

CAMBRIDGE ROAD ESTATE – PLANNING APPLICATION 20/02942/FUL

REHOUSING STRATEGY - NOVEMBER 2020

**** TO BE READ IN CONJUNCTION WITH LETTER TO THE CASE OFFICER DATED
THE 15TH JUNE 2021 AND 20TH OCTOBER 2021****

LETTERS ENCLOSED OVERLEAF BEFORE REHOUSING STRATEGY

BY EMAIL

Ms Harsha Bhundia
Principal Planner
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
London
KT1 1EU

Our ref: 26902/A3/GP
20th October 2021

Dear Harsha,

**CAMBRIDGE ROAD ESTATE, ROYAL BOROUGH OF KINGSTON UPON THAMES, LONDON, KT1
PLANNING APPLICATION REF. 20/02942/FUL
AFFORDABLE HOUSING AMENDMENTS**

We write on behalf of our client, Cambridge Road (RBK) LLP (a joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston) in response to recent discussions to enhance the affordable housing provision proposed as part of the Cambridge Road Estate regeneration project.

As set out within Table 1 below, the applicant is proposing to substantially increase the affordable housing provision on the Site by introducing an additional 74 intermediate homes (3.1%). There are now 174 intermediate homes in total, 20 are shared equity homes/shared ownership homes that are recognised by the Local Planning Authority but not the GLA as affordable homes. The remaining 154 intermediate homes (including shared equity/shared ownership) are eligible to households with incomes of £90,000 or less in accordance with the GLA's income threshold guidance. The number of social rent properties have been maintained at 767.

Tenure	Previous Affordable Housing Proposal		Proposed Amendments	
	Homes	% of hab rooms	Homes	% of hab rooms
Social Rent	767	36.26%	767	36.26
Intermediate – Shared Equity/Shared Ownership (Non GLA Compliant)	100	5.64%	20	1.12%
Intermediate (Including Shared Equity/Shared Ownership – GLA Compliant) ¹	-	-	80	4.52%
Additional Intermediate ²	-	-	74	3.1%
Total	867	41.9%	941	45%
Uplift			+74	+3.1%

Table 1: Affordable Housing Amendments

¹ Eligible to households on £90,000 or less.

² As above.

In addition to the affordable housing provision being delivered on the Site, the Council and Countryside Properties (UK) Ltd are also delivering 101 social rent homes as part of the Kingston Small Sites Programme, if these homes are considered as well then the affordable housing provision is 47.4% on a habitable room basis.

The amendments to the affordable housing provision have resulted in a need to review assessments previously undertaken and provide supplementary design information. This letter is therefore accompanied by the following application material:

- Updated Application Form – October 2021
- Updated Drawings – October 2021
- Addendum Design Note – October 2021
- Viability Report – October 2021
- Transport Assessment Review Letter – October 2021
- Environmental Statement Review Note – October 2021
- CIL Additional Information Form – October 2021

Sheet 1 attached to this letter explains the amendments that have been made to the application material since November 2020 and cover sheets have been added to the application documents to help navigate the application material.

The amendments to the affordable housing provision proposed have resulted in some changes to the information that was contained within the Planning Statement, Rehousing & Reprovision Statement and Equalities Impact Assessment submitted with the Planning Application. These amendments are explained below.

Planning Statement

Paragraph	Amendment
1.11	The documents submitted in support of the Planning Application are as listed on Sheet 1 attached to this letter.
5.4, Table 5	<p>The affordable housing provision for the outline part of the Application is now:</p> <p>767 social rent homes 20 shared equity/shared ownership 154 intermediate homes</p> <p>45% (by hab room) or 43.36% affordable housing provision across the masterplan (by unit).</p> <p>In relation to Phase 1, the affordable provision is as follows:</p> <p>150 social rent homes 15 shared equity/shared ownership 0 intermediate homes</p> <p>39.7% (by hab room) or 36.5% affordable housing provision across in Phase 1 (by unit).</p> <p>The housing mix for the affordable homes in Phase 1 is:</p> <p>1 bed – 58 homes (35.2%) 2 bed – 50 homes (30%) 3 bed – 44 homes (27%) 4 bed – 10 Homes (6%)</p>

	5 bed – 2 Homes (1.2%) 6 bed – 1 Home (0.6%)
5.4, Table 5	Playspace – 10,333sqm is proposed across the masterplan. 2,408sqm is proposed within Phase 1.
5.11	941 affordable homes are proposed.
5.11, Table 6	Please see an updated Table 6 below.

	Unit size	Social rent	Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate-Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
Phase 1 (Detailed)	1 Bed Flat	54	4	0	109	167
	2 Bed Flat	43	7	0	135	185
	3 Bed Flat	36	2	0	41	79
	3 Bed Maisonette	4	2	0	2	8
	3 Bed House	0	0	0	0	0
	4 Bed Flat	2	0	0	0	2
	4 Bed Maisonette	4	0	0	0	4
	4 Bed House	4	0	0	0	4
	5 Bed House	2	0	0	0	2
	6 Bed Maisonette	1	0	0	0	1
	SUB-TOTAL	150	15	0	287	452
Outline Phases – Indicative	1 Bed Flat	244	0	46	419	709
	2 Bed Flat	287	1	73	362	723
	3 Bed Flat	41	0	10	117	168
	3 Bed Maisonette	2	2	18	30	52
	3 Bed House	6	2	7	14	29
	4 Bed Flat	1	0	0	0	1
	4 Bed Maisonette	9	0	0	0	9
	4 Bed House	27	0	0	0	27
	5 Bed House	0	0	0	0	0
	6 Bed Maisonette	0	0	0	0	0
	SUB-TOTAL	617	5	154	942	1,718
Overall Totals						
TOTAL	Social		Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
		767	20	154	1,229	2,170

5.13, Table 7	<p>Please see an updated Table 7 below.</p> <table border="1"> <thead> <tr> <th>Tenure</th> <th></th> <th>Units</th> <th>Hab Rooms</th> <th>Sqm (GIA)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Social Rent</td> <td>Existing</td> <td>653</td> <td>2,238</td> <td>42,196</td> </tr> <tr> <td>Proposed</td> <td>767</td> <td>2,350</td> <td>66,818</td> </tr> <tr> <td>Uplift</td> <td>+114</td> <td>+112</td> <td>+24,622</td> </tr> <tr> <td rowspan="3">Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)</td> <td>Existing</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Proposed</td> <td>20</td> <td>72</td> <td>2,041</td> </tr> <tr> <td>Uplift</td> <td>20</td> <td>+72</td> <td>+2,041</td> </tr> <tr> <td rowspan="3">Intermediate Shared Equity/Shared Ownership (GLA Compliant)</td> <td>Existing</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Proposed</td> <td>154</td> <td>493</td> <td>14,331</td> </tr> <tr> <td>Uplift</td> <td>+154</td> <td>+493</td> <td>+14,331</td> </tr> <tr> <td rowspan="3">Private (incl. existing leaseholders)</td> <td>Existing</td> <td>179</td> <td>807</td> <td>14,322</td> </tr> <tr> <td>Proposed</td> <td>1,229</td> <td>3,562</td> <td>102,967</td> </tr> <tr> <td>Uplift</td> <td>+1,050</td> <td>+2,755</td> <td>+88,645</td> </tr> <tr> <td rowspan="3">TOTAL</td> <td>Existing</td> <td>832</td> <td>3,045</td> <td>56,518</td> </tr> <tr> <td>Proposed</td> <td>2,170</td> <td>6,477</td> <td>186,157</td> </tr> <tr> <td>Uplift</td> <td>+1,338</td> <td>+3,432</td> <td>+129,693</td> </tr> <tr> <td colspan="2">Total Affordable Homes</td> <td>941</td> <td>2,915</td> <td>83,190</td> </tr> <tr> <td colspan="2">Net Additional Affordable Homes</td> <td>+288</td> <td>+565</td> <td>+40,994</td> </tr> </tbody> </table>	Tenure		Units	Hab Rooms	Sqm (GIA)	Social Rent	Existing	653	2,238	42,196	Proposed	767	2,350	66,818	Uplift	+114	+112	+24,622	Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Existing	0	0	0	Proposed	20	72	2,041	Uplift	20	+72	+2,041	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Existing	0	0	0	Proposed	154	493	14,331	Uplift	+154	+493	+14,331	Private (incl. existing leaseholders)	Existing	179	807	14,322	Proposed	1,229	3,562	102,967	Uplift	+1,050	+2,755	+88,645	TOTAL	Existing	832	3,045	56,518	Proposed	2,170	6,477	186,157	Uplift	+1,338	+3,432	+129,693	Total Affordable Homes		941	2,915	83,190	Net Additional Affordable Homes		+288	+565	+40,994
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5.14	<p>Amended text:</p> <p>43.36% affordable housing provision by unit or 45% based on habitable rooms. The tenure split would be 767 social rent homes, 154 intermediate and 20 shared equity/shared ownership, which equates to an 81.5%/16.4%/2.1% split based on units and a 80.6%/16.9%/2.5% split based on habitable rooms.</p>																																																																																
5.49	<p>In terms of play space provision, the 2,170 homes proposed and assumed unit mix would generate an estimated yield of 1,033 children – with a subsequent play space provision requirement of 10,333sqm, which would be broken down as follows:</p> <ul style="list-style-type: none"> • Doorstep/LAP – 3,126sqm; • LEAP – 4,173sqm; and • NEAP – 3,100sqm. 																																																																																
5.69	<p>165 of the new homes are proposed as affordable within Phase 1 now. 150 social rent homes, 15 shared equity/shared ownership and 287 private homes.</p>																																																																																
5.69, Table 12	<p>Please see an updated Table 12 below:</p>																																																																																

