

# ABOUT THE JOCKEY CLUB

## AT THE HEART OF BRITISH HORSERACING

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.

All of our profits are reinvested into British horseracing through prize money, improved facilities for customers and participants, and a wide range of other initiatives that sustain the sport's vitality.

## OUR COMMUNITY COMMITMENT

We are also committed to bringing economic, social and cultural benefits to the communities in which we operate – such as Esher and the Borough of Elmbridge.



SANDOWN PARK

A Jockey Club Racecourse



THE JOCKEY CLUB

Since 1750



# 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 Betfair 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 racedays 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.



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# 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.

In developing the proposals, our team took great care to consider not only The Jockey Club's operational needs, but also:

- 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



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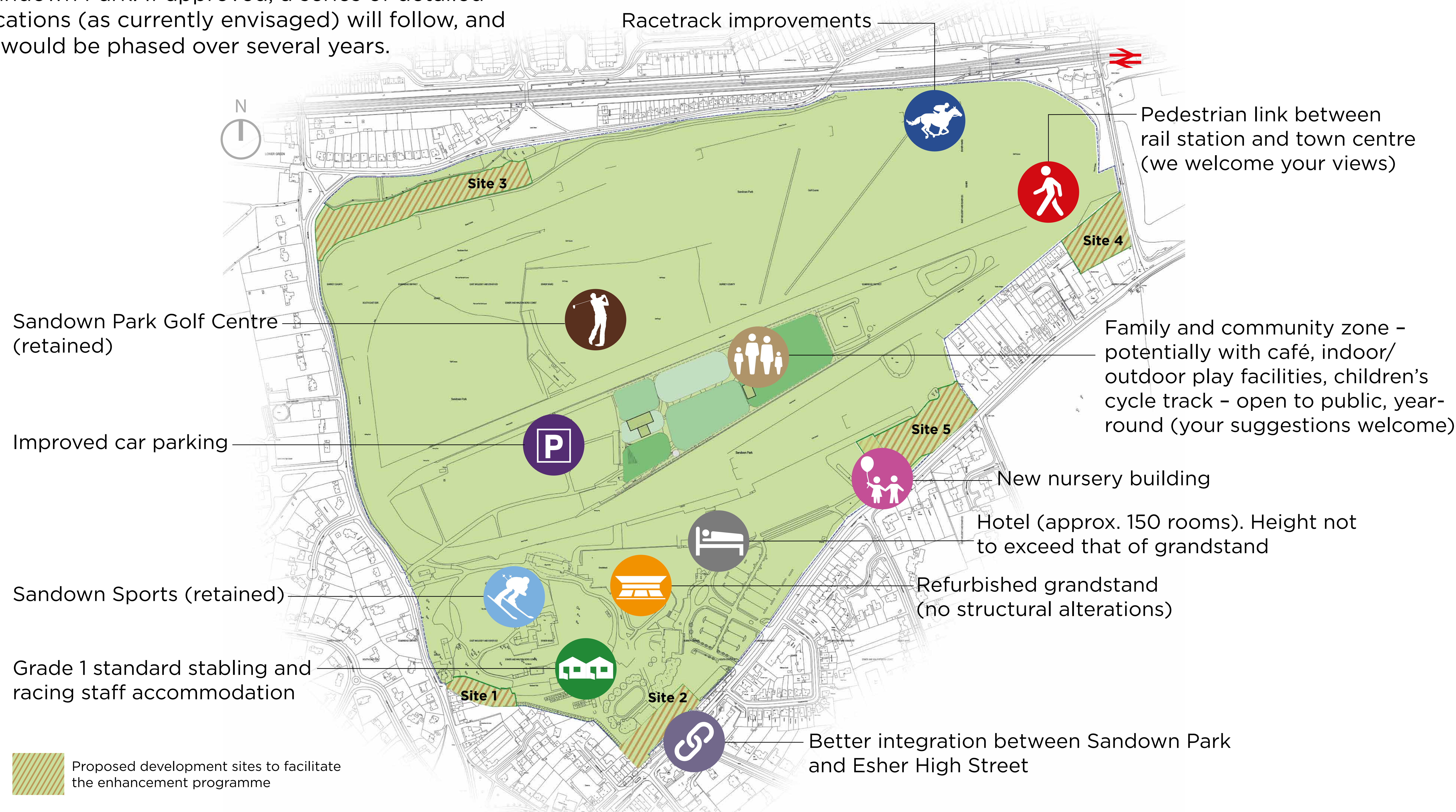
Since 1750



