

Amended Statement of Community Involvement for
Jockey Club Racecourses Ltd

SANDOWN PARK RACECOURSE
PORTSMOUTH ROAD
ESHER
KT10 9AJ

12 July 2019

Our Ref: 385/12/6

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This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

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2 INTRODUCTION

- 2.1 This Statement of Community Involvement ('SCI'), which replaces/supersedes the earlier version (dated 22 February 2019), has been prepared by Rapleys LLP on behalf of Jockey Club Racecourses Ltd ('the Applicant') in respect of Sandown Park Racecourse, Portsmouth Road, Esher, KT10 9AJ ('the site'), in support of a masterplan-led hybrid application across a series of individual sites as follows:

Outline planning permission (with all matters reserved except for access to the development) is sought for:

- *Enhancement and rationalisation of existing racecourse facilities/infrastructure and car parking;*
- *Re-location of an upgraded children's nursery (Use Class D1);*
- *Development a hotel of approximately 150 rooms (Use Class C1), and*
- *Demolition of existing buildings/structures and residential development of approximately 318 dwellings (Use Class C3).*

Full planning permission is sought for:

- *Racetrack widening to the southwest and east sections of the existing racecourse track, including associated ground levelling/earthworks to the southwest section, and re-positioning of fencing, and improvements to a section of the existing internal access road from More Lane, and*
- *New bellmouth accesses serving the development.*

- 2.2 The application sites extend up to approximately a total of 17.68 ha and fall within the administrative area of Elmbridge Borough Council ('EBC'). The site is located in Esher, Surrey, within the existing settlement boundary of Esher and the Green Belt. Immediately to the south of the site is Esher Town Centre and to the west is Esher Railway Station.

- 2.3 The site location plan is attached at **Appendix 1**.

- 2.4 The site is a Jump and Flat racing venue, founded in 1875. It comprises a range of operational facilities including the grandstand, stables and paddock area, stable staff accommodation and car parking.

- 2.5 The site also contains established conference and banqueting facilities for holding conferences, public exhibitions and events.

- 2.6 In addition to the racecourse and its associated buildings and facilities, the site includes a dry ski slope/fitness centre/skywalk adventure at The Warren (south west of the racecourse), a karting circuit, golf centre including driving range (centre of the racecourse) and a children's nursery (off Portsmouth Road).

PURPOSE OF THIS DOCUMENT

- 2.7 This SCI sets out the pre-application consultation that the Applicant has undertaken in order to inform the evolution of the proposals, and confirms that consultation has been carried out in accordance with national and local policies, including EBC's own Statement of Community Involvement (November 2018).

- 2.8 This SCI demonstrates the Applicant's commitment towards consultation throughout the pre-application process, and should be read in conjunction with the other submitted documentation submitted in support of this planning application (not least the Planning and Supplemental Statements by Rapleys (dated February and June 2019, respectively), and Design and Access Statement by PRC).

3 PLANNING POLICY FRAMEWORK

LEGISLATION

- 3.1 Section 18 of the Planning and Compulsory Purchase Act 2004 introduced the requirement for each local authority to prepare a Statement of Community Involvement (SCI). The SCI sets out how communities will be engaged, not only in the preparation and revision of local development documents, but also in the consideration of planning applications.
- 3.2 Section 122 of the Localism Act 2011 sets out the process of carrying out pre-application consultation when planning permission is sought for certain types of development. It also identifies a duty to take account of responses to consultation in advance of the submission of an application.

NATIONAL CONTEXT

- 3.3 National Planning Policy in relation to pre-application engagement is set out in the National Planning Policy Framework (the “NPPF”, February 2019).
- 3.4 In the context of decision taking, paragraph 39 of the Framework states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources, and improved outcomes for the community.
- 3.5 Paragraph 41 advises that the more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. In addition, paragraph 42 explains the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.

LOCAL CONTEXT

- 3.6 EBC’s SCI (December 2018) sets out how and when the community and other stakeholders will be consulted on at pre-application/application stage. It can require applicants to undertake public consultation before making a planning application to ensure early public involvement on major development proposals or locally sensitive schemes.
- 3.7 Specifically, paragraph 4.2.1 of EBC’s SCI explains pre-application consultation should provide all groups (including statutory, non-statutory and specialist interest groups) with an opportunity to participate in the evolution of development proposals.

4 THE PRINCIPLES OF THE SCHEME

4.1 The principles of the scheme, as subject to consultation and evolution through the pre-application process comprises:

1. Enhancement to the racecourse facilities, and
2. Community improvements.

4.2 More specifically, the intent is to secure outline planning permission (with limited detailed elements) for:

- Enhancement of the operational racecourse facilities and infrastructure, including the car park areas;
- A new hotel;
- Provision of a new family/community zone;
- Re-provision of an upgraded children's nursery, and
- Facilitating residential development across five areas within the site.

5 CONSULTATION WITH EBC AND STATUTORY BODIES

PRE-APPLICATION ENGAGEMENT WITH EBC

- 5.1 The Applicant has worked collaboratively with EBC Officers from an early stage of the pre-application process, managed through a Planning Performance Agreement.
- 5.2 Principally, the pre-application process has involved:
- Four pre-application meetings with Officers at the Local Authority (Development Management, Planning Policy, Townscape, Landscape, Trees, Heritage and Conservation Environmental Health), and
 - On-going email and telephone correspondence with EBC Officers.
- 5.3 The above application engagement has enabled the Applicant to:
- Scope the application, including supporting documents required for validation;
 - Identify key consultees;
 - Define and review issues addressing the planning policy and other matters, and
 - Submit evolving drafts of the proposals for comment and feedback.
- 5.4 In summary, the following matters have been agreed with EBC Officers:
- Officers recognise the importance of securing Sandown Park's long term future, as one of the Borough's major, and important, economic and landmark assets.
 - The submission of a single hybrid planning application in predominately outline form, with accesses serving the development sites (bell mouths) and race track widening comprising the full element.
 - The submission of single technical reports to cover all sites, wherever possible and appropriate as part of the application submission.
 - The approach to public consultation - including holding the public exhibition(s).
 - Bat and great crested newts surveys once completed shall be submitted, prior to the determination of the application.
 - The Section 106 Agreement will likely cover affordable housing, with the Community Infrastructure Levy (CIL) to cover infrastructure matters including education and highways.

PRE-APPLICATION ENGAGEMENT WITH STATUTORY AND OTHER BODIES

- 5.5 The Applicant's project team have also undertaken pre-application consultation with the following bodies to ensure their requirements, and expectations, are addressed as far as possible through the planning process:
- Surrey County Council relative to Environmental Impact Assessment, Highways, Historic Environment/Archaeology, and Local Lead Flood Authority;
 - Natural England;
 - Sport England, and
 - Surrey Wildlife Trust.
- 5.6 For further details, please refer to the Planning Statement and other application supporting documents.

6 THE PUBLIC EXHIBITION

PUBLICITY

- 6.1 Two public exhibitions were held. The first was held on 15th December 2018, with a follow up event on 15th January 2019. Both exhibitions displayed materials describing the principles of the development (reviewed in Section 4), and the second exhibition also responded to the feedback received at the first.