Block	Tenure	1BF	2BF	3BF	3BM	4BF	4BM	4BH	5BH	6BM	Sub Total
Block B	Social Rent	13	23	2			2				40
	Shared Equity*	2			2						4
	Private										0
Block C	Social Rent	18	18	9							45
	Shared Equity*	2	2								4
	Private	54	77	22							153
Block E	Social Rent	23	2	25	4	2	2	4	2	1	65
	Shared Equity*	0	5	2							7
	Private	55	58	19	2						134
Total		167	185	79	8	2	4	4	2	1	452
%		37%	41%	19.2%			2.2%		0.4%	0.2%	

* Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)

5.70	553 habitable rooms in Phase 1 would be affordable tenure which equates to 39.7% affordable provision on a habitable room basis. Of this provision, 8.8% would be shared equity/shared ownership and 91.2% would be social rent.
5.89 & 5.90	<p>Phase 1 includes 2,939sqm of play space, which would be provided as follows:</p> <ul style="list-style-type: none"> • Doorstep/LAP – 724sqm; • LEAP – 1,015sqm; and • NEAP – 1,200sqm. <p>Block C has an estimated child yield of 82.4 which corresponds to a requirement to provide 824sqm. Block B has an estimated child yield of 32.6 which corresponds to a requirement to provide 326sqm. Block E has an estimated child yield of 125.8 which corresponds to a requirement to provide 1,258sqm.</p>
6.30	The scheme proposes 45% affordable housing across the Application Site (Hab room basis). This equates to 941 homes. The proposed tenure split would be 767 social rent homes, 154 intermediate and 20 shared equity/shared ownership, which equates to an 81.5%/16.4%/2.1% split based on units and a 80.6%/16.9%/2.5% split based on habitable rooms.
6.31	As part of the overall 941 homes, the detailed element of the application proposes 150 social rent homes and 15 shared equity/shared ownership homes. The tenure split in phase 1 is 91% social rent and 9% shared equity/shared ownership.
6.153	The likely trip generation is approximately 147 vehicles in the AM peak, 130 in the PM peak and 1,170 across the day.
6.154	The Proposed Development is forecast to generate an additional 195 walking trips in the AM peak and 224 in the PM peak, with 51 additional cycling trips in the AM peak and 58 additional trips in the PM peak.
6.185	Landscaping details have been submitted with this application, including proposed landscaping design and a breakdown of the communal open space areas including existing and proposed demands, and formal and informal children's play provision. In

	total however, the amount provided across the masterplan is 10,333sqm, which is in accordance with the Mayor's play space requirements.
8.4, Table 19	An additional 288 affordable homes are now proposed, with 92 of these being social rent.

Rehousing & Reprovision Strategy

Paragraph	Amendment
Table 3	Please see an updated Table 3 below.

	Unit size	Social rent	Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate- Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
Phase 1 (Detailed)	1 Bed Flat	54	4	0	109	167
	2 Bed Flat	43	7	0	135	185
	3 Bed Flat	36	2	0	41	79
	3 Bed Maisonette	4	2	0	2	8
	3 Bed House	0	0	0	0	0
	4 Bed Flat	2	0	0	0	2
	4 Bed Maisonette	4	0	0	0	4
	4 Bed House	4	0	0	0	4
	5 Bed House	2	0	0	0	2
	6 Bed Maisonette	1	0	0	0	1
	SUB-TOTAL	150	15	0	287	452
Non-residential:						
	Class E – Office Floorspace				290 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace				395 sqm	
	Class F2 – Community Floorspace				1,250 sqm	
Outline Phases	1 Bed Flat	244	0	46	419	709
	2 Bed Flat	287	1	73	362	723
	3 Bed Flat	41	0	10	117	168
	3 Bed Maisonette	2	2	18	30	52
	3 Bed House	6	2	7	14	29
	4 Bed Flat	1	0	0	0	1
	4 Bed Maisonette	9	0	0	0	9
	4 Bed House	27	0	0	0	27
	5 Bed House	0	0	0	0	0
	3 Bed Maisonette	0	0	0	0	0
	SUB-TOTAL	617	5	154	942	1,718
Non-residential:						
	Class E – Office Floorspace				290 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace				1,395 sqm	
	Class F2 – Community Floorspace				1,250 sqm	

Overall totals						
Overall totals	Residential					
		Social	Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
	TOTAL	767	20	154	1,229	2,170
	Non-residential:					
		Class E – Office Floorspace			580 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace			1,790 sqm		
	Class F2 – Community Floorspace			2,500 sqm		

Table 4 Please see an updated Table 4 below.

Tenure		Units	Hab Rooms	Sqm (GIA)
Social Rent	Existing	653	2,238	42,196
	Proposed	767	2,350	66,818
	Uplift	+114	+112	+24,622
Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Existing	0	0	0
	Proposed	20	72	2,041
	Uplift	20	+72	+2,041
Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Existing	0	0	0
	Proposed	154	493	14,331
	Uplift	+154	+493	+14,331
Private (incl. existing leaseholders)	Existing	179	807	14,322
	Proposed	1,229	3,562	102,967
	Uplift	+1,050	+2,755	+88,645
TOTAL	Existing	832	3,045	56,518
	Proposed	2,170	6,477	186,157
	Uplift	+1,338	+3,432	+129,693
Total Affordable Homes		941	2,915	83,190
Net Additional Affordable Homes		+288	+565	+40,994

4.6 As demonstrated, the Proposed Development will result in a net uplift in affordable housing on the Site. There is a net increase in social rented homes (+114 homes), shared equity/shared ownership homes (+20 homes) and intermediate homes (+154 homes).

4.8 There are no existing shared equity homes at CRE. The proposed development would provide 20 shared equity/shared ownership homes and 154 intermediate homes.

Equalities Impact Assessment

Paragraph	Amendment
3.9	In total, up to 941 affordable homes (Social Rent, Shared Equity and Shared Ownership) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.
3.15	As outlined above, the Development will provide up to 941 homes (Socially Rented, Shared Equity and Shared Ownership), with 165 of these being delivered as part of the detailed element of the Development and up to 776 being provided as part of the outline element of the Development. Therefore, this will provide much needed affordable housing for the area.
3.16 – Ethnicity	The Development will include a high portion of accessible, affordable housing, including affordable family homes. In total, up to 941 affordable homes (Social Rent, Shared Equity and Shared Ownership) will be delivered as part of the Development;
3.86	Dwellings will be provided in a range of tenures, including affordable, shared equity, shared ownership and private market housing. In total, up to 941 affordable homes (Social Rent, Shared Ownership and Shared Equity) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.
3.94 – Table 17	Dwellings will be provided in a range of tenures, including affordable, shared equity, shared ownership and private market housing. In total, up to 941 affordable homes (Social Rent, Shared Ownership and Shared Equity) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.

Summary

Set out above is a revised affordable housing offer and an explanation of the amendments to the application material. We understand that a reconsultation is due to take place and would welcome confirmation of the details surrounding this at that the earliest opportunity.

