

Kempton Park Racecourse potential development

Meeting at 6 pm on 26<sup>th</sup> of June

At

Spelthorne Borough Council offices

Attendees

- Roberto Tambini ✓ (Chief Executive)
- Lee O'Neil ✓ (Assistant Chief Executive)
- Cllr Watts ✓ (Leader)
- Cllr Webb ✓ (Portfolio Holder for Planning and Housing)
- Heather Morgan ✓ (Head of Planning and Housing Strategy)
- Mike Street ✓ (Non-Executive Director)
- William Gittus ✓ (Managing Director Jockey Club Estates)
- Peter Hopson ✓ (Aspire Client representative)
- Mark Boyes ✓ (Aspire Client representative)
- Duncan Phillips ✓ (Aspire Client representative)

ACTIONS

- new timeline (by ASPARE)
- contact by Cllr Webb to the Res Associations
- set up monthly steering group meetings
- Advise LB Richmond CX of an appeal by ASPARE
- " LB Hounslow CX (ch playground, parkland used)
- ~~Richmond~~ Press release

Agenda:

- 1.0 BACKGROUND
- 2.0 PROGRESS TO DATE
- 3.0 PROGRAMME
- 4.0 STEERING GROUP - monthly
- 5.0 CONSULTATION
  - 5.1 Residents Associations / Ward Councillors
  - 5.2 London Boroughs of Hounslow and Richmond on Thames
  - 5.3 Highways Agency, Surrey County Council & TfL
  - 5.4 Southwest Trains
- 6.0 PRESS STATEMENT
- 7.0 AOB
- 8.0 DATE OF NEXT MEETING

Planning Application 2014 3rd quarter  
 10<sup>th</sup> July - stewards of the Jockey Club  
 Initial thoughts: → feasibility studies  
 1/2 way through that → Housing / land supply  
 key study is highways - Highway Authority + Surrey CX 2<sup>nd</sup> July  
 Also Richmond on Thames + TfL 9<sup>th</sup> July.

Kenilworth Park  
 LB Spelthorne  
 Surrey County Council



## Note of Meeting

6.00pm Wednesday 26 June 2013

Venue: Spelthorne Borough Council (SBC) Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Attendees: Robert Watts - Leader of the Council (RW), Suzy Webb – Cabinet Member for Planning & Housing (SW), Roberto Tambini - CEO SBC (RT), Lee O'Neil – Deputy CEO SBC (LO), Heather Morgan - Head of Planning SBC (HM)  
Mike Street Non executive Director of The Jockey Club (MS), William Gittus Managing Director of The Jockey Club Estates (WG)  
Peter Hopson (PH), Mark Boyes (MB) and Duncan Phillips (DP) – Aspire (Client Representative & Development Manager).

### 1. Introductions

- MS introduced the purpose of the meeting and agenda outlining the Reg. 12 (5)(d) [REDACTED]
- MS confirmed the team had made good progress since the last meeting held with SBC on the 10<sup>th</sup> April and are due to present an update and recommendation for the next steps to The Jockey Club (TJC) Stewards at the beginning of July.
- Reg 12 (5)(d) [REDACTED]
- RT responded by seeking clarification of when in 2014 a planning application would be made, which MB confirmed was likely to be Q3 2014 which was acknowledged by RW and RT.
- Reg 12 (5)(d) [REDACTED]
- WG also confirmed that an important consideration for The Jockey Club was to bring forward the potential development whilst retaining racing at Kempton. The operational requirements of the stabling, accommodation, parade rings, grandstand and ancillary accommodation were all important facilities to understand in bringing the opportunities forward.
- Reg 12 (5)(d) [REDACTED]
- Reg 12 (5)(d) [REDACTED]
- SW highlighted that local feelings still run high after the London Irish experience and noted the site had now been sold to Crest Nicolson.
- RT confirmed SBC were keen to encourage development in parts of the Borough re-enforcing the Boroughs need for appropriate land to come forward to meet the needs.
- In recognising the progress and joint desire for regular meetings RT and RW requested the important dates to be set out and to agree a schedule of future meetings.



## 2. Progress to date

- PH briefly outlined the progress since the last meeting;
  - The team are half way through the feasibility study focusing on planning, master planning, transportation/highways, air quality, ecology, utilities, ground conditions, noise monitoring and archaeology assessments.
  - Meetings are arranged with the Highways Agency and Surrey County Council (2<sup>nd</sup> July) to discuss traffic impact, and Richmond and Transport for London (9<sup>th</sup> July).
  - Mouchel have drafted representations to the Surrey Rail Plan.
- RW asked for the dates of the meetings proposed (inserted in brackets post meeting, above).
- Reg 12(5)(d)  
[REDACTED]
- RW asked to see TJC's representations to the Surrey Rail Plan, MB agreed to send the draft for comment and noted the different responsibilities of South West Trains and Network Rail.
- Reg 12 (5)(d)  
[REDACTED]

## 3. Programme

- PH confirmed the team were on programme to deliver the feasibility report in September, and the desire to meet again before presenting the next steps to The Jockey Club Stewards in October. TJC will then be deciding how to progress to the next stage of design and preparation of a planning application.

• Reg 12(5)(d)  
[REDACTED]

• [REDACTED]

## 4. Steering Group

- PH stated a steering group had previously been formed, and an introductory meeting held and asked if this was still the most appropriate forum. RT, HM, SW and RW undertook to review the members of the Kempton Park project steering group such that we could hold further meetings with the most appropriate members, preferably before September.

## 5. Consultation

• Reg 12 (5)(d)  
[REDACTED]

- SW kindly offered to contact [REDACTED] of Kempton Park Residents Association and [REDACTED] of the Lower Sunbury Residents Association. It was also noted to engage Sunbury Common Residents Association, HM would make the introduction. Any meetings proposed should include all the RA's together, and the local councillors for those areas. HM also proposed to be present.
- RT agreed that he would write to the CEO of adjoining Boroughs, Richmond and Hounslow so they are aware of the potential.
- SW noted that Sunbury Cross also suffers from traffic congestion generated by Twickenham events, this was noted and an area for the highways team to look into.

## 6. Press Statement

- MB confirmed reactive press statements had been drafted. WG agreed to review these to ensure they were kept up to date.
- Both TJC and SBC confirmed they would liaise on any response to approaches made.

## 7. AoB

- All agreed the meetings are useful and were grateful for the time committed. A regular 1 hour update for this senior leadership group was valuable and should be diarised for the rest of the year.



# The Jockey Club

1750

8. Date of next meeting
  - To be circulated this week.