The First Exhibition - 15th December 2018

- 6.2 The first exhibition was widely publicised, and key dates are summarised as follows:

- 4th December 2018
 - A total of 2,140 invitations with project outlines and illustrations and personal contact details were posted, within a catchment area agreed with the local authority (see attached at **Appendix 2**).
 - A copy of the invitation is attached at **Appendix 3**.
- 5th December 2018
 - Hard copy and electronic invitations were sent to EBC Councillors, the SCC Councillor for Esher, Esher Business Guild and Dominic Raab MP inviting them to a VIP preview.
 - The Applicant's proposals and the public exhibition were also discussed face-to-face with managers of a number of local businesses on Esher High Street, with posters publicising the exhibition displayed in the following premises:
 - The Bear (public house);
 - The Albert (public house);
 - Waitrose and Partners (in the staff room as there was no community board);
 - McColls (mini mart and post office), and
 - Everyman Cinema (in the staff room as there were no community board/leaflets on tables, windows or walls).
 - Copies of the posters were also sent to the golf and ski centre at Sandown Park Racecourse.
 - Press releases were sent to the Surrey Advertiser, Surrey Live (Go Surrey) and Surrey Comet.
- 6th December 2018
 - Electronic invitations were sent to the racecourse's on-site occupiers (businesses and residents)
- 9th December 2018
 - Electronic invitations and additional invite to VIP preview on 15th December 2018, sent to Esher Residents Association.
 - Press release with invitation to VIP preview sent to 'What's In Esher', Hersham Hub, Best of Esher, local community Facebook/Forum pages and the Twitter account @LivingInEsher.
- 10th December 2018
 - The Applicant's proposals were subject of an article in the Racing Post.

- Hard copy invitation flyers placed on Sandown Park Racecourse's reception desk.
- 13th December 2018
 - A member of the development team was interviewed by BBC Radio Surrey to promote the exhibition - <https://www.bbc.co.uk/programmes/p06rn0c0>.
- 14th December 2018
 - Hard copy invitations and feedback forms were placed on the staff desks at Sandown Park Racecourse.
 - The Applicant also contacted their sponsors, suppliers and Sandown Members and Racecourse Owners Association.
 - Face-to-face meetings with business on Esher High Street who could not attend the public exhibition, with feedback forms encouraged to be completed.

6.3 In addition to the above, BBC Surrey attended the public exhibition to film at the exhibition, and conducted interviews with the applicant and some attendees. The Racing Post also attended the public exhibition and wrote an article on 17th December 2018, which also publicised the second public exhibition taking place on 15th January 2019.

The Second Exhibition - 15th January 2019

6.4 The second exhibition was also widely publicised and, in addition to the Applicant's publicity, BBC Surrey promoted the second public exhibition event in January 2019 via social media.

6.5 On 2nd January 2019, 2,280 promotional invitations were posted to publicise the second exhibition (invitation attached at **Appendix 4**). Hard copy and electronic invitations were also sent to EBC Councillors, the SCC Councillor for Esher, Esher Business Guild, Esher Residents' Association, New Road Residents' Committee, inviting them to a VIP preview.

THE PUBLIC EXHIBITIONS

6.6 The two public exhibitions were held at The Owners and Trainers Suite at Sandown Park Racecourse, Portsmouth Road, Esher, Surrey KT10 9AJ, with timings below:

- Saturday 15th December 2018, VIP preview session between 9.30AM - 10.30AM / public exhibition between 10.30AM - 7PM.
- Tuesday 15th January 2019, VIP preview session between 6.30PM - 7PM / public exhibition between 7PM - 9.30PM.

6.7 These dates and times were chosen in order to encourage maximum attendance of people, including those working full time and those with parental responsibilities.

6.8 The venue site was immediately within the wider setting of the application site and accessible to people of all mobility. Directions were placed on the invitations and posters placed at the entrance of the exhibition, plus a dedicated staff member acted as personal guide for arrivals to allow easy navigation to the meeting room.

6.9 Details of the sites and proposals were detailed on 10 free standing banner boards for the first exhibition (attached at **Appendix 5**). These boards were also presented at the second exhibition, with four additional boards also included reviewing and responding to feedback received at the first exhibition (attached at **Appendix 6**).

6.10 In attendance from the team were the Applicant, Rapleys LLP (planning consultants), PRC (architects), TPP (transport consultants) and Seaxburh Partners (PR consultants).

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- 6.11 Attendees were asked to complete a feedback form for both exhibitions (attached at **Appendices 7 and 8 respectively**). Where requested, copies of the display banners were subsequently emailed and/or a link to the boards on the Sandown Park website was provided to view online (see below).
- 6.12 For those who were not able to attend the public exhibition, an online gallery was set up to allow the public to view the boards following each of the public exhibitions:
- First public exhibition:
- <https://www.thejockeyclub.co.uk/sandown/media/news/2018/12/sandown-park-racecourse-public-exhibition-on-proposed-enhancements-to-racing-and-community-facilities/>
- Second public exhibition:
- <https://www.thejockeyclub.co.uk/sandown/media/news/2019/01/sandown-park-racecourse-public-exhibition-on-planning-proposals/>
- 6.13 The contact details of a dedicated, named member of the Applicant's team was provided with these posts, to enable the public to ask questions, make requests and/or give their feedback to the proposals. These are still live.
- 6.14 Rapleys' London office postal address was provided for the public to post their feedback forms if they could not complete them at the public exhibitions. Circa 100 stamped addressed envelopes were also provided across the two public exhibitions.

7 SUMMARY OF COMMENTS AND RESPONSES TO THE PUBLIC EXHIBITION

QUANTITATIVE MATTERS

Feedback Forms

- 7.1 A total of circa 400 people attended both public exhibitions. In total, 268 feedback forms were received at the exhibitions or in the post. The responses are provided in the following tables:

Question 1

	Do you live in Esher?		
	Yes	No	Not Answered
1 st Exhibition	123	8	3
2 nd Exhibition	122	12	0

Question 2

	Do you work, shop and/or use community facilities in Esher		
	Yes	No	Not answered
1 st Exhibition	127	2	3
2 nd Exhibition	128	3	5

Question 3

	Do you think the facilities/offer at Sandown Park Racecourse could be improved?			
	Yes	No	Don't Know	Not answered
1 st Exhibition	89	14	16	15
2 nd Exhibition	81	33	12	8

Question 4

	Do you think there is a need for more, improved community facilities in Esher?			
	Yes	No	Don't Know	Not answered
1 st Exhibition	92	29	4	9
2 nd Exhibition	69	53	9	3

Question 5

	Do you recognise the need to provide smaller (1-3 bed) homes in Esher?			
	Yes	No	Don't Know	Not answered
1 st Exhibition	66	49	10	9
2 nd Exhibition	36	70	16	12

Question 6

	Do you think pedestrian connections between Esher Station to Town Centre need to be improved?			
	Yes	No	Don't Know	Not answered
1 st Exhibition	87	27	12	8
2 nd Exhibition	57	65	7	5

Question 7

	Which of the following uses do you support for the new family/community zone?						
	Soft play area with café	Children-friendly cycle track	Garden	Younger children play area	Older children play area	Open park with picnic area	Other
1 st Exhibition	61	73	63	65	61	63	26
2 nd Exhibition	44	48	37	41	29	42	11

Question 8

	Do you support the proposals at Sandown Park Racecourse?				
	Support	Support with Reservations	Don't Know	Do Not Support	Not answered
1 st Exhibition	25	47	9	42	11
2 nd Exhibition	13	33	9	78	1

7.2 In addition, at the time of writing, six emails/ letters from the public and stakeholders have been received, subsequent to the exhibitions.

7.3 From the above responses, the following should be noted:

- 2,140 leaflets were distributed inviting the public to the first exhibition, and 2,280 leaflets were distributed to the second. The attendance represents less than 10% of the number of invitations extended.
- Most of the respondents either live and/or engage in Esher (work, shop and/or use community facilities). In this context, 64% of respondents recognised that the facilities and offer at Sandown could be improved, and the majority recognised a need for more, improved community facilities in Esher (with across the board support for a range of facilities in the proposed family/community zone).
- 102 respondents (38%) recognised the need to provide smaller homes (1-3) in Esher.
- Of those who completed the forms, 118 respondents (44%) supported the proposals in their entirety (including the facilitating element) with or without reservations.
- With regard to pedestrian connections between Esher Station to Town Centre, 144 respondents (54%) thought they need be improved, while 111 respondents (41%) felt otherwise, or did not know whether there is a need for improvements.