Should you have any queries in relation to this letter then please don't hesitate to ask me, otherwise we look forward to discussing the application further with you in advance of determination.

Yours sincerely,



GREG PITT
Planning Director

**CAMBRIDGE ROAD ESTATE
AMENDMENTS AND REVISIONS TO APPLICATION MATERIAL**

Application Material	Amendment	Comment
1. Covering Letter including the following Sheets:	Yes	Original covering letter dated 13 th November 2020 to be read in conjunction with letter to the Case Officer dated the 15 th June 2021 and 20 th October 2021.
o Planning Fee	No	No amendment since submission of application in November 2020.
o List of Application Documents (Updated)	Yes	See sheet 1 attached to the covering letter dated 20 th October 2021.
o Drawing list (Updated)	Yes	See sheet 2 attached to the covering letter dated 20 th October 2021.
2. Application Form and Notices	Yes	Section 4 previously updated in March 2021. Section 15 on the proposed affordable housing and market homes updated in October 2021.
3. CIL Additional Information Form	Yes	Application reference added, description of development updated and section 6 updated.
4. Outline Parameter Plans	No	No amendment since submission of application in November 2020.
5. Masterplan - Illustrative Plans – Updates: See drawing schedule	Yes	Update to the Illustrative masterplan (503-PTA-MP-RF-DR-A-1201 Rev PL4) and Illustrative building heights vertical parameter overlay (503-PTA-MP-XX-DR-A-5409 PL1) made in June 2021 as shown on sheet 2 attached to the covering letter dated 20 th October 2021.
6. Phase 1 – Detailed Architectural and Landscape Plans	Yes	Amendments to landscape, Plot B, C and E drawings made in June 2021 and October 2021 as shown on sheet 2 attached to the covering letter dated 20 th October 2021.
7. Design and Access Statement (Volume 1 – The Masterplan and Volume 2 – Detailed Component)	Yes	To be read in conjunction with Design and Access Statement Addendum dated May 2021 and October 2021.
8. Design Guidelines	Yes	Updated in April 2021
9. Planning Statement	Yes	To be read in conjunction with letter to the Case Officer dated the 15 th June 2021 and 20 th October 2021.
10. Rehousing Strategy	Yes	
11. Financial Viability Appraisal	Yes	Updated in October 2021
12. Statement of Community Involvement	No	No amendment since submission of application in November 2020.
13. Draft Estate Management Strategy	No	No amendment since submission of application in November 2020.
14. Transport Assessment	Yes	To be read in conjunction with Technical Note – Transport Assessment Addendum dated the 12 th October 2021.

15. Phase 1 Travel Plan	No	No amendment since submission of application in November 2020.
16. Car Parking Management Plan	No	No amendment since submission of application in November 2020.
17. Servicing and Delivery Management Plan	No	No amendment since submission of application in November 2020.
18. Construction Logistics Plan	No	No amendment since submission of application in November 2020.
19. Construction Method Statement and Construction Management Plan	No	No amendment since submission of application in November 2020.
20. Health Impact Assessment	Yes	To be read in conjunction with Environmental Statement Letter of Clarification dated 13 th October 2021.
21. Energy Statement (Including Overheating Assessment and Whole Life Cycle Assessment)	Yes	Whole Life Cycle Assessment updated in October 2021.
22. Sustainable Design and Construction Statement (Including Circular Economy Statement)	Yes	Circular Economy Statement Updated in April 2021.
23. Arboricultural Report and Tree Conditions Survey	No	No amendment since submission of application in November 2020.
24. Arboricultural Impact Assessment & Method Statement	No	No amendment since submission of application in November 2020.
25. Utilities Report	No	No amendment since submission of application in November 2020.
26. Fire Strategy Report	Yes	Amended report October 2021.
27. Extraction and Ventilation Strategy	No	No amendment since submission of application in November 2020.
28. Noise Impact Assessment	No	No amendment since submission of application in November 2020.
29. Preliminary Ecological and Bat Survey Report	No	No amendment since submission of application in November 2020.
30. Archaeology and Heritage Assessment – Updated: March 2021	Yes	Updated in March 2021.
31. Ground Conditions Assessment	No	No amendment since submission of application in November 2020.
32. A) Environmental Statement – Non Technical Summary		To be read in conjunction with Environmental Statement Letter of Clarification dated 13 th October 2021. Chapter 9: Daylight, Sunlight and Overshadowing; Updated in June 2021 Chapter 10: Wind Microclimate; Updated May 2021 Environmental Statement Appendices (Volume 2): Appendix 9.1, 9.3, 9.4, 9.6 10.1 and 10.2 Updated in June 2021 Environment Statement - Townscape and Visual Assessment (ES Volume 3) –
B) Environmental Statement Technical Chapters (Volume 1)		
• Chapter 1: Introduction;		
• Chapter 2: EIA Methodology;		
• Chapter 3: Site and Development Description;		
• Chapter 4: Alternatives and Design Evolution;		
• Chapter 5: Construction Methodology and Phasing;		
• Chapter 6: Population and Human Health;		
• Chapter 7: Air Quality;		
• Chapter 8: Biodiversity;		

<ul style="list-style-type: none"> Chapter 9: Daylight, Sunlight and Overshadowing; Updated June 2021 	Yes	Technical note and updated views issued in April 2021.
<ul style="list-style-type: none"> Chapter 10: Wind Microclimate; Updated May 2021 	Yes	
<ul style="list-style-type: none"> Chapter 11: Summary and Residual Effects; 		
C) Environmental Statement Appendices (Volume 2): Appendix 9.1, 9.3, 9.4, 9.6 10.1 and 10.2	Yes	
D) Environment Statement - Townscape and Visual Assessment (ES Volume 3) – Technical note and updated views – April 2021	Yes	
Temple Interim Review Report (IRR) and Barton Willmore Response to IRR.	No	
33. Equalities Impact Assessment - Updated June 2021	Yes	Updated report issued in June 2021 and to be read in conjunction with letter to the Case Officer dated the 20 th October 2021.
34. Flood Risk Assessment	Yes	Updated April 2021
35. Phase 1 Drainage Statement	Yes	Updated April 2021
36. Accessibility Audit	No	No amendment since submission of application in November 2020.
37. Internal Daylight and Sunlight Assessment	No	No amendment since submission of application in November 2020.
38. External Daylight and Sunlight Assessment of Illustrative Masterplan	No	Updated in March 2021
39. Biodiversity Net Gain Assessment	No	No amendment since submission of application in November 2020.

CAMBRIDGE ROAD ESTATE – OCTOBER 2021

Hybrid Outline Planning Application Drawing Schedule

Masterplan - Parameter plans					For Approval
503-PTA-MP-RF-DR-A-1200	PL1	Existing Estate masterplan	1:1000	A1	For Approval
503-PTA-MP-RF-DR-A-5120	PL1	Existing Estate masterplan phasing plan	1:1000	A1	For Approval
503-PTA-MP-XX-DR-A-5406	PL1	Existing Estate masterplan layout and demolition	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5300	PL1	Site location plan	1:2000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5301	PL1	Extent of outline and detailed application areas	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5303	PL1	Development plot plan	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5305	PL1	Horizontal limits of development zones	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5306	PL1	Vertical limits of development zones	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5309	PL1	Development zone plan	1:1000	A1	For Approval

Masterplan - Illustrative plans					For Information
503-PTA-MP-RF-DR-A-1201	PL4	Illustrative masterplan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5400	PL1	Illustrative building block plan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5401	PL1	Illustrative development plot heights	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5402	PL1	Illustrative access and servicing	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5403	PL1	Illustrative principal uses at ground floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5404	PL1	Illustrative principal uses upper floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5405	PL1	Illustrative public realm	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5407	PL1	Illustrative development phasing plan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5408	PL1	Illustrative principal uses at first floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5409	PL1	Illustrative building heights vertical parameter overlay	1:1000	A1	For Information

Detailed Component - Landscape plans					For Approval
503-PTA-MP-00-DR-LA-4300	PL1	Masterplan Phase 1 - Building C – Long term GA Landscape Plan	1:250	A1	For Approval
503-PTA-MP-00-DR-LA-4301	PL3	Masterplan Phase 1 - Buildings B and E – Long term GA Landscape Plan	1:250	A1	For Approval
503-PTA-PH1-00-DR-LA-4300	PL1	Masterplan Phase 1 - Building C – Short term GA Landscape Plan	1:250	A1	For Approval
503-PTA-PH1-00-DR-LA-4301	PL4	Masterplan Phase 1 - Buildings B and E - Short term GA Landscape Plan	1:250	A1	For Approval