# A VISION FOR THE FUTURE OF SANDOWN PARK

## A PREMIER RACECOURSE THAT STRONGLY BENEFITS ITS COMMUNITY

We plan to make a single, largely outline masterplan-led 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.

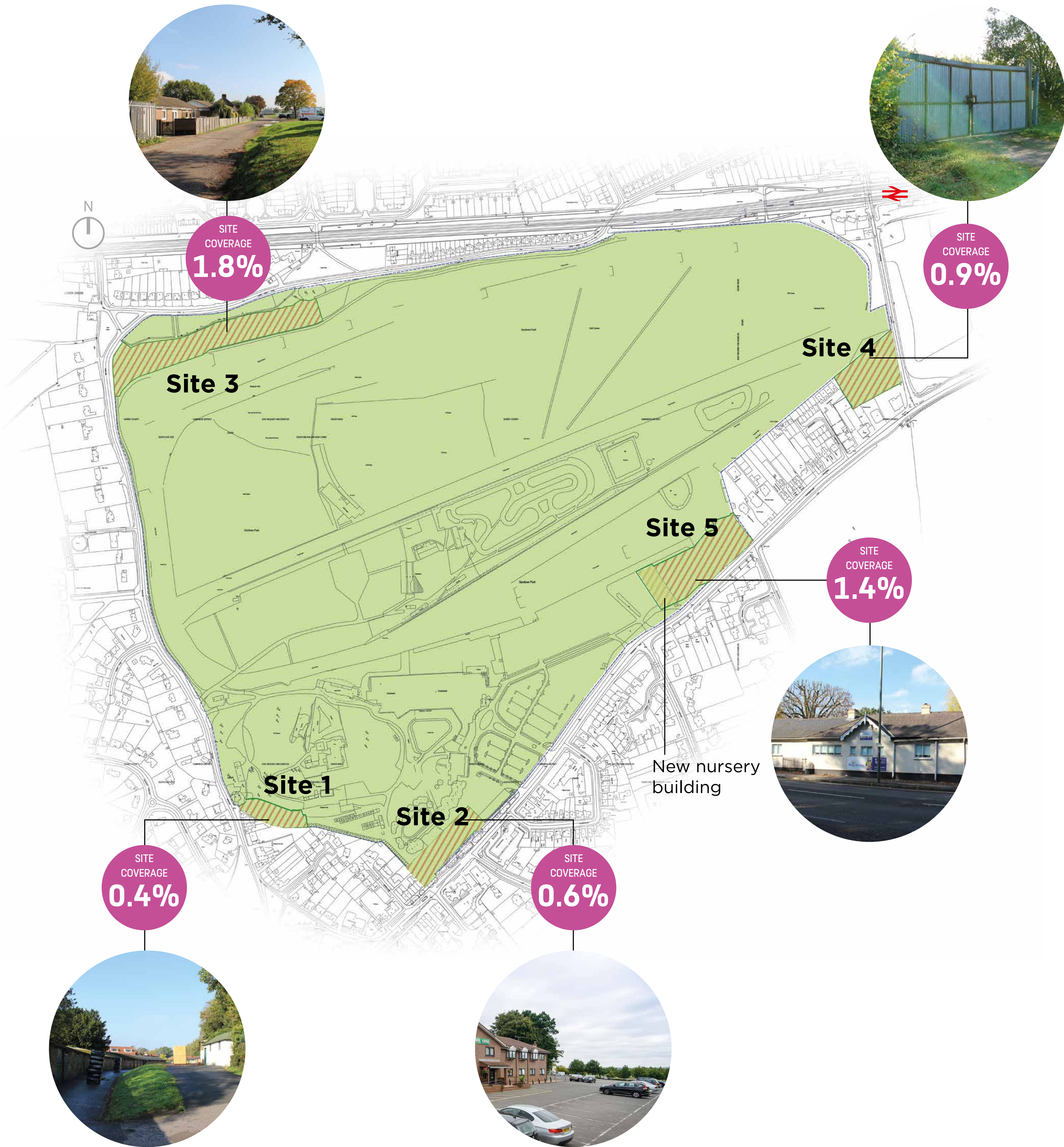




# THE FACILITATING DEVELOPMENT

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.