QUALITATIVE MATTERS

7.4 Qualitative responses received at the exhibitions or thereafter have been collected and collated and, where possible, addressed.

7.5 The main areas raised as points to address are set out below, together with the Applicant's response.

Key Area 1: Impact on Existing Infrastructure

Highways, Access, Parking

7.6 The highway network's capacity to accommodate the proposals, traffic levels and congestion, particularly along Scilly Isles, Ember Lane, Esher Green, Portsmouth Road, High Street, Lower Green Road, Station Road and the junctions by Wheatsheaf and Café Rouge, and proposed car parking levels, were the most common concerns raised, as indicated by the examples below.

- *"We are worried about the impact on traffic around Site 4 (Station Road), which is already bad during commuting time."*
- *"Increase traffic would create a heavy burden on the already heavily congested roads."*
- *"Improve traffic flow, specifically top of More Lane junction with Lammas Lane and the area outside the Wheatsheaf. Provide adequate parking on site so not parking on More Lane."*
- *"Question impact on traffic generally and specific impact on Portsmouth Road from Site 5."*

Applicant Response

7.7 Transport, highways and access matters have been assessed in the Transport Assessment, prepared by TPP which accompanies this planning application and confirms the following in respect of the proposed development:

- The Racecourse is a highly sustainable location and well located for access to Esher Town Centre and in proximity to from public transport.
- The development will be located over a number of sites around the racecourse which has the effect of spreading traffic around the road network, reducing the traffic impact.

- The increase in daily traffic during the construction period will be minor/negligible on the surrounding roads and across the wider local highway network. Once the development is complete, the traffic generated by the development will have a permanent negligible effect on local traffic conditions.
- Portsmouth Road is to experience the highest increase in traffic, however the development is nevertheless expected to have a negligible impact on this road.
- Further, the number of additional trips on More Lane, Lower Green Road and Station Road is not expected to have a noticeable impact.
- There will be an uplift in vehicle generation on More Lane (via Site D) on large race days as a result of the proposed increase in parking provision, but this will be off-set by the removal of the trips from Portsmouth Road.
- The proposals include measures to improve the existing site-wide car parking strategy.
- Car parking/cycle provision will be provided in accordance with the Council's Parking Standards and considered against local car ownership levels, with details to be secured at the detailed design stage.
- A Travel Plan will be introduced to influence and widen future residents' modal choice. Further travel plans will also be implemented for racing/non-racing days.
- A range of mitigation measures for both the construction and operational phases are set out in further detail within the Environmental Statement and are to be secured via planning condition(s).
- Overall, the level of trip generation produced by the proposals is minimal compared to the traffic already on the local road network. With appropriate mitigation measures, the potential impacts of the proposals will be kept to a minimum.

7.8 In summary, through pre-application consultation with SCC Highways and the Applicant's transport consultants, TPP, it has been established that the proposals are acceptable in highway terms.

Local Community Facilities and Services

7.9 Another matter raised was the perceived insufficient amount of existing/proposed infrastructure in terms of education, doctor surgeries, Esher Railway Station and utilities to support both existing and future residents. For example:

- *"The scale of housing development is vast and the consequential impact on schools, doctors etc is potentially enormous."*
- *"All schools are heavily oversubscribed and doctor surgeries are full and have no appointments."*
- *"Extra density of housing and residents on the area will increase pressure on local amenities."*

Applicant Response

7.10 The proposed development will be Community Infrastructure Levy liable, which will make significant contributions to the Borough's range of infrastructure requirements, including education and highways.

7.11 A Utilities Report undertaken by Waterman to support the planning application has been informed by consultation with the relevant utility providers and regulatory bodies - Thames Water (Water/Waste Supply), SGN, UKPN and BT Open Reach.

7.12 From review of the existing infrastructure plans, current loading information and responses received from all utility providers, it has been confirmed that the foul water network has sufficient capacity and that the necessary on/off-site reinforcement connections will be feasible.

- 7.13 In line with the Utilities Report's recommendations, an updated development programme will be shared with relevant parties at an early stage, to ensure integration with any utility provider initiatives.

Key Area 2: The Natural Environment

Loss of the Green Belt, open space and impact on local wildlife

- *"Residential development on the green belt should only be permitted in very special circumstances, this has not been demonstrated."*
- *"Green Belt land should be protected for the good of Esher."*
- *"Green spaces make Esher attractive."*
- *"The erosion of the Green Belt is short-sighted."*
- *"The ecosystem needs to be protected."*

Applicant Response

- 7.14 The development on the Green Belt is addressed fully in the Planning and Green Belt Statements by Rapleys, and EDP's Green Belt Review, that accompany this planning application.
- 7.15 In terms of wildlife and ecology, as confirmed in the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment, prepared by Tyler Grange:
- None of the proposed sites comprise or are directly adjacent to any sites that are the subject of statutory or non-statutory protection and no such sites would be affected by proposals.
 - The proposed residential sites are on either previously developed land or adjacent to existing developments, or both. Any habitat to be lost as a result of the proposed development is of negligible ecological importance and, further, the loss can be mitigated through suitable replacement planting.
 - A requirement for further surveys for bats, Great Crested Newts and reptiles is recognised, with a commitment to mitigation should these protected species be present. These surveys will be undertaken prior to the determination of the application.
- 7.16 In summary, the application addresses the issue of Green Belt in full. The proposal as a whole can be considered as appropriate development in the Green Belt as it falls into the types of development described as exceptions to inappropriate development in the NPPF. In any event, the substantial planning benefits of the proposal would, collectively, be very special circumstances that outweigh any harm by reason of inappropriateness and any other harm resulting from the proposal. More broadly, the proposals represent sustainable development as set out in the NPPF, and ecological matters will be addressed in full to confirm that there is a net gain in biodiversity.

Key Issue 3: Housing Mix and Affordability

Need for Housing

- 7.17 Queries were raised in respect of the type of proposed housing and provision of and access to affordable housing, particularly for younger residents.
- *"It is important for Esher, if housing is genuinely affordable."*
 - *"The development would cause an impact on the selling price of my home."*
 - *"Don't put all social housing on one site."*
- 7.18 Other comments implied that Esher was not the most appropriate location for the provision of affordable housing.

Applicant Response

- 7.19 The Applicant has considered the proposed housing mix, taking into account the Strategic Housing Market Assessment (2016) and Elmbridge Development Advice note (2018) identifying the need for smaller units (1, 2 and 3 bed units) and local market demand. During the pre-application consultation, it has been agreed with EBC, that the delivery of flatted development would allow for each residential site's capacity to be maximised, as well as providing smaller units (1 - 3 beds) in response to the identified housing need.
- 7.20 Although the primary driver behind the proposal is enhancement works, supported by facilitating development, the Applicant also recognises that the Borough is in need of affordable housing (as confirmed by planning policy and evidence base documents). In this context, the inclusion of affordable housing is being reviewed. However, the quantum of affordable housing needs to be carefully considered in the context of the Racecourse's location within the Green Belt. Therefore, a balance will clearly need to be struck between:
- Ensuring that the proposal contributes an element of affordable housing to meet the identified need within Elmbridge (if possible), and
 - Ensuring the quantum of residential development (in general) is minimised, and commensurate to the level required to deliver the benefits of the proposal.
- 7.21 This is the subject of ongoing review in terms of viability, but initial indicators suggest that the scheme will be able to deliver between 10% to 15% affordable housing.