Detailed Component – Plot B General Arrangement plans, sections and elevations					For Approval
503-PTA-BZ-ZZ-DR-A-1300	PL3	Plot B - GA Plans - Ground and First Floor	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1301		Plot B - GA Plans - Second to Fifth Floor	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1302		Plot B - GA Plan - Roof	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1900		Plot B - GA Elevations	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1901		Plot B - GA Sections	1:250	A1	For Approval

Detailed Component – Plot C General Arrangement plans, sections and elevations					For Approval
503-PTA-CZ-ZZ-DR-A-1320		Plot C - GA plans - Basement and Ground Floor	1:250	A1	For Approval

503-PTA-CZ-ZZ-DR-A-1321	PL4	Plot C - GA plans - First and Second Floor	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1322	PL2	Plot C - GA plans - Typical Floor, Tenth and Eleventh Floor	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1323		Plot C - GA plans - Twelfth Floor and Roof	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1910	PL2	Plot C - GA Elevations - A, B	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1911	PL2	Plot C - GA Elevations - C, D	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1912	PL2	Plot C - GA Elevations - E, F	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1913		Plot C - GA Elevation - G	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1914		Plot C - GA Sections - A,B	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1915		Plot C - GA Sections - C,D	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1916		Plot C - GA Sections - E,F	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1917		Plot C - GA Sections - G,H	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1918		Plot C - GA Section - J	1:250	A1	For Approval
Detailed Component – Plot E General Arrangement plans, sections and elevations					For Approval
503-PTA-EZ-ZZ-DR-A-1355	PL2	Plot E - GA Plans - Ground and First Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1356	PL2	Plot E - GA Plans - Second and Third Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1357	PL2	Plot E - GA Plans - Fourth and Fifth Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1358	PL2	Plot E - GA Plans - Six and Seventh Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1359	PL2	Plot E - GA Plans- Eighth and Ninth Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1360	PL3	Plot E - GA Plans - Tenth and Eleventh Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1361	PL2	Plot E - GA Plan - Roof	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1920	PL3	Plot E - GA Elevations - A, B, C, D	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1921	PL3	Plot E - GA Sectional Elevations - E, F	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1922	PL3	Plot E - GA Sectional Elevations - G, H	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1930	PL2	Plot E - GA Sections - A, B	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1931		Plot E - GA Sections - C, D	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1932		Plot E - GA Sections - E, F	1:250	A1	For Approval

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BY EMAIL

Ms Harsha Bhundia
Principal Planner
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
London
KT1 1EU

Our ref: 26902/A3/GP
15th June 2021

Dear Harsha,

**CAMBRIDGE ROAD ESTATE, ROYAL BOROUGH OF KINGSTON UPON THAMES, LONDON, KT1
PLANNING APPLICATION REF. 20/02942/FUL
HOUSING MIX CLARIFICATION**

We write on behalf of our client, Cambridge Road (RBK) LLP (a joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston) in response to recent discussions to clarify the housing mix on the Estate and the uplift in affordable housing that is proposed.

Prior to the regeneration proposals commencing there were 832 properties on the Estate consisting of 653 social rent homes and 179 leasehold/freehold homes. At the point of submission of the hybrid outline planning application, 22 leaseholder/freeholder properties had been acquired by the Council as part of the land assembly process. This resulted in 675 social rent homes and 157 leasehold/freehold homes being reported within some of the application material which is incorrect. Therefore, please refer to the updated tables below rather than those within the Planning Statement and Rehousing Strategy.

We would be grateful if you can confirm receipt of this letter. Should you have any queries in relation to this clarification then please don't hesitate to ask me, otherwise we look forward to discussing the application further with you in advance of determination.

Yours sincerely,



GREG PITT
Associate



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Table 1: Existing Housing Mix

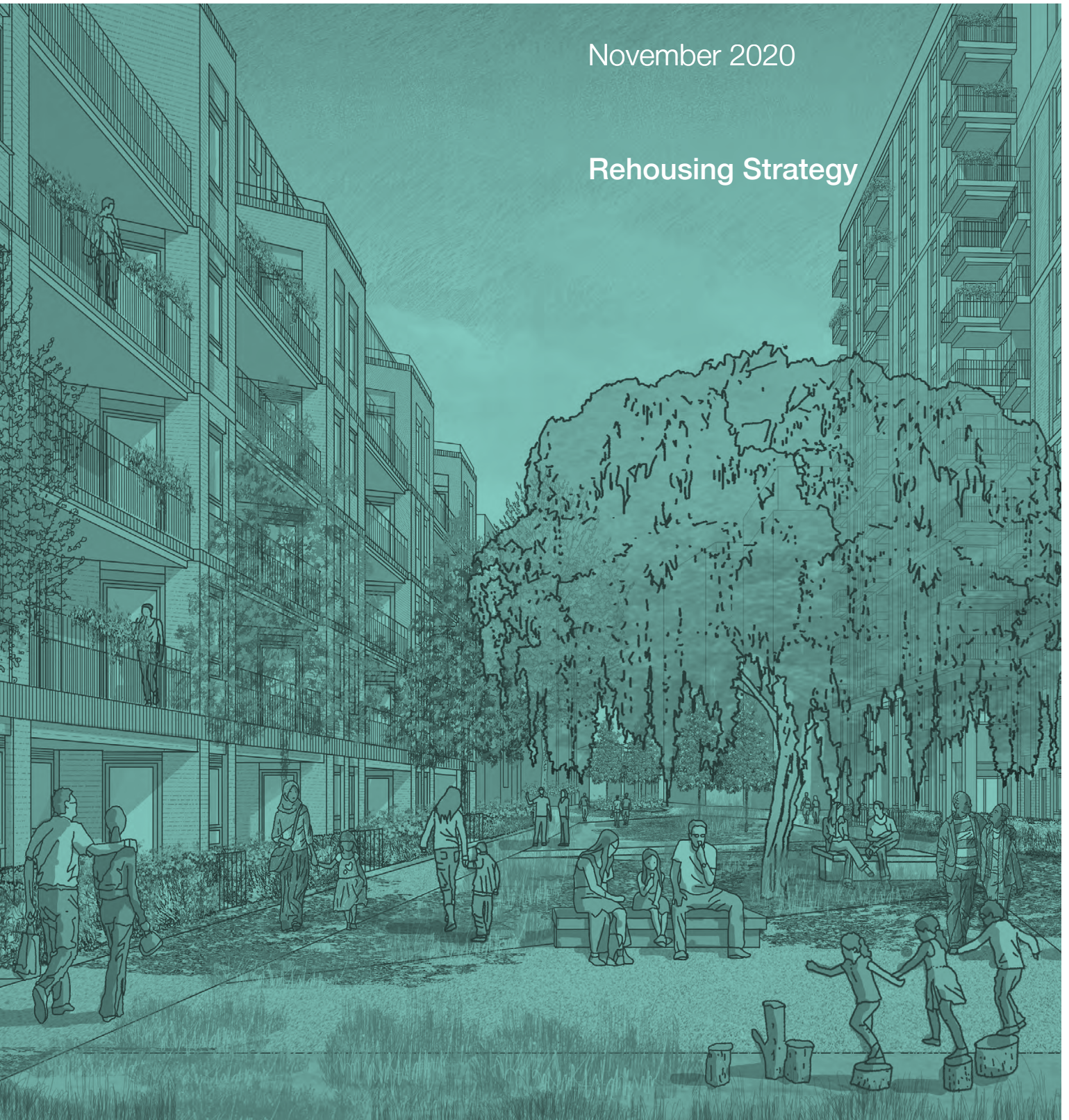
	HAB ROOMS	SQM	SOCIAL RENT HOMES			LEASEHOLD HOMES			FREEHOLD HOMES			TOTAL HOMES
			No	Hab	Sqm	No	Hab	Sqm	No	Hab	Sqm	
1 BEDROOM 2 PERSON FLAT	2	48	253	506	12144	12	24	576	0	0	0	265
2 BEDROOM 4 PERSON FLAT	4	62	144	576	8928	11	44	682	0	0	0	155
2 BEDROOM 4 PERSON MAISONETTE	4	75	84	336	6300	23	92	1725	1	4	75	108
3 BEDROOM 5 PERSON FLAT	5	105.3	1	5	105.3	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON MAISONETTE	5	86	31	155	2666	18	90	1548	0	0	0	49
3 BEDROOM 6 PERSON MAISONETTE	5	109.6	1	5	109.6	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON DUPLEX	5	86	62	310	5332	39	195	3354	0	0	0	101
1 BEDROOM 2 PERSON BUNGALOW	3	50	5	15	250	0	0	0	0	0	0	5
2 BEDROOM 4 PERSON HOUSES	4	80	35	140	2800	4	16	320	14	56	1120	53
3 BEDROOM 5 PERSON HOUSES	5	86	26	130	2236	0	0	0	56	280	4816	82
3 BEDROOM 6 PERSON HOUSES	5	112.9	7	35	790.3	0	0	0	0	0	0	7
4 BEDROOM 6 PERSON HOUSES	6	106	0	0	0	0	0	0	1	6	106	1
4 BEDROOM 7 PERSON HOUSES	6	131.5	3	18	394.5	0	0	0	0	0	0	3
5 BEDROOM 9 PERSON HOUSES	7	139.8	1	7	139.8	0	0	0	0	0	0	1
TOTAL			653	2238	42195.5	107	461	8205	72	346	6117	832