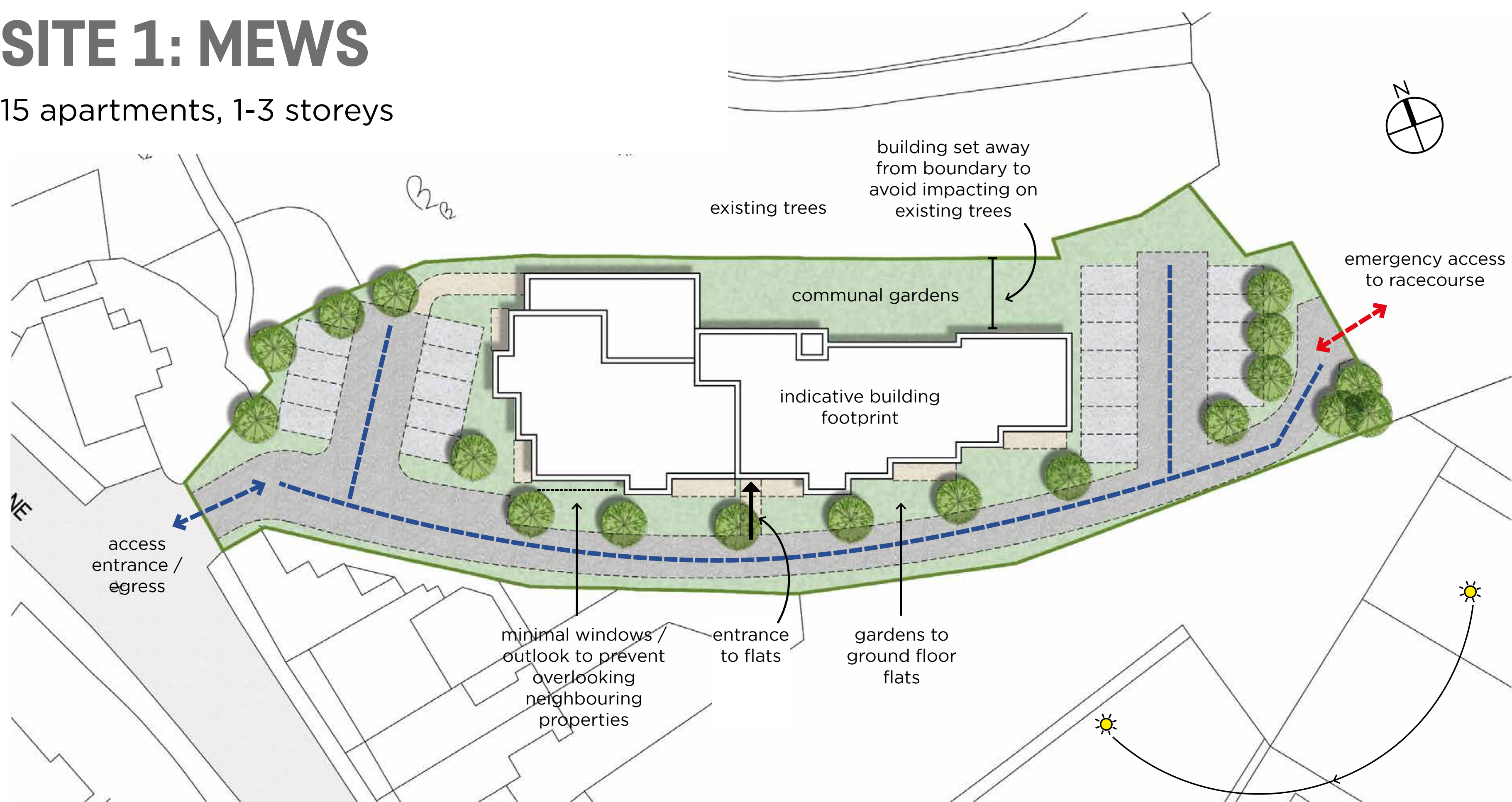


# PROPOSED FACILITATING DEVELOPMENTS

Illustrative designs only

## SITE 1: MEWS

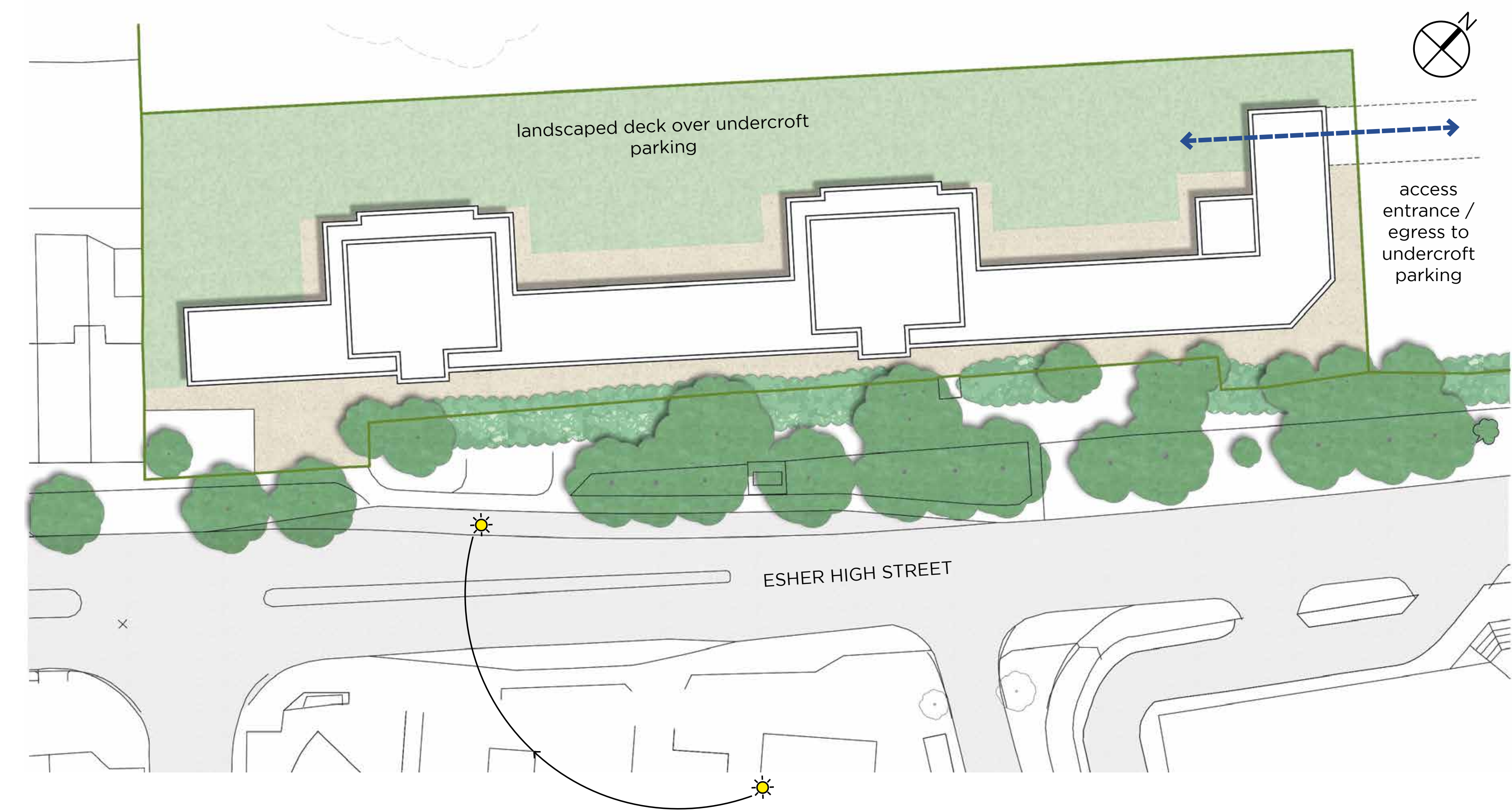
15 apartments, 1-3 storeys



- KEY
- APPLICATION SITE BOUNDARY
  - INDICATIVE BUILDING SITING
  - ROAD (SHARED 'HOMEZONE' SURFACE)
  - CAR PARKING SPACES
  - PATHWAYS / PAVEMENTS
  - SOFT LANDSCAPE