8 CONSULTATION WITH LOCAL ELECTED OFFICIALS AND STAKEHOLDER GROUPS

8.1 In addition to public exhibitions, meetings and/or engagement have taken place with local elected officials and local stakeholders. The timeline of this engagement is summarised below:

- 16th, 19th and 26th November 2018 - Meetings with County and local ward Councillors and Esher Residents Association.
- 27th November 2018 - Presentation to EBC Members.
- 28th November 2018 - Meeting with Council Communications Manager.
- 18th December 2018 - Meeting with local Esher business - The Keltbray Group's facilities manager.
- 9th January 2019 - Meeting with local Esher business - Paragon's senior project manager.
- 10th January 2019 - letter from MP Dominic Raab (on behalf of a trustee of Elmbridge Heritage Trust);
- 10th January 2019 - Meeting with a Ward Councillor;
- 15th January 2019 - Private viewing of exhibition given to prospective ward candidate and a representative of New Road Residents' Committee.
- 15th January 2019 - The Applicant was approached by Butterfield Design, who have indicated their support for the scheme, and the potential for a community cycle facility.
- 24th January 2019 - Meeting with senior management team at Esher Church of England High School.

FEEDBACK FROM ELECTED OFFICIALS AND LOCAL STAKEHOLDER GROUPS AND BUSINESSES

8.2 A summary of the feedback received is as follows (although it should be noted that the commentary outlines the collective responses and, on this basis, it should not be assumed that the engaged parties made each of the observations individually).

Comments on the Proposal:

- Recognition of the importance of Sandown Park and the need to maintain its competitiveness within the horseracing industry.
- Recognition that Sandown Park is a significant attraction that makes a major social, economic and cultural contribution to Esher.
- Recognition of Sandown Park's contribution towards maintaining the high street in Esher.
- Acknowledgement that Sandown Park should be upgraded to be more prestigious and offer a country club type membership for locals.
- An understanding of the need to provide affordable housing, including smaller units, and the requirement to meet housing targets.
- Support for the provision of a high quality hotel to the benefit of both Sandown Park and Esher as destinations, and business locations/as attractive places to work in.
- Understanding and empathy for the drivers behind the Applicant's proposals, in terms of the challenges of maintaining ageing infrastructure and competitiveness.
- Recognition of the Applicant's approach to ensuring the openness of the Green Belt.
- Identification of the potential for securing funding towards the local school's improvement.
- Promotion of a community based cycling academy.

Concerns/Queries and Objections (as relating to):

- The need to protect Green Belt openness. .
- The ability, or otherwise, to demonstrate very special circumstances in support of the proposal.

- The need to integrate Sandown Park and Esher in order to provide greater benefits (through, inter alia, active ground floor uses at Site 2)
- The need for the proposal to contribute to reinvestment into the local area, and enhance the quality and character of the town.
- The impact of Site 3 on neighbouring amenity.
- Traffic issues.
- The need to improve the Portsmouth Road and other frontages alongside the public realm.
- The need to consult local businesses and residents associations.
- Development creep.
- The visual impact of the proposed hotel and family zone cafe. The heights of buildings, notwithstanding comments relative to Site 3, at Sites 1, 2 and 4.
- The construction of the planning application.
- The visual representation of the proposed development sites.

8.3 Since the application submission, it should be noted that Esher Residents Association and a number of councillors have made their objections known to EBC as published on EBC's planning application online register.

Applicant Response:

8.4 The Applicant's response to Green Belt matters is set out in various statements in support of the application, and Chapter 7 of this report.

8.5 In terms of the proposals integrating Sandown Park with Esher to provide greater benefits:

- All year round community facilities to be open to the local community are proposed at Site C, with an upgraded nursery located at Site 5. This provision is an addition to the retained facilities at The Warren that include a dry ski slope, gym/fitness centre and skywalk adventure;
- Site frontages have been carefully considered against the existing context, in particular careful design consideration has been given to the relationship of Sites 1 and 2 with their proximity to Esher High Street. Further landscaping details shall be secured at the reserved matters stage;
- As previously set out in Chapter 6, the proposed development will be CIL liable, and will make significant contribution to a range of infrastructure requirements/improvements to benefit the wider community, and
- The Applicant is also exploring opportunities for establishing exclusive benefits to local residents, including a Community Race Day initiative and other discounts on tickets for other fixtures.

8.6 The provision of ground floor commercial space at Site 2 has been considered, however for both practical and viability reasons it has been decided to deliver residential development at ground floor level. Put simply, the return that would be provided by residential development on the ground floor of Site 2 is part of the overall package that delivers the enhancement works, whilst ensuring that the quantum of development is minimised.

8.7 The proposals at Site 3 have been subject to detailed assessment - including extensive landscaping input - to ensure that there will not be a detrimental impact on neighbouring amenity.

8.8 In terms of traffic related issues, please refer to the submitted Transport Assessment attached to this application, and the Applicant's response to feedback relative to this matter in Chapter 7 of this report.

8.9 Site frontages have been carefully considered against the existing context, in particular careful design consideration has been given to the relationship of Sites 1 and 2 and their

proximity to Esher High Street. Further landscaping details shall be secured at the reserved matters stage.

8.10 A Landscape/Townscape and Visual Appraisal (LTVA) has been prepared by EDP to support the Applicant's planning application. In summary:

- The appraisal has reviewed the townscape and visual effects predicted from each proposed development site, with recommended mitigation measures informing the development proposals.
- The appraisal finds that each development site relates very well in both landscape/townscape and visual terms to its existing context, and that the development within each Site represents a logical and easily assimilated development into this part of Esher.
- The LTVA concludes that, following the maturation of the landscape mitigation proposals as set out in the supporting landscape strategy and design principles, there are no anticipated material adverse effects upon landscape designations or the underlying townscape character or wider landscape character, nor any material visual effects upon Public Rights of Way, roadside pedestrians or visitors to the Racecourse.
- While there will be a small impact on residents adjacent to the Racecourse, the existing nature of the townscape context and the use proposed is considered to moderate any effect accordingly.

8.11 The comprehensive Masterplan-led approach agreed with EBC and adopted by the Applicant under a single hybrid planning application delivers the vision for Sandown Park Racecourse to secure its long term future, as a nationally and locally important racing and leisure/community venue, is entirely appropriate in the context of the Green Belt setting. A limited amount of residential development (including affordable housing) and hotel development, utilising surplus areas contained within Sandown Park is necessary to secure investment for the racecourse operations.

8.12 Aside from these matters, the proposal should be recognised as outline at this stage and in response to various requests, such as the cycling academy, the Applicant will be prepared to resume further discussions nearer the detailed design stage to determine and explore the potential for such provision.

27TH NOVEMBER 2018 - PRESENTATION TO EBC MEMBERS

8.13 At the evening presentation, a total of 17 members were in attendance.

8.14 In summary, members raised the following concerns as matters for the proposals to particularly consider:

- Traffic related issues;
- Drainage;
- Clearly defining previously developed land within the Green Belt, and
- Provision of ground floor commercial space at Site 2.

Applicant Response

8.15 In terms of traffic issues, please refer to the Applicant's response to feedback relative to this matter in Chapter 7.

8.16 Following pre-application consultation with the Lead Local Flood Authority and consultation with Sandown Park Racecourse's Facilities Manager, a Drainage and Flood Risk Report has been produced by Hafren Water in order to inform the proposals and drainage requirements.

-
- 8.17 The provision of ground floor commercial space at Site 2 has been considered, however for both practical and viability reasons it has been decided to deliver residential development at ground floor level. Put simply, the return that would be provided by residential development on the ground floor of Site 2 is part of the overall package that delivers the enhancement works whilst ensuring that the quantum of development is minimised.

10TH JANUARY 2019 - LETTER FROM MP DOMINIC RAAB (ON BEHALF OF A TRUSTEE OF ELMBRIDGE HERITAGE TRUST)

- 8.18 The Applicant received a letter from MP for Esher and Walton, Dominic Raab on behalf of a trustee (Mr Nigel Abbott) of the Elmbridge Heritage Trust. Within the letter, Mr Raab confirmed his support for the trustee's request for the inclusion of a heritage centre within Sandown Park.

