

**From:** Sarah Wardle  
**Sent:** Tuesday, January 10, 2017 12:30 PM  
**To:** ironhorse1@btconnect.com ; Paul Thompson ; 'John Hirsh'  
**Subject:** Redrow, Kempton Park Racecourse - UPDATE

Dear Paul, Alan and John

I am writing to update you and the wider LOSRA membership on the latest position in respect of the Kempton Park site. Redrow Homes has today submitted representations to the Council's call for sites exercise relating to the entirety of the land at Kempton Park, including the operational areas of the racecourse and other associated buildings.

Redrow reached an agreement with the Jockey Club in January 2017 to extend the land within their agreement, after concluding that some development would be better placed on the previously developed section of the site, which is close to the existing urban centre and benefits from greater proximity to the railway station and the future Crossrail 2 route. The total gross developable area now stands at approximately 230 acres and Redrow's initial capacity studies indicate that the site could provide for circa 3,000 new homes. Redrow wish to make it absolutely clear that it is not suggesting that the entire site is built on and this move could allow for the retention of a significant area of Green Belt, alongside the provision of other publically accessible on-site open space.

The Jockey Club fully supports this move as an enabling measure, facilitating comprehensive re-investment in its other UK racing facilities for the betterment of the horseracing industry. It is intended to relocate some races to other land in Jockey Club ownership in Surrey.

Although we are acutely aware of the sensitivities surrounding this site, we hope that this latest development may be seen as an opportunity for Spelthorne to provide a substantial element of its residual housing need on one site, which includes brownfield land and allows for the retention of a significant area of the Green Belt in this location.

The increase in unit numbers will make a significant contribution towards meeting the local housing need, delivering around four years of the Borough's housing need on one site and supporting the local community in this respect. A development of this size can support its own infrastructure from developer contributions and increase funding to Spelthorne Borough Council through the Deed of Rent Charge.

In addition to housing, the site could deliver significant improvements to the local road network, particularly at Sunbury Cross and has the potential to deliver a new school, health facilities, shops and other community facilities. We hope you see this as a positive move by Redrow and an opportunity for a high quality residential-led development providing a long-term defensible boundary to the retained Green Belt with continued separation between urban areas.

I hope you have found this update useful. In the meantime if you would like to contact me please feel free to do so on 0207 399 2753. Alternatively, you can email me at [sarahw@curtinandco.com](mailto:sarahw@curtinandco.com).

Best wishes,

Sarah

**Sarah Wardle, Associate Director**

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