



QUESTIONS

1. The Timeline opposite shows there have been continual meetings and contacts between Spelthorne Council and The Jockey Club for at least the two years leading up to Feb 2014. This site cannot be developed for residential purposes because it is designated as Green Belt (as Mr Tambini assured a resident on 4 Nov 2013).

If so, then why have there been all these meetings?

2. What would be the financial value to the Council of the Covenant, if there were to be a residential/commercial development of 1500 dwellings + commercial units on the Kempton Park estate?
3. What would be the financial value to the Council of the other “planning gains” of a development of this size?
4. Mark Boyes of Aspire (development consultants to The Jockey Club) and Phil White (MD of Kempton Park) said (13 Aug 2013) that Spelthorne Council had approached The Jockey Club about 12 months before that to suggest a development at Kempton Park. This was confirmed by another Jockey Club consultant at a later meeting.

Who first suggested this development at Kempton Park: Spelthorne Council or The Jockey Club?

5. The email exchange on 7 June between Heather Morgan (then Spelthorne Head of Planning) and David Keene of David Lock Associates (DLA - urban planning consultants to The Jockey Club) shows that DLA were consulted about the contents of the Spelthorne Local Economic Assessment at least as early as that date, and probably earlier. The consultation period for residents, however, ran from 26 September to 6 November 2013.

Why did a developer’s consultant get such privileged early treatment?

5. Paragraph 155 of the National Planning Policy Framework (NPPF) states: *“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”*

Paragraph 007 of the central government guidance to the NPPF on preparing the housing evidence base for Local Plan Reviews states:

“Local communities, partner organisations, Local Enterprise Partnerships, businesses and business representative organisations, house builders, parish and town councils, designated neighbourhood forums preparing neighbourhood plans and housing associations should be involved from the earliest stages of plan preparation, which includes the preparation of the evidence base in relation to development needs.”

Work on the housing evidence base started in January 2013. Why have local communities not been involved?

The Timeline and quotations which follow opposite and overleaf are all based on documentary evidence. The vast majority of these documents were supplied by Spelthorne Council following Freedom of Information requests. All the KKG Documents referred to can be seen in their entirety at www.keepkemptongreen.com. Just type the word “Timeline” into the search facility on the home page, and open the document titled “Timeline background documents”.