Applicant Response

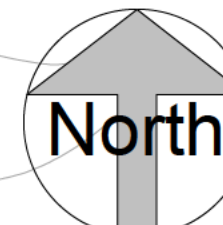
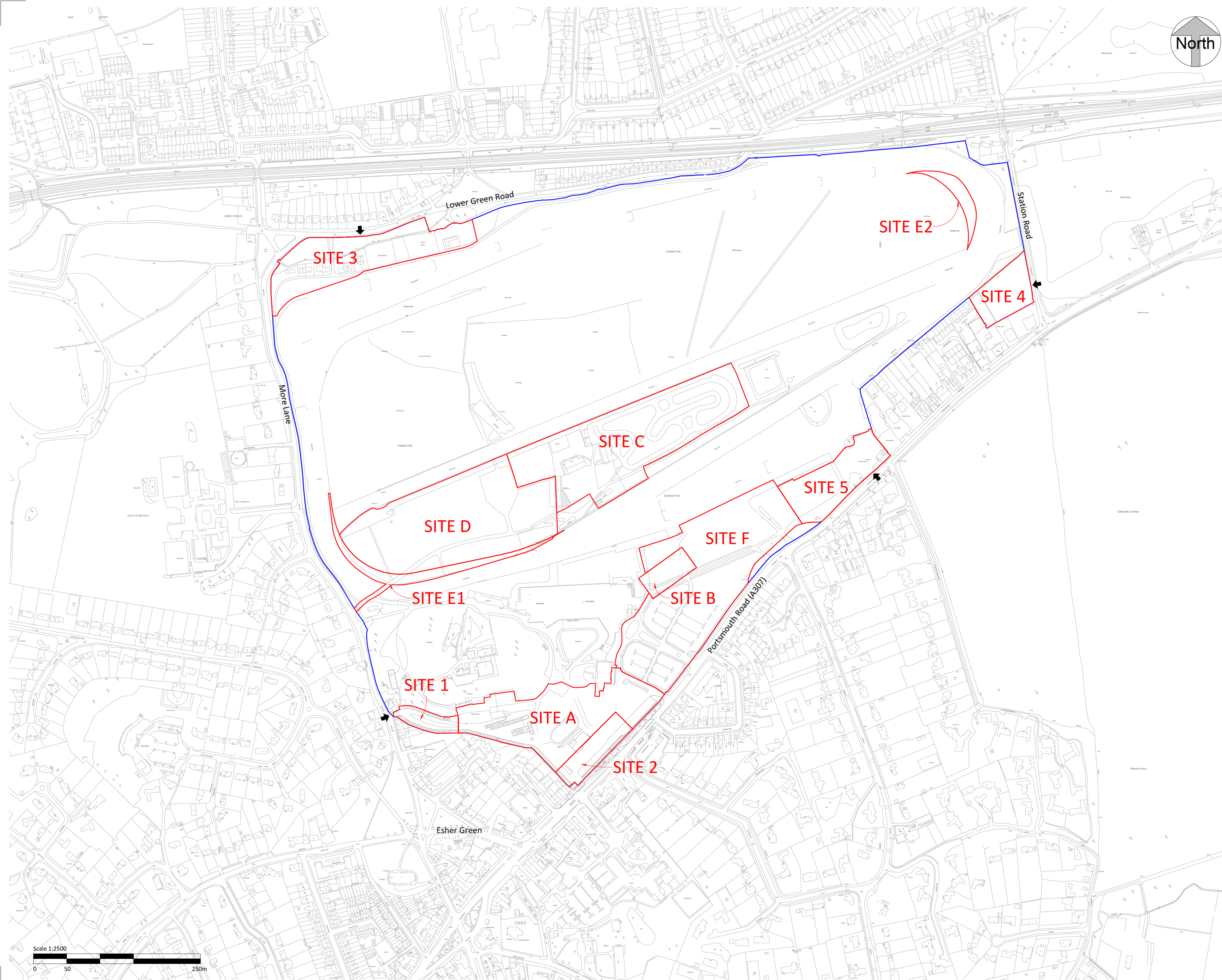
- 8.19 The proposals for the community facilities are in outline form only at present. However, subject to outline planning permission being granted, the Applicant has advised the Elmbridge Heritage Trust that a follow up discussion should take place later this year.

9 SUMMARY

- 9.1 In advance of submitting the planning application, the Applicant has undertaken extensive pre-application consultation with EBC Officers, statutory consultees and key stakeholders from an early stage.
- 9.2 This has included engagement with:
- Officers at EBC;
 - Statutory and other consultees;
 - The general public, through two well publicised public exhibitions;
 - Local elected officials, including ward/borough councillors, and
 - Other local stakeholder organisations and businesses.
- 9.3 This report details the comments received as a result of this engagement provides the Applicant's response and confirms how the planning application submission has, where possible, taken the feedback into consideration.
- 9.4 This SCI therefore demonstrates the Applicant's commitment to public consultation, in line with national legislation and policy, and more locally EBC's SCI requirements for community involvement. Throughout the application process, the Applicant will continue to engage, where appropriate, with local residents and stakeholders.

Appendix 01

SITE LOCATION PLAN



Figured dimensions only are to be used. All dimensions to be checked onsite.
Differences between drawings and between drawings and specification or bills
of quantities to be reported to the PRC Group.
For Planning purposes, drawings can be scaled using the scale bar.
© The copyright of the drawings and designs contained therein remains
vested in the PRC Group.