## 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

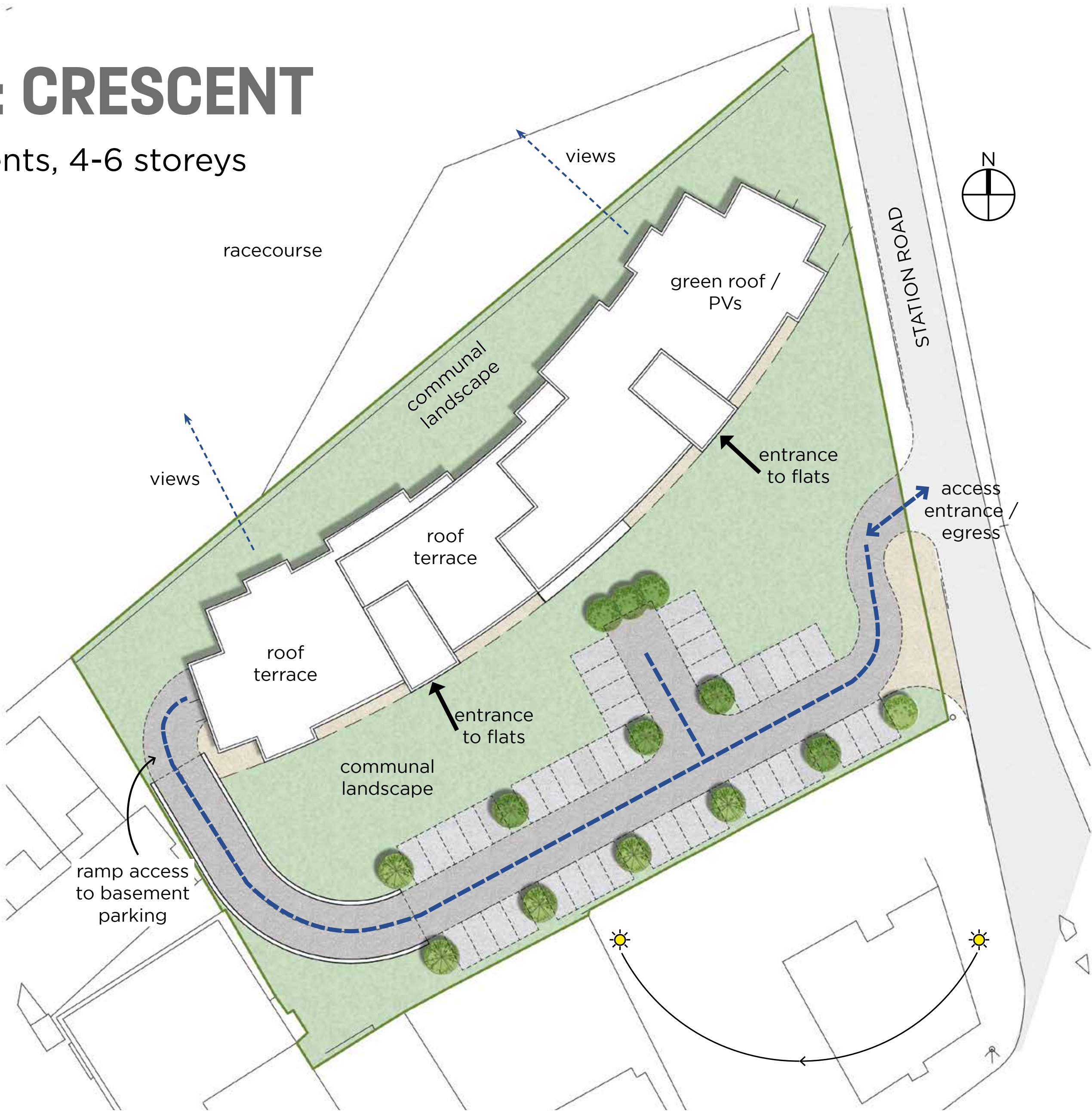
110 apartments, 3-4 storeys



- KEY
- APPLICATION SITE BOUNDARY
  - INDICATIVE BUILDING SITING
  - ROAD (SHARED 'HOMEZONE' SURFACE)
  - CAR PARKING SPACES
  - PATHWAYS / PAVEMENTS
  - SOFT LANDSCAPE

# 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  
Nursery, 2 storeys



Proposed layout of new nursery.  
Indicative illustration only.



- KEY
- APPLICATION SITE BOUNDARY
  - INDICATIVE BUILDING SITING
  - ROAD (SHARED 'HOMEZONE' SURFACE)
  - CAR PARKING SPACES
  - PATHWAYS / PAVEMENTS
  - SOFT LANDSCAPE

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 improvement 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!



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# FEEDBACK



## **Key themes of feedback to date include:**

- Traffic congestion and safety, including parking-related issues, around the racecourse
- Difficulty of pedestrian access to/from the station
- Issues with pedestrian journeys to/from the station – particularly Station Road/Portsmouth Road to the High Street, and along the northern boundary of the racecourse
- Scale/height of developments
- Privacy for residents near Site 1, Site 2 and the proposed new pedestrian link
- Value of openness and greenness of Sandown Park
- Confirmed desire for more family-friendly recreational facilities
- Confirmed demand for business quality hotel
- Confirmed need for smaller homes
- Unattractive frontage of Sandown Park (particularly along High Street)
- Queries about boundary lines



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# RESPONSE TO FEEDBACK

In response to feedback to date, our technical consultants are considering and investigating a number of amendments to the scheme. Some of these are listed below: all are subject to an ongoing review of practicality, viability and technical assessments.



## **Travel/parking**

- Investigating possible solutions to calm and improve flow of traffic, and to improve pedestrian journeys from the station (see next board)

