



WE WANT WIMBLEDON (“WWW”)

INFORMATION MEMORANDUM RELATING TO THE REDEVELOPMENT OF
WIMBLEDON GREYHOUND STADIUM, PLOUGH LANE

OCTOBER 2013

Wimbledon Greyhound Stadium Redevelopment Proposal

Wimbledon Greyhound Stadium – Overview of Proposals

Greyhound racing has taken place at Wimbledon Greyhound Stadium, Plough Lane since 1928, when, on the 19th of May, there was an estimated 22,000 spectators in attendance. Since then Greyhound Racing at Wimbledon Stadium has continued to attract hundreds of thousands of people from all over Britain and the World, both young and old.

Wimbledon Greyhound Stadium is now the last greyhound stadium in the Capital. The site at Plough Lane has been designated by Merton London Borough Council as a site for the Intensification of Sport and Leisure. It is, therefore, our plan to support the development proposals of Hume Consulting Ltd to completely rebuild the Greyhound Stadium and after discussions with Merton Council, Peter Donoghue and Mick Lowe from Christopher's Squash Club, Hamilton Architects have designed what we believe to be a mini-Olympic Village, with a state-of-the-art, World Class Greyhound Stadium, as well as a first class, seven court Squash and Fitness Club with Dance Studio, bar and changing facilities and a Medical Centre to provide sports therapy, massage, and related treatments.

All of these facilities will be available for use by the local community. The Squash Club will also retain the renting of the squash courts during the day to local nursery schools, where the children are coached in hand ball co-ordination skills, dance and movement and social interaction, along with the very popular daily dance classes which are held five days a week for the mature person. This is a very popular use of the facility by local mothers, children, and elderly residents.

Not only will there be world class facilities for both Greyhound racing and Squash and Fitness club, there will also be up to 450 car parking spaces in a multi-storey car park which will be offered at a subsidised rate during the day to the staff of St George's Hospital and in the evening will be available to Greyhound attendees.

Merton, like every borough in London, needs social and affordable housing and that is why there are 400 apartments included in the plans. We also believe a 3,500 sq. metres supermarket enhances the overall viability of the site.

We have no doubt that the new world class Wimbledon Greyhound Stadium will become a "tourist destination" attracting thousands from across the globe and will be an outstanding leisure facility for the City of London.

The Journey

The Original Plans

The original proposals submitted by Drivers Jonas Deloitte on 25th July 2012 at Stage 2a of the Sites and Policies DPD on behalf of Hume Consulting consisted of a 6,000 capacity Greyhound Racing Stadium and 9,000 sq. metres retail store. Under the proposed redevelopment it was believed that substantial economic benefits in the form of circa 250 new jobs within the Greyhound Stadium along with construction jobs would be created and be directly targeted at low-skilled local unemployed people. It was also considered that the development of a supermarket/food-store alongside the new Stadium would provide the most viable and sustainable form of development that would not only safeguard the existing use, but would also meet a quantative gap in retail provision, deliver substantial economic benefits to the local community, through the provision of up to 600 new jobs, and deliver a facility of international status to the London Borough of Merton.

The Journey

How the Plans Changed

During early December 2012, Floyd Amphlett and Diane McLean on behalf of WWW had a meeting with Cllr. Stephen Alambritis, Leader of Merton Council, to discuss the proposed plans submitted on behalf of Hume Consulting. It transpired at that meeting that Merton Council's preferred use for the site would be for the "*Intensification of Sport and Leisure*". With this in mind WWW suggested to Hume Consulting that the inclusion of Christopher's Squash Club, which was already on site within the Greyhound Stadium complex, would be a positive benefit to their plans. Meetings were arranged with Peter Donoghue and Mick Lowe to discuss a possible combination of the Greyhound Stadium and Squash and Fitness Club. Paschal Taggart, Director of Hume Consulting, flew over from Dublin to meet with Christopher's and after a very successful meeting instructed Hamilton Architects to design a first-class, seven court Squash and Fitness Club with Dance Studio, bar, changing facilities and a Medical Centre to provide sports therapy, massage, and related treatments.

Further research showed that St George's NHS Hospital needed parking space for staff and, after an initial meeting with the Estates and Facilities Department at St George's, it was proposed that a multi-storey car park providing 450 parking spaces be included in the revised Greyhound Stadium plans.

The final changes to be made were the inclusion of 400 apartments which would contribute to the increased costs associated with building a first-class Squash and Fitness Centre along with a multi-storey car park.