Revisions:	Drawn / Chkd:	Date:
• Issued for planning	AS/MC	180219

Preliminary Issue

Client:
Jockey Club Racecourses Ltd

Project:
Sandown Park

Drawing Title:
Location Plan

24 Church St. West,
Woking, Surrey,
GU21 6HT
01483 494 350
info@prc-group.com
www.prc-group.com

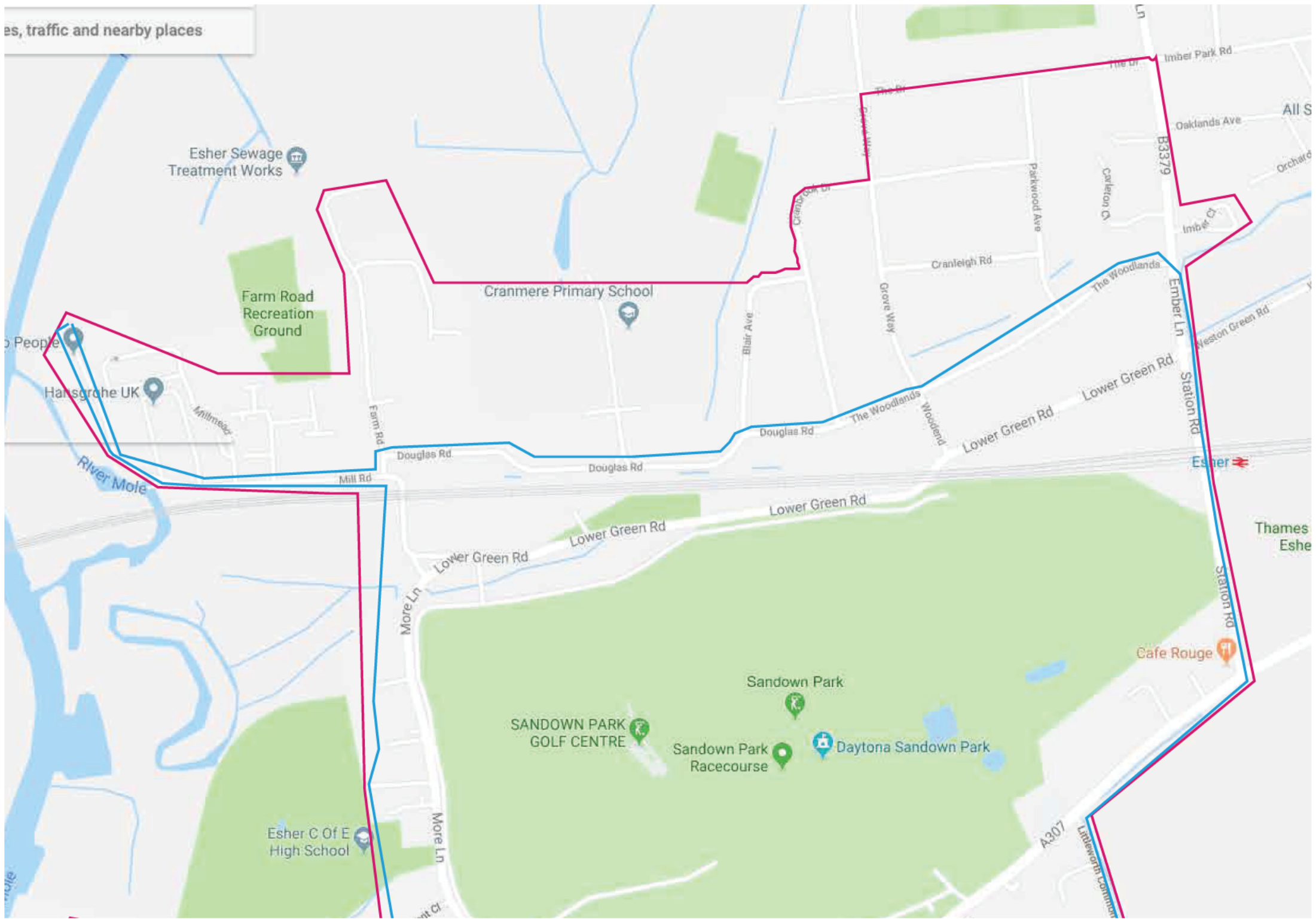


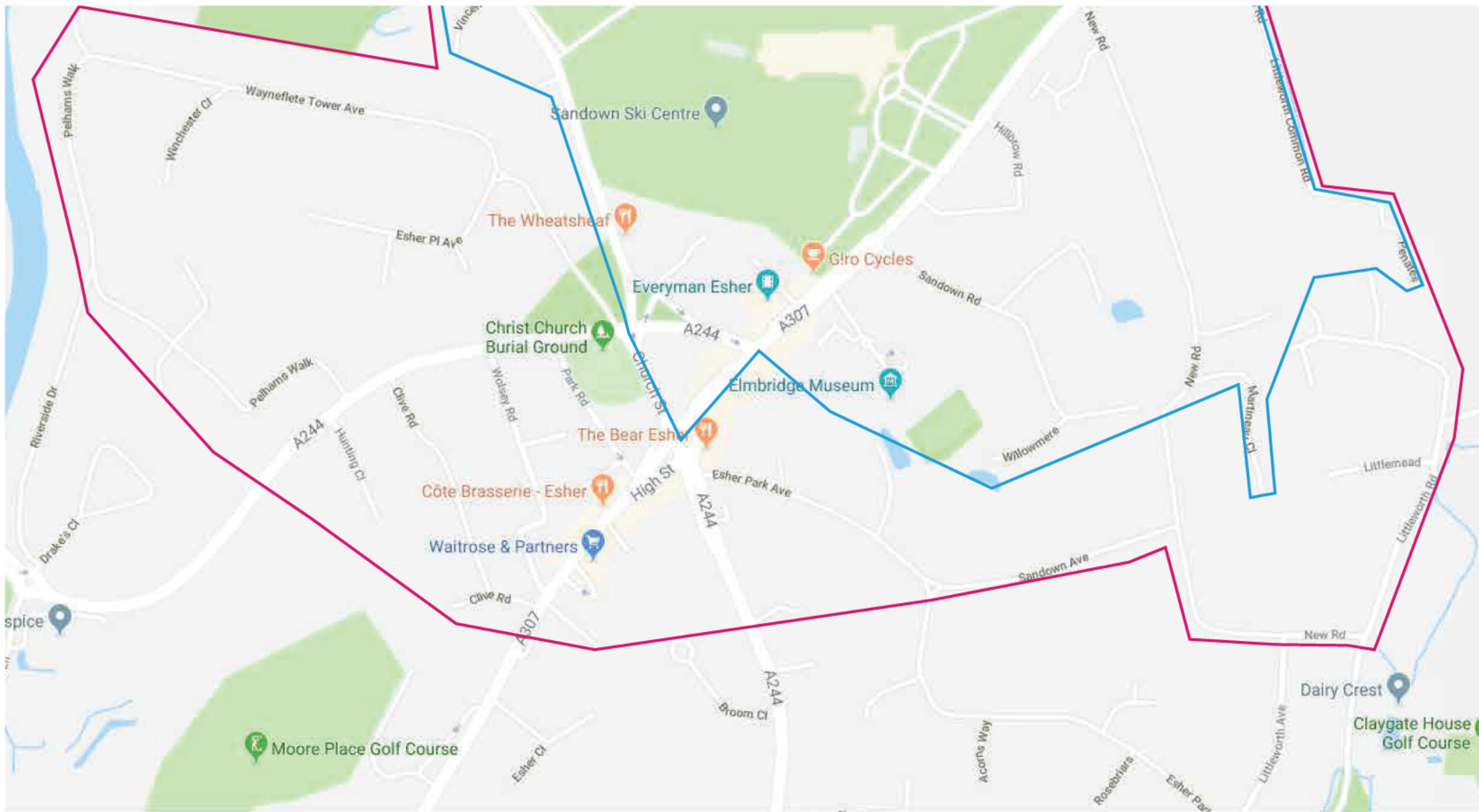
Architecture				Offices	
Planning				Woking	
Master Planning				London	
Urban Design				Milton Keynes	
Interiors				Warsaw	
Landscape					
Scale @ A1:	Checked by:	Date:			
1:2500	MC	01.02.2019			
Job No:	Stage_Drawing No:	Rev:			
11071	PL_001	*			
Issue Status:					
Construction	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/>			
Information	<input type="checkbox"/> Approval	<input type="checkbox"/>			
Tender	<input type="checkbox"/>				
PRC Architecture & Planning					
18/02/2019 11:38:44					