TIMELINE

- 2 Sep 2005 Covenant signed (KKG Documents 12, 14)
- 3 Feb 2012 Email exchange – HM, RT, LB, LON – re Kempton Park and affordable housing. HM: *“Do I need to come to MAT with a brief confidential report?”* RT: *“Preparing a MAT report may well be of value, although the ‘title’ would need to give nothing away.”* (KKG Document 36)
- 27 Feb 2012 Email exchange – HM, MG, VS – re Covenant, which covers two parcels of land on the east of the estate. HM: *“I think we placed a lot of restrictions in terms of future development of this site (part of it??). MG: “They are constrained because we have an interest in land.” HM: “I presumed there was a good reason why they were squealing!”* (KKG Document 48)
- 21 Mar 2012 Tour of Kempton Park – FA, JP, IB, SD, GF, MF, DG, CN, DP1, RS-A, RW, RT, HM, TC, LON Cllr Information Pack: *“Any development other than outdoor sport and recreation would need to be able to prove very special circumstances.”* (KKG Documents 13, 19, 19a, 19b, 19c)
- 10 May 2012 Meeting at Kempton Park – GF, SD, DP1
- 22 Aug 2012 Email exchange – CM, DS – re Covenant. DS: *“...lease held by Spelthorne which incorporated land that not only ran across part of the new track, but also land where the Racecourse owners will shortly be talking to Heather.” “... as uninteresting Green Belt land it is probably worth £5,000 per acre. If it became a housing scheme, it would be worth, say, £1m per acre. Spelthorne’s entitlement, circa £330,000 per acre.”* (KKG Document 44)
- 23 Oct 2012 Meeting at Kempton Park – RT, HM, LON, MG, CF, MS. Document completely redacted except for attendees. (KKG Document 33)
- 23 Jan 2013 Meeting at Kempton Park - Kempton Park Working Party – GF, MF, SD, HM, MB, PH. Cllr’s views: *“Flagged up green belt status of land and need to ensure community payback was of a high enough quality to convince the local community.” “Housing to be located in area of dilapidated/unused buildings and car/truck rental.”* “Aspire: *“Scale of what might come forward”* (completely redacted). (KKG Document 20)
- 24 Jan 2013 Email exchange – HM, RT, LON – re Kempton Park proposals. HM: *“As I mentioned if this kicks off then it will be a flagship and will need a lot of time and resources to deliver a permission in 18 months time.”* (KKG Document 20)
- 6 Feb 2013 “High Level” Meeting at Knowle Green – RW, RT, LON, HM, MS, CF, WG, PH. (KKG Documents 58, 91)
- 19 Feb 2013 Meeting at Knowle Green - HM, DK, ML. (KKG Document 51)
- 7 Mar 2013 Meeting at Kempton Park - RT, HM, LON, MS, PW. (KKG Document 51)
- 7 Mar 2013 Email exchange – HM, PH. HM: *“Please can you let me know when you are going to be in a position to have a more detailed conversation re master plan and high level programme timescales.”* PH: *“If this meeting is unable to happen in March, we can make arrangements to come in and review the proposition together.”* (KKG Document 51)
- 18 Mar 2013 Email exchange - HM, DK – re Meeting at Kempton Park on 27 Mar, later cancelled. DK: *“We would like to discuss the detailed technical aspects of (redacted)”* (KKG Document 51)
- 10 Apr 2013 “High Level” Meeting at Kempton Park – HM, RT, LON, RW, SW, MB, PH, WG, MS. Aspire: *“Green Belt Policy severely restricts development, National Planning Policy Framework supports the importance of the Green Belt, A review of the Green Belt Boundary should be undertaken if there are compelling reasons.”* (This has now been changed by central government). A Site Capacity Analysis map was included but was totally redacted. (KKG Documents 53, 53a)
- 17 Apr 2013 Update Meeting – SBC and JC. (KKG Document 58)
- 8 May 2013 Meeting at Knowle Green - Introduction to consultants’ team (KKG Document 58)
- 20 May 2013 Email exchange – HM, SM, TW-F, MG, LON – re Kempton park proposals. HM: *“Suffice to say that they’re not looking at a small area of infill.” “I have asked the Jockey Club for £150,000 to help us with resource if they progress further down the line - which they have said yes to in principle.” “Needless to say this is highly confidential at this current point in time. Until they have given us the results of their next stage surveys we as a Council will not know the details of a scheme on which to formulate a view.”* (KKG Document 38)
- 5 Jun 2013 Email exchange - internal SCC Highways - re Kempton Park proposals. *“I have a pre plan ...* PTO