Table 2: Indicative Uplift in Housing

Tenure		Units	Habitable Rooms	Sqm (GIA)
Social Rent	Existing	653	2,238	42,196
	Proposed	767	2,350	67,240
	Uplift	114	+112	25,044
Intermediate	Existing	0	0	0
	Proposed	100	365	10,551
	Uplift	100	+365	10,551
Private (incl. existing leaseholders)	Existing	179	807	14,322
	Proposed	1303	3,762	108,420
	Uplift	1,168	+2,955	94,098
TOTAL	Existing	832	3,045	56,518
	Proposed	2,170	6,477	186,211
	Uplift	1,338	+3,432	+129,693
Total Affordable Homes		867	2,715	77,791
Net Additional Affordable Homes		+214	+477	+35,595

November 2020

Rehousing Strategy



The Applicant

Cambridge Road (Kingston) Ltd

c/o Countryside Properties
Aurora House
71-75 Uxbridge Road
Ealing
London W5 5SL

The project site

Cambridge Road Estate Project hub

2 Tadlow
Washington Road
Kingston Upon Thames
Surrey
KT1 3JL

Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment

Phase 1 Travel Plan

Car Parking Management Plan

Servicing and Delivery Management Plan

Construction Logistics Plan

Construction Method Statement and Construction
Management Plan

Sustainable Design and Construction Statement
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact
Assessment

Energy Statement (Including Overheating

Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight

Internal Assessment of the Detailed Component

External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy

Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey

Arboricultural Impact Assessment & Method
Statement

Preliminary Ecological and Bat Survey Report

Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment

Ground Conditions Assessment

Utilities Report

Flood Risk Assessment

Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit

Health Impact Assessment

Equalities Impact Assessment

Cambridge Road Estate Kingston upon Thames, London

Rehousing Strategy

Prepared by Barton Willmore LLP on behalf of
Cambridge Road (RBK) LLP

November 2020

Cambridge Road Estate Kingston upon Thames, London

Rehousing Strategy

Prepared by Barton Willmore LLP on behalf of Cambridge Road (RBK) LLP

Project Ref:	26063/A5/Reports	26063/A5/Reports	26063/A5/Reports
Status:	Draft	Draft	Final
Revision	01	02	03
Date:	22/09/20	29/10/20	9/11/20
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Our Ref: 26902/A5/Reports
Date: 12 November 2020

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1.0 INTRODUCTION

- 1.1 Barton Willmore LLP have prepared this Rehousing Strategy on behalf of Cambridge Road (RBK) LLP ("the Applicant") in support of a hybrid outline planning application for the phased mixed-use regeneration of the Cambridge Road Estate in Kingston upon Thames, London ("the Application Site").
- 1.2 The purpose of this document is to explain the strategy for rehousing those residents that will need to move as a result of the development. It explains the options that will be available for existing Council tenants, resident homeowners and residents renting from private landlords that currently reside in the intervention area, having regard to the Royal Borough of Kingston upon Thames ("the Council") commitments to residents. The strategy draws upon the Mayor of London's "*Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration*" published in February 2018 (the "Good Practice Guide") in informing the approach taken.
- 1.3 The document also outlines the strategy for the commercial and community uses that will need to relocate as part of the development.
- 1.4 As set out in the Good Practice Guide, the overarching objectives for any estate regeneration scheme will usually be to:
- Deliver safe and better-quality homes for local people;
 - Increase the overall supply of new and affordable homes; and
 - improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).

2.0 BACKGROUND

- 2.1 The Cambridge Road Estate was built in the 1970s and is located to the south east of Kingston Town Centre and to the south of Cambridge Road (A2043).
- 2.2 It sits within the Norbiton ward which is the most deprived area in the borough, and the Multiple Index Deprivation rank of 4,711 places the Site in the 20% most deprived neighbourhoods in England.
- 2.3 CRE is typical of many post war mono-tenure housing estates, with an urban character. It is inward facing, disconnected from the wider community, dominated by car parking, has poor quality architecture and its open space has an irregular layout. It has the largest concentration of Council housing in the borough. It comprises 832 homes on a site of 8.86 hectares comprising a mix of high-rise blocks, lower-rise flats and maisonette blocks as well as terraced houses. It is well located close to Kingston Town Centre with both Norbiton and Kingston train stations supporting the principle of increased density, particularly in the context of Norbiton station as part of Cross Rail 2.
- 2.4 The regeneration proposals date back to 2015, when the Council agreed a programme to improve the physical environment and raise the aspirations and improve the life chances of those living in the most deprived areas of the borough.
- 2.5 Due to a lack of larger scale sites, and the financial climate, over the last few years RBK has been unable to hit their housing target of 375 new homes per year. To add to this, the adoption of the London Plan (2015) resulted in RBK's annual housing target increasing to 643 new homes per year (an increase of 71%). This presented an opportunity to redevelop CRE and create a mixed and balance community. This could provide additional new homes, generate new jobs and local spending power, re-balance the community and improve the urban realm and architectural quality of the area.
- 2.6 CRE is located within a 'Housing Opportunity Area' as defined in RBK's Core Strategy (2012) which says that, outside of Kingston Town Centre, housing delivery will be focused within the Norbiton area and the regeneration of the Cambridge Road Estate will be promoted, along with the delivery of an improved Local Centre and a 'Gateway' at the junction of Cambridge Road and London Road.

- 2.7 The London Housing Strategy outlines how management and investment in mono-tenure estates can contribute to the creation of more mixed and balanced communities. The key concern is the concentration of deprivation in individual, or groups, of mono-tenure estates rather than the overall level of social renting in a borough. Section 4.8 in the Mayor's Housing Strategy (2014) also recognises that the vast development potential of estate regeneration schemes needs to be realised in order to address London's Housing needs.
- 2.8 To deliver the regeneration of the Cambridge Road Estate, RBK elected to partner with an organisation that can jointly plan, design, fund and deliver a comprehensive regeneration of the estate over a 10-15 year development period.
- 2.9 A Council Committee in August 2015 gave approval to develop proposals for a Housing Regeneration Programme to improve the physical environment and raise the aspirations and improve life chances of those living at CRE. This included exploring several regeneration options, supplemented by a programme of community consultation, which subsequently resulted in the development of a masterplan to regenerate the CRE.
- 2.10 Feasibility options appraisals and consultation with residents took place in September and October 2016. This was followed by technical surveys and a review of the options in March to June 2017. Consultation on a decant strategy and a resident offer policy took place in April to August 2017. Following this, a Strategic Development Brief was prepared by the Council to provide an overview of the development context for CRE. It is a material consideration in the determination of the planning application. The brief provides a set of principles and qualitative standards to ensure the redevelopment captures the opportunity to be an exemplar redevelopment scheme. Workshops took place to inform the preparation of the Strategic Development Brief and explain the masterplanning process, in parallel to engagement sessions with children who lived on the Estate and discussions with Housing Services.
- 2.11 The Council's Strategic Development Brief set a clear vision for the redevelopment of Cambridge Road Estate, which was drawn from the resident's needs and aspirations, the project team's analysis of the estate – people and place and the Council's vision for Kingston as a whole. The SDB Vision includes five strategic goals, underpinned by detailed objectives:

1. Put the community at the heart of regeneration.

Objectives:

- a. Enable engagement and participation in ways that suit the community.
- b. Engage with all residents on all aspects of the regeneration from masterplanning through to individual housing needs. Provide a minimum of 653 homes for Council tenants.
- c. Maximise additional affordable housing beyond the minimum re-provision.
- d. Provide opportunities for leaseholders and freeholders living on the estate to move into one of the new homes.
- e. Where possible, facilitate one-move decant for all existing residents returning to the Estate.
- f. Provide practical support and financial assistance where required to all residents in the process of moving home.