The transformation from a straight-forward redevelopment of the Greyhound Stadium and retail store into a mini-Olympic Village was complete and revised plans were drawn up and submitted at the Stage 3 Consultation on 26th February 2013 and presented to Councillors of the London Boroughs of Merton and Wandsworth at a reception held on 27th February 2013.

The Greyhound Stadium

- 4,500 capacity Greyhound Stadium
- 700 capacity 2-tier restaurant
- 640 capacity Corporate Boxes with external terrace
- Traditional ground floor accommodation for race goers including restaurant, bar facilities and Tote
- Ground floor access to external terrace
- All round unobstructed race viewing at all levels
- Tensile Canopy over external terracing
- Kennel block (13 no. races)
- Additional parking providing 120 spaces for trainers
- Separate entrance to site for trainers and staff for access to paddock area
- 450 car parking spaces for race attendees

The Squash and Fitness Centre

- 7 single squash courts
- 238 spectator International squash court
- 383 sq. metres gym/weight training facility
- 223 sq. metres dance studio/fitness suite
- 453 sq. metres café and bar area
- Dance Studio
- Sports Injury Clinic and Hydrotherapy pool
- Board Room Facilities
- Male and Female Changing Facilities
- Rooftop Garden with views of Greyhound Track
- Disabled access to all areas of Squash and Fitness Club and Sports Injury Clinic

Retail Store and multi-storey car park

- 3,500 sq. metres retail store
- Ground and first floor parking providing 336 spaces for retail customer use only
- 450 space multi-story car park for daytime use by St George's NHS employees and evening parking for race attendees
- Secure day and evening parking

Apartments

- 400 one and two bedroom apartments
- 217 apartments with Greyhound Track views
- Apartments surrounding multi-storey car park comprising 77 no. 2 bedroom and 106 no. 1 bedroom apartments

Community Benefits

- Up to 250 full and part-time jobs created within Greyhound Stadium, 52 weeks a year, part-time workers having opportunity to work between 900 and 1200 hours per annum
- Jobs for 18 – 25 year olds which will help to develop key social skills when dealing with the general public
- Approximately 200 full and part-time jobs at retail outlet
- Sports club providing facilities to local nursery groups, dance and aerobic classes for all ages
- Subsidised car parking for St George's NHS Hospital staff
- Local business enhancement, it being the intention to use local businesses for catering, printing, taxis and other services associated with running a sports' stadium
- Tourist attraction with increase demand for local hotels, restaurants, public transport and private taxi companies
- Wimbledon will boast world class tennis, squash and greyhound racing

Greyhound Welfare

The Greyhound Board of Great Britain (“GBGB”) is the governing and regulatory body responsible for protecting greyhound welfare. In the last three years GBGB has provided close to £4.5 million in funding to the Retired Greyhound Trust (“RGT”). The RGT is an independent charity that has found homes for an average of 4,000 greyhounds per year in that period. Many more greyhounds are responsibly rehomed by trainers, their owners and other rehoming organisations.

Those with an interest in greyhounds and greyhound racing want to see a thriving industry where the welfare of the dogs is paramount. A small and wholly unrepresentative assembly of individuals feel they have the right to speak for a much broader community than they represent. It is therefore important that the truth about racing is not coloured by the emotive and generally inaccurate statements of such individuals.

Greyhound racing is highly regulated to ensure that both greyhounds and the public can enjoy their racing safely. Greyhound racing at tracks is conducted under the supervision of a qualified veterinary surgeon that checks every greyhound before it races to ensure that they are fit to race. Like all athletes, occasionally a greyhound may get injured, and they will receive immediate and appropriate treatment from the vet. The majority of injuries are minor and in many cases the greyhound will return to racing, fit and well, very quickly. Prevention of injuries is a top priority and tracks are built and maintained to keep the risk at a minimum. The sport also invests considerable resources each year in track improvement work and research.

The Welfare of Greyhounds Regulations 2010 under the Animal Welfare Act ensures that greyhounds are the most protected of all canine breeds. As required by those regulations, the GBGB secured UKAS accreditation for racecourse licensing after fulfilling the requirements of internationally recognised standard EN45011. GBGB’s certification process is consistent, transparent and impartial.

All greyhounds are now microchipped at registration, ensuring traceability throughout their racing lives and into retirement. Greyhound owners are bound by Rule 18 of the GBGB Rules of Racing whereby retirement information must be provided at the end of a greyhound’s racing career. Non-compliance will result in disciplinary action including fines and disqualification from the sport, in addition, major investment into track safety and trainers’ residential kennel facilities continues to be made which safeguards greyhound welfare.