- (from previous page) ... *meeting coming up for between 1500 and 2000 dwellings on surplus land at Kempton Park Sunbury.*" (KKG Document 8)
- 7 Jun 2013** Email exchange – **HM**, DK, ML, MB – re David Lock Associates contribution to Local Economic Assessment. HM: *"My only slight worry is the reference for the LEA to make reference to 'consider green belt land release as an inevitable consequence of an economic development strategy'. ... It might also set hares running if someone picks up on this (Cllrs or a residents association). The inference that they might draw from this is that Kempton Park will have housing on it come what may. I'm not entirely convinced that this will help in terms of the overall way we want to approach this. I would suggest that you might want to 'soften' the language a little."* (KKG Document 47)
- 17 Jun 2013** Environment Agency emails – re site visit to Kempton Park. Includes map showing "Area of Research" on eastern half of the estate. (KKG Document 25)
- 26 Jun 2013** "High Level" Meeting at Knowle Green – **RV**, SW, **RT**, LON, **HM**, MS, WG, PH, MB, DP2. 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."* 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."* (KKG Document 34)
- 28 Jun 2013** Letters to CEs of Hounslow, Richmond & Elmbridge. **RT**: *"I am writing to let you know about a significant residential development that is being contemplated by Kempton Park in Sunbury." "I am very much aware that any proposal which comes forward may have an impact on your Borough and the residential areas which border the site."* (KKG Document 9a)
- 2 Jul 2013** Email exchange – **HM**, MB – re work on housing targets. HM: *"Need to flag up that I indicated there may be a delay in Local Plan work on housing due to lack of staff resource. Add that I'm looking to re-jig the programme of work to bring housing higher up the priority list of evidence based work to be done."* (KKG Document 37)
- 9 Jul 2013** Meeting at Twickenham - Kempton Park Feasibility Meeting – Mouchel, LB Richmond, TfL. Mouchel: *"Area of land east of the racecourse identified ... Site may support 1,000 to 1,500 units."* (KKG Document 10)
- 11 Jul 2013** Conversation – AD, **RV** at Walton Bridge opening. RW: *"We have to do this. We have the money (referring to S106 money allocated to affordable housing), they have the land."* (LOSRA notes)
- 15 Jul 2013** Meeting at Knowle Green – LOSRA and SBC - AD, ZC, **RT**, **HM**. AD: *"Our problem with a development on Kempton Park can be summarised in two words: 'Green' and 'Belt'. Development on Green Belt can only take place in 'very special circumstances'."* RT: *"The whole country's in 'very special circumstances'. Go and have a look at the development at Newbury racecourse. It's quite nice."* (LOSRA notes). Further research showed the Newbury development to be 1400 homes.
- 17 Jul 2013** Meeting – Kempton Park Steering Group – **HM**, SW, DP1, SD, MB. SD to MB: *"You're talking about a different area (of land) from last time. (23 Jan 2013)"* (KKG Document 92)
- 13 Aug 2013** Meeting At Kempton Park – LOSRA and JC - AD, IF, MB, DD, NK – tour of eastern side of the estate. MB & PW: *"The JC were approached by SBC about developing the site 12 months previously".* (i.e. SBC started it.) MB: *"The JC and SBC "are arguing over proceeds from the Covenant. SBC want to have their cake and eat it. They want the full proceeds from the*
- Covenant, and want us to pay for the redevelopment of Sunbury Cross."* (LOSRA notes)
- 13 Aug 2013** Meeting at Kempton Park – Councillors
- 4 Sep 2013** Letter to HM - MB Costco objection. MB: *"The Costco transport assessment makes no allowance for potential future development at Kempton Park."* (KKG Document 17)
- 11 Sep 2013** Meeting at Knowle Green - MB, **HM**, **RT** re Costco objection. (KKG Document 15a)
- 12 Sep 2013** "High Level" Meeting at Kempton Park – **RT**, **HM**, **RV**, SW, DD, NK. *"RT Set out political issues, cabinet changes."* (KKG Documents 58, 92)
- 9 Oct 2013** Meeting at Kempton Park – LOSRA and JC – AD, IF, MB, DD, PW. Plans of traffic proposals for Sunbury Cross and Hampton Triangle discussed. MB: *"Pressure from RT, RW and SW to move faster." "Planning to build on 70 acres." (28.3ha) "Acceptable density would be 35 dph."* Thus, 28.3 x 35 = 991, the figure which LOSRA used as evidence in their Autumn newsletter of 1000 dwellings planned for Kempton Park. (LOSRA notes)
- 10 Oct 2013** Conversation - AD, **RV**, SW after Fire Service public meeting at Sunbury Manor School. AD asked whether it was true that SBC and the JC were arguing about the Covenant money. RW confirmed this. *"There's always an argument about money."* (LOSRA notes)
- 23 Oct 2013** Mouchel Feasibility Study on impact on A308 Hampton Traffic produced. (KKG Document 11)
- 24 Oct 2013** Meeting at Magpie – AD, ZC, JH, NK
- Late Oct 2013** LOSRA Autumn newsletter - "SBC plans huge housing development on KP Green Belt"
- 4 Nov 2013** Email Exchange – **RT**, Sunbury resident. RT: *"Whilst you are correct that the Council 'is looking to meet its target for affordable housing', Kempton Park does not feature as a place where we could currently discharge that responsibility, as, amongst other considerations, as you point out, Kempton Park is in the Green Belt."* (KKG Document 50)
- 12 Nov 2013** Meeting at TE's house – TE, AF, AD, ZC. TE furious about LOSRA's Autumn newsletter *"Pack of lies, not one true word in it."* (LOSRA notes)
- 12 Nov 2013** Email exchange – **HM**, **RT** – re David Lock Associates. HM: *"I have been asked by the master planning consultants (David Lock Assoc) for some dates for them to come in and discuss with me/others the principles of what we would like to see on the site."* RT: *"I am happy to fit this in, in due course."* (KKG Document 60)
- 9 Dec 2013** Update Meeting at Knowle Green – **HM**, **RT**, MB, "D". *"RT: There must be a leak somewhere." "RT accepts that MB told him about the 1400 unit Newbury scheme at their February meeting".* RT urges (three times) that *"KP should develop in phases in order to get "quick wins."* RT confirms that *"councillors have not changed their minds on the development"*. (KKG Document 63)
- 9 Dec 2013** Meeting at Knowle Green – LOSRA and SBC - **RT**, **HM**, LON, **RV**, TE, AF, AD, ZC, IF. RW furious, TE furious again. RT: *"LOSRA have the wrong end of the stick" "newsletter all untrue"*. RW threatens to sue. (KKG Documents 35, 58, LOSRA notes)
- 21 Jan 2014** Meeting at Knowle Green – LOSRA and SBC – **RT**, ZC, IF. RT: *"There has been no further contact with Kempton Park."*
- 28 Jan 2014** Update Meeting – SBC and JC – **HM**, MB, DP, DK, ML?. MB: *"Aspire met Springfield School."* JC: *"{Planning is the main hurdle. Challenge to find a partner who ticks all the boxes – legacy, finance, commitment, delivery, place-making."* (KKG Document 92)
- 20 Feb 2014** "High Level" Meeting at Knowle Green – **RT**, **RV**, VL, JB, MS, MB, DP2. JB: (at the 6 Oct 2014 quarterly Residents Associations meeting) *"The JC offered to meet all our housing need. I told them that was not how SBC does its planning. They were aggrieved we were no longer treating them as a development partner." ???!!!*