2. Provide a new model of family living.

Objectives:

- a. Prioritise design of spatial elements which contribute to a successful family living.
- b. Provide an even distribution of family units (3 bed and more) across tenures and blocks to create an appropriate environment across the estate. A significant proportion of family units should be duplexes and the ground floor should be prioritised for family units.
- c. Ensure planning policy compliant levels of family housing in private for sale units, as a minimum.
- d. Introduce measures to encourage owner-occupation in private for sale properties and discourage buy to let investment, to facilitate a stable community invested in the area providing a more suitable environment for families

3. Deliver a public realm led, high quality living environment.

Objectives:

- a. Provision of open spaces should be maximised, in particular green open space. Provide at least one large green open space which will serve the whole estate. In the context of all existing buildings being demolished and the estate layout being systematically redesigned, maximise the retention of high priority well established trees and improve existing open spaces at CRE to maintain sense of continuity and familiarity.
- b. Open space strategy should make every square inch of space work hard. Open space in a dense development is at a premium. The strategy should ensure all spaces are thoughtfully designed and offer multiple uses, play, recreation, leisure and visual amenity.
- c. Good levels of high quality play provision. Design of open spaces and provision of amenities to encourage exercise and physical activities to promote healthy living and address obesity and poor health of residents on the estate.
- d. Comprehensive strategy for planting several new trees across the estate.

4. Promote sustainable forms of travel and healthy living

Objectives:

- a. Car-lite scheme with low car parking ratio.
- b. Provision of supporting infrastructure for cycle use across the estate, including potential local cycle route through the estate.
- c. Provision of supporting infrastructure for car share and car hire across and where appropriate in the vicinity of the estate.
- d. Comprehensive package of measures to discourage car ownership and usage. Encourage use of walking, cycling and public transport.
- e. Provision of supporting infrastructure for Go Cycle route along Cambridge Road.
- f. Implement principles of Mayor's 'Healthy Streets' and 'Liveable Neighbourhood' initiative.
- g. Make representations to the local transport authority and Transport for London to invest in the public transport accessibility of the local area.

5. Transform the neighbourhood with high quality architecture and urban design

Objectives:

- a. Building design should be simple, well-considered, well detailed, utilising a limited palette of robust and timeless materials,
- b. providing a backdrop to the residents' lives.
- c. Building design should maximise value in design, for instance focus resources on aspects of design which have the greatest impact on residents' lives and will be there for the longest period, for instance invest in high quality fabric (bricks and windows) and make more economical choices in kitchen worktops as they can and will be replaced more frequently.
- d. Building design should demonstrate thorough consideration of daily activities within a home as basic unit of living, for instance well- proportioned rooms which can accommodate a range of layouts and can be used in multiple ways, maximising provision
- e. of storage space throughout the house, maximising opportunities for natural light and ventilation, minimising single aspect flats.
- f. Building design should invest in creating a strong sequence of arrival and opportunities for chance encounters with neighbours to foster a sense of community and pride, for instance bright, light and spacious entrance lobby areas with opportunities to stop, rest
- g. and converse, opportunities for residents to personalise corridors with say potted plants without creating a fire risk.
- h. Planning and layout of the new development should be rigorously based on the commonly accepted principles of urban design but also skilfully translate those principles to address the specific failings at CRE such accessibility, permeability but also integrate the successful aspects of CRE such green open spaces at Madingley Green.
- i. Building design should seek to go beyond standards to provide comfortable, affordable, secure homes for residents

- 2.12 In 2017, the Council started a procurement exercise to identify a development partner to deliver the regeneration. In March 2019, Countryside Properties (UK) Ltd were confirmed as the Council's development partner.
- 2.13 Since their selection, Countryside, the Council and the appointed design team, have been building on the Strategic Development Brief objectives and developing a comprehensive masterplan as part of a hybrid outline planning application to bring forward the regeneration of the estate.
- 2.14 During design development of the planning application scheme, there has been a further period of extensive consultation to ensure that residents and local stakeholder have had the opportunity to understand and be informed of the plans, shape and influence the detailed design proposals and be informed on how the design had involved. This process has included a range of one-to-one's, meetings, events and exhibitions and residents have been kept informed via a range of communication channels including regular newsletters, information booklets, letters, leaflets, posters, freepost address, a dedicated phone line and website. Consultation has continued to take place, within adapted measures, during the COVID 19 pandemic.
- 2.15 In March 2020, residents voted in favour of proposals to regenerate the Estate. From the 820 eligible voters, a turnout of 86% was achieved, with 73% voting in favour.
- 2.16 Consultation with existing residents and occupiers is ongoing with regular updates being provided via the dedicated page on the Council's website, project website, regular newsletters as well as well as opportunities to meet with the Council's housing representatives through one to one contact with case officers or events.
- 2.17 The consultation undertaken in developing the planning application is described more fully in the "Statement of Community Involvement" that supports the scheme proposals. Further details of the Proposed Development can be found in the Planning Statement and Design & Access Statement

3.0 EXISTING OCCUPANTS, KEY OBJECTIVES OF ESTATE REGENERATION PRINCIPLES & REHOUSING STRATEGY

A. EXISTING OCCUPANTS

3.1 The Application Site covers a total area of approximately 8.86 hectares. It is located within the administrative boundary of the Royal Borough of Kingston upon Thames. It falls within the Norbiton ward. The Application Site is shown in Figure 1 below.