Appendix 02

PUBLIC EXHIBITION INVITATION CATCHMENT AREA, AS AGREED WITH EBC

es, traffic and nearby places





Appendix 03

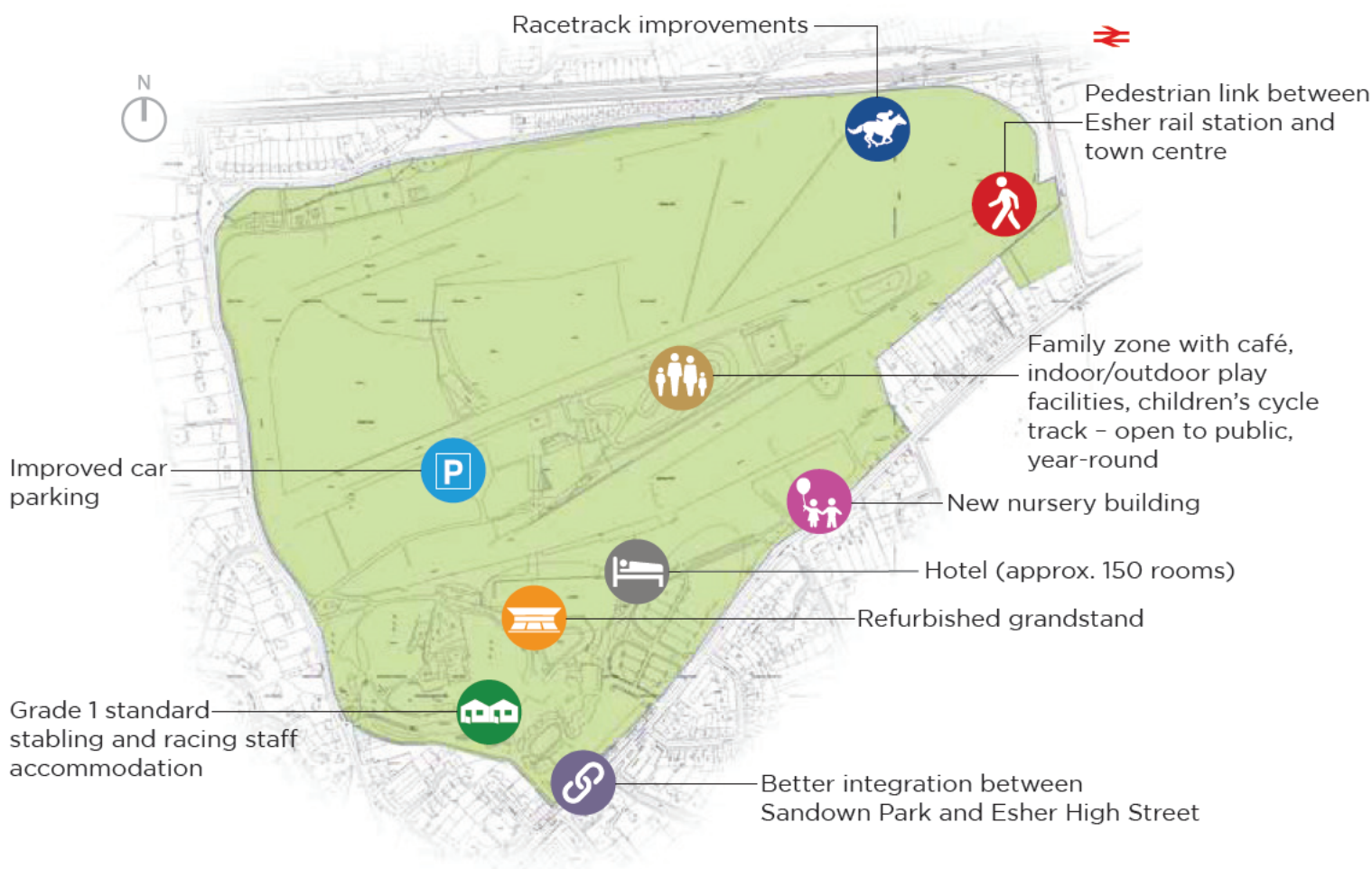
**PUBLIC EXHIBITION
INVITATION FOR 1ST PUBLIC
EXHIBITION ON 15 DECEMBER
2018**

EXHIBITION OF PROPOSED PLANS FOR THE ENHANCEMENT OF SANDOWN PARK RACECOURSE

SATURDAY 15TH DECEMBER 2018

You are invited to attend an exhibition of proposed plans which are designed to sustain the success of Sandown Park.

The exhibition will be held in the Owners and Trainers Suite*, at Sandown Park, 10.30am - 7pm.



Sandown Park is one of Britain's favourite racecourses. It is also a major visitor attraction, employer and business destination, making it a significant economic contributor to, and important social and cultural asset for, Esher and the Borough of Elmbridge.

However, much of Sandown Park's infrastructure

is ageing. In order to be able to continue to drive benefits for both the community and the horseracing industry, The Jockey Club needs to make a significant investment in an upgrade programme over the next few years.

The proposed plans have been designed to facilitate this.

** Please enter the racecourse through the main grandstand entrance and you will be directed to the Owners and Trainers Suite.*

To fund the enhancements, we propose five small, discrete pockets of residential development (including affordable units). These would be located on the edges of Sandown Park on previously developed land or adjacent to existing buildings and, combined, will cover just 5.1% of the whole site.



Your views on the proposals are important to us and our team would be pleased to see you at the exhibition to answer your questions and to take your feedback.

For more information please contact:
Niki Lathwell – niki@seaxburh.com / 07778 599 711.

**We look forward to welcoming you
to the exhibition on 15th December.**

Appendix 04

**PUBLIC EXHIBITION
INVITATION FOR 2ND PUBLIC
EXHIBITION ON 15 JANUARY
2019**

EXHIBITION OF SANDOWN PARK PLANNING PROPOSALS

- **Tuesday 15th January 2019**
- **7pm to 9.30pm**
- **The Owners and Trainers' Suite, Sandown Park
(approach via Grandstand entrance)**

You are invited to the second exhibition of the planning proposals for Sandown Park.

This will be another opportunity for the public to view and discuss the proposals with the Sandown Park team, including

our initial response to the feedback received at the first exhibition on 15th December 2018.

If you have any questions, please contact Niki Lathwell:
niki@seaxburh.com / 07778 599 711



SANDOWN PARK

A Jockey Club Racecourse



THE JOCKEY CLUB

Since 1750

Appendix 05

1ST PUBLIC EXHIBITION DISPLAY BOARDS

ABOUT THE JOCKEY CLUB

AT THE HEART OF BRITISH HORSEBOUNDOING
The Jockey Club operates across the UK, promoting and regulating horse racing, including the British Bloodstock Market, The Cheltenham Festival, and the Royal Ascot. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

OUR HISTORY
Our history begins in 1793 when a group of gentlemen formed a club to promote the sport of horse racing in the UK.

Our first race was held on 14th March 1793, and since then we have been at the heart of the sport. We have a long and proud history, and we are proud to be the only organisation in the world that regulates the sport.

Over time, The Jockey Club has grown and expanded, and we now operate across the UK, promoting and regulating horse racing, including the British Bloodstock Market, The Cheltenham Festival, and the Royal Ascot.

In addition, The Jockey Club owns The National Stud, a public-use horse racing ground, and the British Bloodstock Market, a leading horse racing venue. We are also the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

OUR VISION
Our vision is to be the best in the world and to be the best in the world. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

OUR MISSION
We are governed by Royal Charter with the Honorary The Queen as our Patron. Our mission is to act for the benefit of the British horse racing industry, and we are the only organisation in the world that regulates the sport.

All of our activities are aimed at the benefit of the British horse racing industry, and we are the only organisation in the world that regulates the sport. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

OUR COMMUNITY COMMITMENT
We are also committed to being a good neighbour, and we are the only organisation in the world that regulates the sport. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.



SANDOWN PARK
A Jockey Club Racecourse

THE JOCKEY CLUB
Since 1881

SANDOWN PARK: AN ASSET FOR ESHER

AT THE HEART OF YOUR COMMUNITY

Founded in 1873, Sandown Park was the Queen's favourite racing venue. It has been the home of the sport of horse racing in the UK for over 140 years, and it is the only organisation in the world that regulates the sport.

Today, Sandown Park is a leading horse racing venue, and it is the only organisation in the world that regulates the sport. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

We are a leading horse racing venue, and it is the only organisation in the world that regulates the sport. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

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SANDOWN PARK
A Jockey Club Racecourse

THE JOCKEY CLUB
Since 1881

WHAT IS DRIVING THIS PROJECT?

Sandown Park is a leading horse racing venue, and it is the only organisation in the world that regulates the sport. We are the only organisation in the world that regulates the sport, and we are the only organisation in the world that regulates the sport.

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SANDOWN PARK
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THE JOCKEY CLUB
Since 1881

PROPOSED FACILITATING DEVELOPMENTS

Illustrative design only

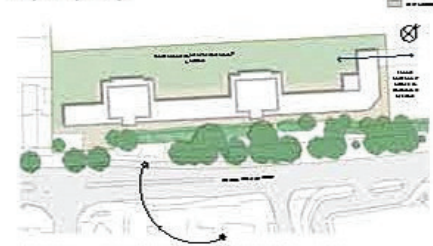
SITE 1: MEWS

15 apartments, 2-3 storeys



SITE 2: URBAN PARADE

40 apartments, 7-8 storeys



This is an illustrative design only. It is not a final design and should not be used for construction purposes. It is for illustrative purposes only.

