in line with Surrey County Council guidelines.

Illustrative designs only

### SITE 3: VILLAS

110 apartments, 3-4 storeys



### SITE 4: CRESCENT

70 apartments, 4-6 storeys



The number of apartments stated above is approximate. The buildings will comprise a mix of 1-3 bedroom dwellings. All developments will have parking on site in line with Surrey County Council guidelines.

Illustrative designs only

### SITE 5: VILLAS

70 apartments, 3-4 storeys



### Proposed layout of new nursery. Indicative illustration only.



The number of apartments stated above is approximate. The buildings will comprise a mix of 1-3 bedroom dwellings. All developments will have parking on site in line with Surrey County Council guidelines.

## ACCESS AND MOVEMENT

Our transport consultants are investigating ways in which we can help mitigate the impact of travel to and from the site by both racegoers and new residents. Proposed solutions include re-siting of access points around Sandown Park to improve visibility and traffic flow, plus improved pedestrian access to the railway station.

We are also working on possible Highway improvements in key locations and a Travel Plan for racegoers, new residents and hotel visitors. The Racecourse Travel Plan would include better marketing of a free shuttle bus and other measures to reduce private car usage by customers and staff. Current car parking opportunities will remain available to local businesses and residents.



## COMMUNITY BENEFITS AND FEEDBACK

- As we hope you will agree, in addition to addressing racecourse deficiencies, this project would deliver some strong local benefits, including:
- Helping to meet housing need (inc. affordable)
  - Creating jobs
  - Providing improved community facilities
  - Connecting key assets in the Borough
  - Providing town centre parking

Your views are important to us and will inform our final application. For example, we would like to know your preferred option for a pedestrian link between the station and town centre (see previous board) and what you would like to see in the new family/community zone (see some indicative ideas below.)

So please do fill out a feedback form before you leave. Thank you!