AD: Alan Doyle, Chair, LOSRA to Dec 2013
 AF: Cllr Alfred Friday
 CF: Colin Fellows, Group Property Director, Jockey Club
 CM: Clare Marland, Principal Lawyer, SBC
 CN: Cllr Caroline Nichols
 DD: David Dewar, Mouchel (transport consultants)
 DG: Cllr Denise Grant
 DK: David Keene, DLA, (urban planning consultants)
 DS: Dion Scherer, Senior Chartered Surveyor, Kempton Carr Croft
 DP1: Cllr Daxa Patel

DP2: Duncan Phillips, Aspire, (development consultants)
 FA: Cllr Frank Ayers, Leader, SBC to Jan 2013
 GF: Cllr Gerald Forsbrey
HM: Heather Morgan, Head of Planning, SBC to Jan 2014
 IB: Cllr Ian Beardsmore
 IF: Iain Findlay, Committee member, LOSRA
 JB: John Brooks, Head of Planning, SBC from Jan 2014
 JP: Cllr Jean Pinkerton, Deputy Leader, SBC to Jan 2013
 LB: Liz Borthwick, Assistant Chief Executive, SBC
 LON: Lee O'Neil, Assistant Chief Executive, SBC
 ZC: Ziz Coltart, Treasurer, LOSRA to May 2014

MB: Mark Boyes, Aspire, (development consultants)
 MF: Cllr Mark Francis
 MG: Michael Graham, Head, Corporate Governance, SBC
 ML: Matthew Lappin, DLA, (urban planning consultants)
 MS: Mike Street, Chairman, Kempton Park to Jan 2013
 NK: Nick Kilby, Cratus, (PR consultants)
 PH: Peter Hopson, Aspire (development consultants)
 PW: Phil White, MD, Kempton Park
 RS-A: Cllr Richard Smith-Ainsley
RT: Roberto Tambini, Chief Executive, SBC

RV: Cllr Robert Watts, Leader, SBC from Jan 2013
 SD: Cllr Sandra Dunn
 SM: Sandy Muirhead, Head, Sustainability & Leisure, SBC
 SW: Cllr Suzy Webb, Cabinet member for Planning, SBC
 TC: Terry Collier, Assistant Chief Executive, SBC
 TE: Cllr Tim Evans
 TW-F: Tracey Willmott-French, Environmental Health, SBC
 VL: Cllr Vivienne Leighton, Cabinet member for Planning, SBC
 VS: Victoria Statham, Principal Solicitor, SBC
 WG: William Gittus, Group Property Director, Jockey Club