



WH/385/12/6

12 July 2019

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Dear Ms Manto

**Re: Sandown Park Racecourse, Portsmouth Road, Esher KT10 9AJ – Application Ref: 2019/0551**

I refer to the above application and, following our ongoing discussions and review of consultation responses to date, we have been instructed to submit further supporting documentation on behalf of Jockey Club Racecourses Limited (JCR).

This documentation comprises the following:

1. This covering letter, explaining the context to this submission;
2. Amended application forms, dated 18/06/19, with a Certificate B dated the same;
3. Amended Statement of Community Involvement, dated July 2019;
4. Bat and Great Crested Newt Survey Report, dated 31/05/19;
5. Post-Consultation Supplemental Statement, dated July 2019;
6. Amended Masterplan, dated July 2019;
7. Amended Design and Access Statement, dated July 2019;
8. Amended Planning Statement, dated July 2019;
9. Amended Green Belt Statement, dated July 2019;
10. Existing block elevation plans (ref: PL601 to PL608), and
11. Amended indicative layout for Site 4 (ref: PL\_204 Rev A).

The amended documents, as referenced above, supercede the corresponding original submissions, as made in February 2019.

That aside, commentary – as relative to the bundle submitted with this letter - is set out below:

## **Revised application forms and Certificate B**

These documents are lodged in response to objections from Daytona Sandown Park, notwithstanding that – in the applicant’s opinion – their current lease does not last longer than 7 years. The requisite notice was served on Daytona on 18 June.

Daytona’s objection, as it relates to the merits of the planning application, is addressed in our Post-Submission Supplemental Statement, forming part of this submission.

## **Statement of Community Involvement**

We have amended the Statement of Community Involvement (SCI) to address specific comments from Esher Residents Association and a small number of individuals. In all other respects, the document mirrors the earlier version in terms of its content and summary findings. It should be acknowledged, in reviewing the document, that it addresses community engagement prior to the application’s submission. The Post Consultation Supplemental Statement deals, separately, with comments received since the application’s submission.

## **Surrey Wildlife Trust**

Surrey Wildlife Trust’s consultation response confirms that no further survey is required for the determination of the outline application. However, notwithstanding this position we hereby submit a Bat and Crest Crested Newt Survey Report, dated 31 May 2019.

In summary, the report confirms that:

- Great Crested Newts were absent from all sites;
- Roosting bats were absent from all trees surveyed; and
- Roosting bats were absent from all buildings aside from Site 2 Building B2, for which appropriate mitigation and the approach to be taken in acquiring an appropriate derogation license are identified in the report.

The report therefore confirms that proposed development can proceed relative to bats and Great Crested Newts, in principle.

## **Post-Consultation Supplemental Statement**

Evidently, since submission of the planning application, a number of matters have been raised by consultees, and in our discussions relative to the proposals. Accordingly, we have prepared a Post-Consultation Supplemental Statement which, when read in the context of the other information attached to this letter, provides a comprehensive response to the issues and matters raised to date, and the additional information requested by you.

## **Other amended documents**

The amended Masterplan, Planning and Green Belt Statement are submitted to clarify, in accordance with the FVA, that the planning application no longer proposes works to the Eclipse building.

Further, the FVA includes the refurbishment of existing residential accommodation to rehouse staff currently living in the houses on Site 3. To clarify, these houses/flats are located within the racecourse grounds (and in

the blue line), on More Lane, but outside the red line of the application (as the refurbishment works should not require planning permission). These properties have been identified on the amended Masterplan and Design and Access Statement, and their refurbishment works are included in the proposed enhancement in the amended Planning Statement and the Green Belt Statement.

In all other respects, the amended statements – as referenced above – are unchanged from the original submissions (save for some minor drafting matters). These statements are, of course, embellished and supplemented by the Post Consultation Supplemental Statement.

### **Other matters**

You have raised the issue of works which are included in the Financial Viability Assessment (FVA), but lie outside the red line of the planning application (albeit within the blue line boundary in the applicant's control/ownership). These works included drainage to the track widening proposals and the enhancement of the hardstanding area around the Grandstand. As advised, to the extent that these works require planning permission, my client is prepared to accept a suitably worded condition which controls the implementation of these works pending receipt of the necessary consents.

### **Concluding remarks**

We trust that this submission comprehensively addresses all matters relative to the planning application at Sandown Park and that, in this context, provides you with the evidence to support the proposals.

Yours sincerely,

[Redacted signature]

**Wakako Hirose**  
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