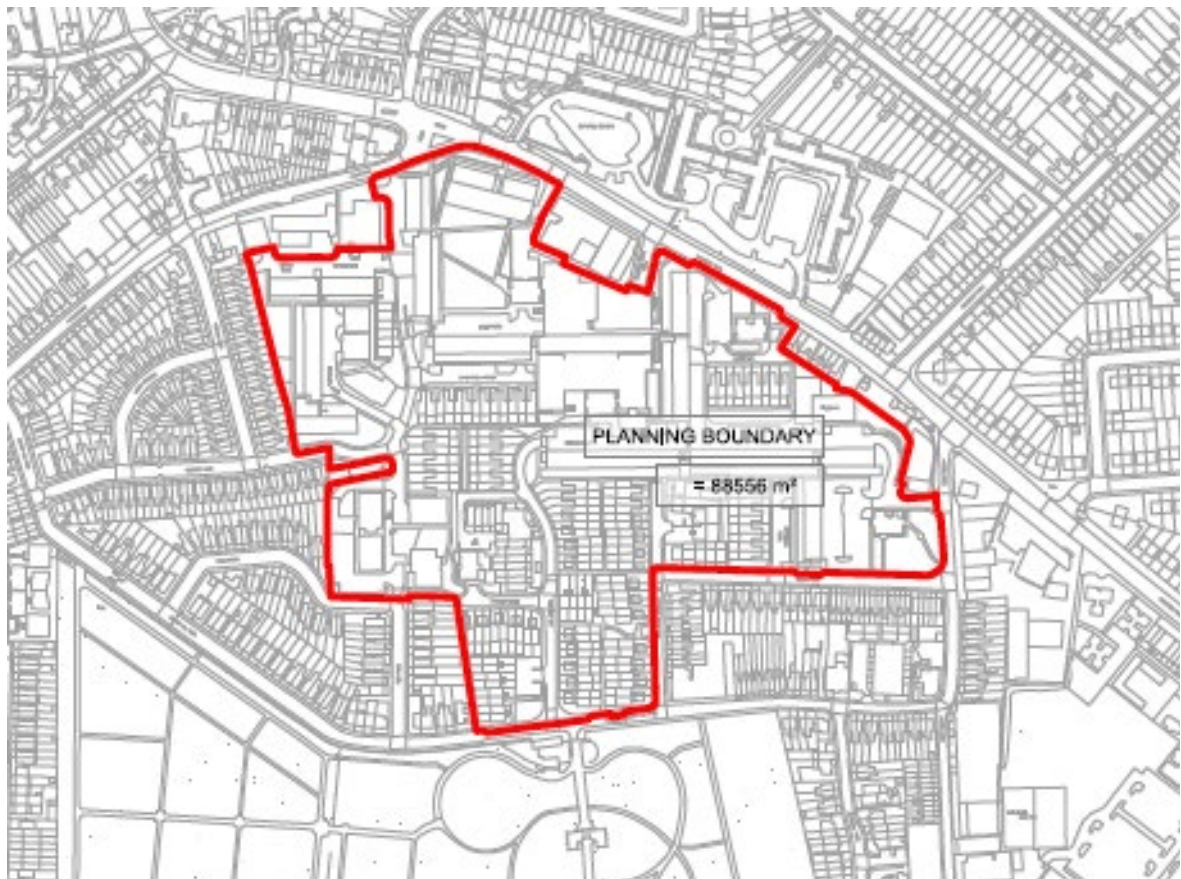


Figure 1: Site location plan. Source: Patel Taylor Architects

3.2 There are 832 existing dwellings within the Application Site that were constructed in the 1960s and early 1970s. Table 1 below sets out the overall existing housing mix and tenure.

Table 1: Existing Housing Mix

	HAB ROOMS	SQM	SOCIAL RENT HOMES			LEASEHOLD HOMES			FREEHOLD HOMES			TOTAL HOMES
			No	Hab	Sqm	No	Hab	Sqm	No	Hab	Sqm	
1 BEDROOM 2 PERSON FLAT	2	48	255	510	12240	10	20	480	0	0	0	265
2 BEDROOM 4 PERSON FLAT	4	62	145	580	8990	10	40	620	0	0	0	155
2 BEDROOM 4 PERSON MAISONETTE	4	75	89	356	6675	18	72	1350	1	4	75	108
3 BEDROOM 5 PERSON FLAT	5	105.3	1	5	105.3	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON MAISONETTE	5	86	34	170	2924	15	75	1290	0	0	0	49
3 BEDROOM 6 PERSON MAISONETTE	5	109.6	1	5	109.6	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON DUPLEX	5	86	68	340	5848	33	165	2838	0	0	0	101
1 BEDROOM 2 PERSON BUNGALOW	3	50	5	15	250	0	0	0	0	0	0	5
2 BEDROOM 4 PERSON HOUSES	4	80	36	144	2880	4	16	320	13	52	1040	53
3 BEDROOM 5 PERSON HOUSES	5	86	30	150	2580	0	0	0	52	260	4472	82
3 BEDROOM 6 PERSON HOUSES	5	112.9	7	35	790.3	0	0	0	0	0	0	7
4 BEDROOM 6 PERSON HOUSES	6	106	0	0	0	0	0	0	1	6	106	1
4 BEDROOM 7 PERSON HOUSES	6	131.5	3	18	394.5	0	0	0	0	0	0	3
5 BEDROOM 9 PERSON HOUSES	7	139.8	1	7	139.8	0	0	0	0	0	0	1
TOTAL			675	2335	43926.5	90	388	6898	67	322	5693	832

- 3.3 There are 832 properties on the Cambridge Road Estate, 782 of which are currently occupied by social tenants, private tenants or homeowners (figures correct as of June 2020).
- 3.4 In addition to residential uses, several other land uses form part of the Application Site, as set out within Table 2 below:

Table 2: Existing Non Residential Uses

Use	Floorspace (GIA)
Bull and Bush Hotel	842 sqm
Piper Community Hall	390 sqm
Tadlow House (Housing Management)	654 sqm

B. KEY OBJECTIVES OF THE ESTATE REHOUSING STRATEGY

- 3.5 The rehousing and phasing strategy of the regeneration scheme is complex. As well as applying the objectives for estate regeneration as set out in the Mayor of London's "Good Practice Guide to Estate Regeneration", the rehousing and phasing strategy has been driven by the Council's long-established commitment to allow secure tenants and resident homeowners to remain on site and only move once.
- 3.6 One of the aims of the Cambridge Road Estate regeneration is to increase both the supply and quality of affordable housing in the area, in line with the Council's stated objectives as set out in the Council's Housing Strategy 2015 – 2020 and the Council's Housing Allocations Scheme. To achieve the Council's ambitions for more housing and better-quality homes, the existing housing stock will need to be demolished.
- 3.7 The Council is committed to meeting tenants' housing needs in the first instance and will also take account of wishes, meeting them where this is reasonable and achievable in the context of wholesale estate regeneration.
- 3.8 The Council has adopted three separate decant policies, one for secure Council tenants, one applicable to Leaseholders and Freeholders, and one for Registered Social Landlords (RSLs). These policies went through extensive consultation, prior to adoption.

- 3.9 Data from RBK (June 2020) indicates a total of 1,642 residents in 710 households will require rehousing as a result of the regeneration process. This will take place in 5 phases over a period of 10-15 years. Social tenants and resident homeowners will have the right to one of the new homes on the Cambridge Road Estate. Social tenants will also have the option to move to a Council property elsewhere in the borough of Kingston if this is their preference. Most residents will be able to move straight into their new properties and should only need to move once.
- 3.10 Some households in phase 1 who wish to remain on Cambridge Road Estate will need to move into temporary accommodation while their new home is built. The Council will provide this for social tenants and for resident homeowners who wish to purchase one of the new homes. Residents who have been placed in temporary accommodation on Cambridge Road Estate will be offered alternative accommodation when vacant possession of their home is required.
- 3.11 The number of households who will need re-housing varies by phase. Most households will be able to move straight into their new accommodation and will only need one move. Secure council tenants and tenants of registered social landlords will have the option of moving to one of the new properties on the CRE or moving to alternative permanent accommodation elsewhere in the borough.
- 3.12 Based on information gathered from the initial housing needs assessment, the Council estimates that in phases 2-5, 80% or more residents will choose to remain on the CRE and move into one of the new homes. This will considerably reduce any short term pressure on the general needs lets in the rest of the Borough.
- 3.13 The population on Cambridge Road Estate is different to the Borough overall, with higher levels of under 16s (26%) and 65+ (19%) than is estimated borough wide.
- 3.14 The significant numbers of households with younger dependents and older residents indicates a likely high level of support may be required for residents to help them through the moving process. For younger families key issues are likely to include overcrowding, proximity to schools, family networks and child care facilities. Older residents are more likely to have disabilities, mobility issues and health care problems. Many may have lived in their properties for long periods of time, with some currently under occupying, and may be anxious about the moving process. For older homeowners who are retired, increasing or transferring an existing mortgage may also be problematic.

- 3.15 The Council decant policies have already set out a number of measures which seek to address these potential issues. This includes providing tailored support to residents throughout the moving process and offering as much choice as possible in terms of move on accommodation both on and off the estate to accommodate residents' preferences. Where possible, residents on phase 1 who wish to remain on Cambridge Road Estate and require temporary accommodation will be offered a temporary home on the Estate while their new home is being built. Residents should also be able to move to properties near their neighbours where this is preferred and suitable homes are available, in order to maintain established community networks and reduce social isolation.
- 3.16 Prior to the Ballot, a comprehensive household verification exercise was carried out with all social tenants, residents in temporary accommodation and homeowners. The primary purpose of this was for robust identification of all eligible voters. The secondary purpose was to ensure RBK had accurate and up to date information. This will be used to assess household needs both in terms of ensuring an adequate supply of suitable housing is available and that appropriate support mechanisms are in place.
- 3.17 The resident steering group was consulted with, prior to distribution of the forms, to ensure the questionnaires and accompanying letters were clear and the recommended amendments were made. To encourage completion of the forms, follow-up letters were sent and a number of drop-in sessions were held at Tadlow Hub for residents who had any questions or required assistance. The questionnaires were publicised widely by text, newsletters, on the web site and in person via the regeneration team door knocking and at events. Information was also circulated in 14 different languages and interpreting services offered on request.
- 3.18 The overall return rate was 69% with the highest return rate for secure/ assured tenant households at 73%. The return rate for leaseholder / freeholder households was the lowest at 57%.
- 3.19 Of the 782 occupied households on the Estate, 485 are secure Council tenants that require relocation within the scheme under the rehousing strategy. 149 units are currently being occupied by households in need of temporary accommodation to support the Council wider housing obligations and ensure that the area remains occupied (figures correct as of June 2020).