## **Scale/height**

- Reviewing scale/height of developments relative to the ongoing collection of evidence

## **Privacy**

- Retaining original wall behind stables for Site 1
- Reviewing relationship between Site 2 and existing homes
- Investigating improvements to footway along Station Road/ Portsmouth Road instead of proposed new pedestrian link

## **Openness/greenness**

- Undertaking ongoing landscaping/visual impact studies and related assessments

## **Community access/family-friendly recreational facilities**

- Progressing family/community zone concept (see final board)

## **General**

- Pursuing inclusion of quality hotel in scheme
- Pursuing inclusion of smaller residential units in scheme
- Investigating ways to improve racecourse frontage and integration with High Street (eg excavation of bank, landscaping, quality boundary treatments, welcome plaza, pedestrian links)
- Reviewing all boundary lines for accuracy



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# ACCESS AND MOVEMENT: INVESTIGATING SOLUTIONS

In response to feedback to date, our transport consultants are investigating ways in which we might be able to help mitigate some of the current traffic issues and improve pedestrian journeys around the site. Some of the options being explored are shown here.

In addition, we are preparing a new Racecourse Travel Plan for event and race days. This will include better marketing of a free shuttle bus, tighter access/exit management and parking controls, and other measures to reduce private car usage and inconvenience to residents.





# FAMILY AND COMMUNITY ZONE

Following positive feedback to date, we are undertaking a series of technical assessments to progress the provision of this concept with the range of recreational uses indicated below. This may result in some changes to the layout and distribution of uses, for example a larger cycle track.

Your views are important to us so, if you haven't already, please do let us know your preferences for the use of this zone and the alternative pedestrian links described, before you leave.