SANDOWN PARK
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Illustrative design only

SITE 3: VILLAS

100 apartments, 2-3 storeys



SITE 4: CRESCENT

70 apartments, 4-5 storeys



This is an illustrative design only. It is not a final design and should not be used for construction purposes. It is for illustrative purposes only.

SANDOWN PARK
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Since 1881

Illustrative design only

SITE 5: VILLAS

70 apartments, 2-3 storeys

Illustrative design only



Proposed layout of new units, illustrative design only.



This is an illustrative design only. It is not a final design and should not be used for construction purposes. It is for illustrative purposes only.

SANDOWN PARK
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A PREMIER RACECOURSE THAT STRONGLY BENEFITS ITS COMMUNITY

proposed developments are close to realising the ambitions are achievable

Sandown Park Golf Centre (retained)

Improved car parking

Sandown Sports (retained)

Grade 1 standard stabling and racing staff accommodation

Racetrack improvements

Pedestrian link between rail station and town centre (we welcome your views)

Family and community zone - potentially with café, indoor/outdoor play facilities, children's cycle track - open to public, year-round (your suggestions are welcome)

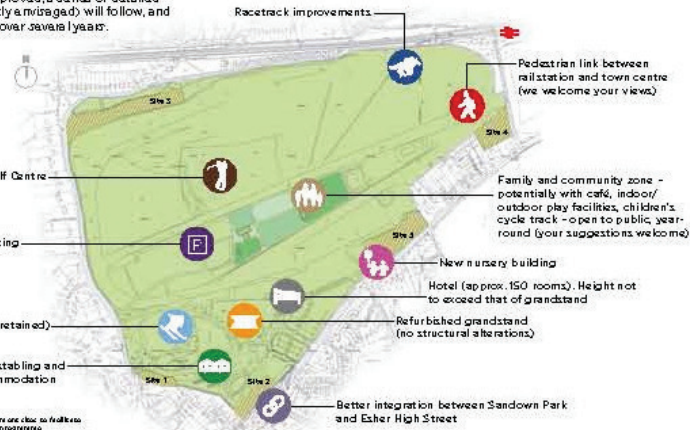
New nursery building

Hotel (approx. 150 rooms). Height not to exceed that of grandstand

Refurbished grandstand (no structural alterations)

Better integration between Sandown Park and Esher High Street

Site 1, Site 2, Site 3, Site 4, Site 5



To fund the watershed program, five dormitories on the edge of Sandown Park have been designated as potential development opportunities.

Map of the study area showing five sites (Site 1 to Site 5) with their respective green space percentages and representative photographs. Site 1: 0.4%, Site 2: 0.6%, Site 3: 1.8%, Site 4: 0.9%, Site 5: 1.4%. A scale bar indicates 0 to 100 meters. An inset map shows the location within the city of Ghent.



Cut the report costs to zero by investigating ways in which we can help mitigate the impact of travel to and from the site by both passengers and new residents. Proposed solutions include: marking of access points around Sandown Park to improve visibility at traffic flow, plus improved pedestrian access to the railway station.

[illegible]

As we know, you will always, as a leader, be asked to do things you cannot do alone. So, to be successful, you must be able to get others to do things for you. This is called **delegation**.

Delegation is the process of giving others the authority to do things on your behalf. It is a key skill for any leader. Here are some examples of things you might delegate:

- **Helping to make decisions** (e.g. on a budget)
- **Managing jobs**
- **Providing support** (e.g. on a project)
- **Coaching and mentoring** (e.g. on a team)
- **Providing feedback** (e.g. on a project)

So, delegation is a key skill for any leader. It is the process of giving others the authority to do things on your behalf. It is a key skill for any leader. Here are some examples of things you might delegate:

So please don't ask me to do things for you. I will do them for you. That you can do them for me. That you can do them for me. That you can do them for me.

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- **Helping to make decisions** (e.g. on a budget)
- **Managing jobs**
- **Providing support** (e.g. on a project)
- **Coaching and mentoring** (e.g. on a team)
- **Providing feedback** (e.g. on a project)

So, delegation is a key skill for any leader. It is the process of giving others the authority to do things on your behalf. It is a key skill for any leader. Here are some examples of things you might delegate:

So please don't ask me to do things for you. I will do them for you. That you can do them for me. That you can do them for me. That you can do them for me.



Appendix 06

2ND PUBLIC EXHIBITION ADDITIONAL DISPLAY BOARDS

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.



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Appendix 07

PUBLIC EXHIBITION FEEDBACK FORM FOR 1ST PUBLIC EXHIBITION

PROPOSED ENHANCEMENT TO SANDOWN PARK RACECOURSE

FEEDBACK FORM

We welcome your views on the following:

1. Do you live in Esher? Yes / No
If yes, please provide your postcode: _____
2. Do you work, shop, and/or use community facilities in Esher? Yes / No
3. Do you think the facilities/offer at Sandown Park Racecourse could be improved?
Yes / No / Don't Know
4. Do you think there is a need for more, improved community facilities in Esher?
Yes / No / Don't Know
5. Do you recognise the need to provide more, smaller (1-3 bed) homes in Esher?
Yes / No / Don't Know
6. Do you think pedestrian connections between Esher Station to the Town Centre need to be improved? Yes / No / Don't Know
7. Which of the following uses do you support for the new family/community zone?
Please select as many as you like, and let us know if there are any other recreational uses you wish to see:

Soft play area with café ☐

Children-friendly cycle track ☐

Garden ☐

Younger children play area ☐

Older children play area ☐

Open park with picnic area ☐

Any other uses ☐

Suggestion: _____

8. Do you support the proposals at Sandown Park Racecourse?
Support / Support with Reservations / Don't Know / Do not Support
9. We would welcome any other comments:

(Please continue on the reverse if you need more space.)

Thank you for taking the time to fill out this form.



SANDOWN PARK

A Jockey Club Racecourse



THE JOCKEY CLUB

Since 1750

Appendix 08

PUBLIC EXHIBITION FEEDBACK FORM FOR 2ND PUBLIC EXHIBITION

SANDOWN PARK RACECOURSE PLANNING PROPOSALS

FEEDBACK FORM

Did you submit a feedback form at/following the exhibition on 15th December? Yes / No

If yes, which of the following did you select? (Please circle):

Support / Support with Reservations / Don't Know / Do not Support

We value your views on the following:

1. Do you live in Esher? Yes / No
If yes, please provide your postcode: _____
2. Do you work, shop, and/or use community facilities in Esher? Yes / No
3. Do you think the facilities/offer at Sandown Park Racecourse could be improved?
Yes / No / Don't Know
4. Do you think there is a need for more, improved community facilities in Esher?
Yes / No / Don't Know
5. Do you recognise the need to provide more, smaller (1-3 bed) homes in Esher?
Yes / No / Don't Know
6. Do you think pedestrian connections between Esher Station to the Town Centre need to be improved? Yes / No / Don't Know
7. Which of the following uses do you support for the new family/community zone?
Please select as many as you like, and let us know if there are any other recreational uses you wish to see:

Soft play area with café	<input type="checkbox"/>	Open park with picnic area	<input type="checkbox"/>
Children-friendly cycle track	<input type="checkbox"/>	Any other uses (suggestions):	
Garden	<input type="checkbox"/>	_____	
Younger children play area	<input type="checkbox"/>	_____	
Older children play area	<input type="checkbox"/>	_____	
8. Do you support the proposals at Sandown Park Racecourse?
Support / Support with Reservations / Don't Know / Do not Support
9. We would welcome any other comments:

(Please continue on the reverse if you need more space.)

Thank you for taking the time to fill out this form.