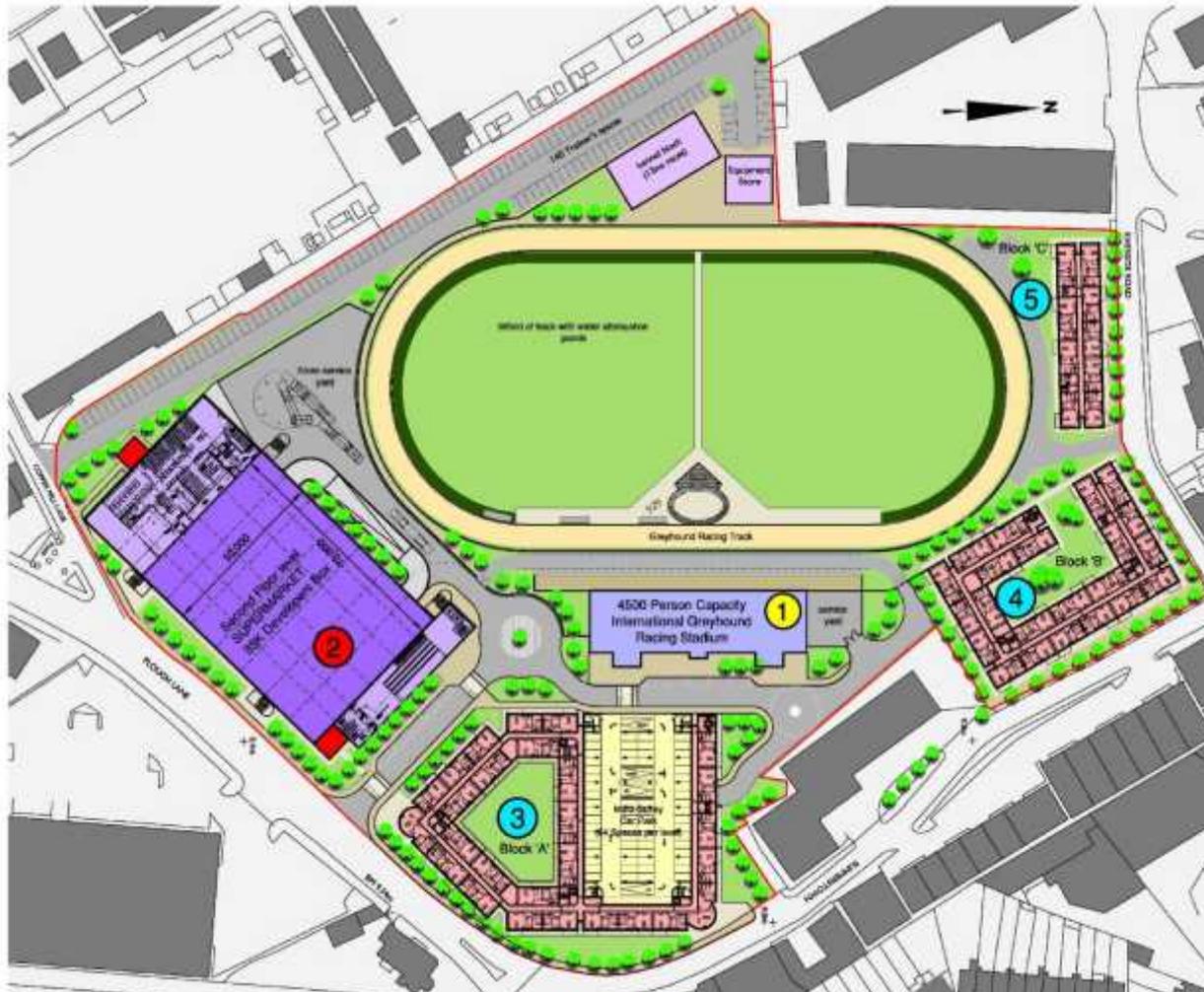
Greyhound Welfare

The GBGB works closely with major welfare charities via the Greyhound Forum. This body, established more than ten years ago, includes representatives from the RSPCA, Blue Cross and Dogs Trust. The Forum is an important arena for the discussion and development of industry-wide welfare projects.

For more information on Welfare please go to www.gbgb.org.uk/welfare.

To contact WWW please email: dtrumclean@gmail.com

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