- 3.20 The Council is offering resident homeowners (freeholders, leaseholders and shared ownership owners - 77 households in total) the opportunity to purchase a new property on the regenerated estate on a shared equity basis if required.
- 3.21 The phasing plan means that all the secure tenants and resident homeowners (with the exception of phase 1) that wish to, should be able to move once into a new home either on one of the rehousing sites within the wider Kingston area or within the new affordable homes constructed. Secure tenants and residents in phase 1 may not be able to move straight into a new home on CRE.
- 3.22 Residents in Phase 1 face potential increased disruption to their lives and some may require temporary accommodation before they can move to their new home.. For those whose preference is to return to Cambridge Road Estate, the Council is mindful of the additional inconveniences this will cause.
- 3.23 The Council has set out its commitments to affected residents, undertaken a number of need assessments and ongoing dialog with existing tenants and resident homeowners which has informed the unit mix of the development scheme.
- 3.24 The rehousing and phasing plan has also sought to ensure that community uses that deliver services to local residents are able to continue to deliver those services from a temporary facility until the new community space is completed. Further details are set out in the Rehousing Strategy section below.

4.0 APPLYING ESTATE REGENERATION PRINCIPLES

4.1 The Mayor of London's "*Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration*" states that all estate regeneration schemes in London that involve demolition of existing homes should provide:

- A. An Increase in Affordable Housing;
- B. Full Right to Return or Remain for Social Tenants; and
- C. A Fair Deal for Leaseholders and Freeholders

4.2 A checklist against the Mayor's Good Practice Guide is included at Appendix 1 of this strategy with the key principles set out below.

A. AN INCREASE IN AFFORDABLE HOMES

4.3 Table 3 below sets out the total number of residential units and quantum of non-residential floorspace proposed within the detailed and outline elements of the Proposed Development:

Table 3: Proposed Accommodation Schedule

	Unit size	Social rent	Shared equity	Private	Total
Phase 1 (Detailed)	1 Bed Flat	54	11	102	167
	2 Bed Flat	43	5	137	185
	3 Bed Flat	36	12	31	79
	3 Bed Maisonette	4	2	2	8
	3 Bed House	0	0	0	0
	4 Bed Flat	2	0	0	2
	4 Bed Maisonette	4	0	0	4
	4 Bed House	4	0	0	4
	5 Bed House	2	0	0	2
	6 Bed Maisonette	1	0	0	1
	SUB-TOTAL	150	30	272	452
Non-residential:					
Class E – Office Floorspace				290 sqm	
Class E/Sui Generis – Flexible Retail/Commercial Floorspace				395 sqm	
Class F2 – Community Floorspace				1,250 sqm	
Outline Phases	1 Bed Flat	244	9	456	709
	2 Bed Flat	287	32	404	723
	3 Bed Flat	41	0	127	168

	3 Bed Maisonette	2	20	30	52
	3 Bed House	6	9	14	29
	4 Bed Flat	1	0	0	1
	4 Bed Maisonette	9	0	0	9
	4 Bed House	27	0	0	27
	5 Bed House	0	0	0	0
	3 Bed Maisonette	0	0	0	0
	SUB-TOTAL	617	70	1031	1718
	Non-residential:				
	Class E – Office Floorspace			290 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace			1,395 sqm	
	Class F2 – Community Floorspace			1,250 sqm	
Overall totals					
	Residential				
		Social	Shared	Private	Overall
	TOTAL	767	100	1303	2,170
Overall totals	Non-residential:				
	Class E – Office Floorspace			580 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace			1,790 sqm	
	Class F2 – Community Floorspace			2,500 sqm	

- 4.4 Table 4 sets out the indicative uplift in housing on the Application Site split by tenure, unit numbers, habitable room and floor area based on the maximum of 2170 units.

Table 4: Indicative Uplift in Housing

Tenure		Units	Habitable Rooms	Sqm (GIA)
Social Rent	Existing	675	2,335	43,927
	Proposed	767	2,350	67,240
	Uplift	92	+15	23,313
Shared Equity	Existing	0	0	0
	Proposed	100	365	10,551
	Uplift	100	+365	10,551
Private (incl. existing leaseholders)	Existing	157	710	12,591
	Proposed	1303	3,762	108,420
	Uplift	1146	+3,052	95,829
TOTAL	Existing	832	3,045	56,518
	Proposed	2170	6,477	186,211
	Uplift	1338	+3,432	+129,693
Total Affordable Homes		867	2,715	77,791
Net Additional Affordable Homes		+192	+380	+33,864

- 4.5 The number of habitable rooms shown is considered a minimum figure. It has been calculated on the basis of the number of bedrooms plus one 'reception' room (kitchen/living area). Residents will be given the option of an open plan kitchen living area, or two separate rooms which would technically increase the number of habitable rooms in the proposed development. For the purposes of this report, it has been assumed that all units will be open plan so a minimum number ('worst case') of habitable rooms can be calculated.
- 4.6 Table 4 shows indicative figures for the Proposed Development based on the maximum unit numbers proposed. As demonstrated, the Proposed Development will result in a net uplift in affordable housing on the Site. There is a net increase in social rented units (+97 units) and shared equity units (+100 units).
- 4.7 The existing 675 social rent homes (2,335 habitable rooms) have a floorspace of 43,927 sqm. A proposed total of 767 social rent homes (2,350 habitable rooms) providing 67,240 sqm of social rent tenure floorspace would be delivered in place of these existing homes.
- 4.8 There are no existing shared equity homes at CRE. The proposed development would provide 100 shared equity homes.

B. FULL RIGHT TO RETURN OR REMAIN FOR SOCIAL TENANTS

- 4.9 All of the existing social rent tenants are guaranteed a right to return to the Application Site once development works are completed. Where tenants are required to move away temporarily, those tenants will be guaranteed the opportunity to return to the Application Site.
- 4.10 The new homes will contain the same number of bedrooms as existing residents currently have unless a different sized property has been agreed with the Council following an assessment of needs or if they are under occupying. The Council's offer is that residents who are under occupying will be offered an incentive to downsize to a property that meets their assessed need or the choice of a new home one bedroom over assessed need.
- 4.11 The new homes will have the same security of tenure than those residents have today, the rents will be set in the same way and residents will continue to be entitled to buy their property through Right to Buy.

- 4.12 Residents with tenancies over one year old will be entitled to a statutory Home Loss Payment and a disturbance payment to cover reasonable costs such as removal costs, redirected mail, disconnection and reconnection of services etc.

C. A FAIR DEAL FOR LEASEHOLDERS AND FREEHOLDERS

- 4.13 Existing resident leaseholders and freeholders will be entitled to the open market value of their property. In addition to this, residents will get a statutory Home Loss Payment and will be able to reclaim reasonable valuation, legal and moving costs. The Council may need to seek CPO powers if it is unable to acquire all outstanding interests.
- 4.14 There will also be an opportunity for existing resident leaseholders and freeholders to be able to purchase a new property within the development following redevelopment. The phased delivery of the Site will allow any leaseholders and freeholder to move directly from their existing property to a new property, with the exception of Phase 1 where a temporary move will be required.
- 4.15 As the value of a new home is likely to be greater than the value of existing homes, a shared equity package has been designed that would allow residents to transfer and Home Loss Payment into a new property with the Council holding the remaining equity.. No rent or interest would be charged on the Council's equity portion and residents would have the option of obtaining greater equity over time.
- 4.16 Non-resident homeowners who live elsewhere and / or rent out their property will be entitled to the market value of their property plus an additional statutory Basic Loss Payment and will be able to reclaim reasonable valuation, legal and moving costs.
- 4.17 The shared equity package, however, will not be offered to non-resident homeowners as it has been designed specifically to help residents homeowners who live on the Estate to stay in the neighbourhood.

D. COMMERCIAL AND COMMUNITY TENANTS

- 4.18 The development will deliver 1,250 sqm of high quality, efficient and user friendly community space, 290 sqm of flexible office floorspace, 1,395 sqm of flexible retail/commercial space across the wider site (outline planning permission) with 1,250sqm community floorspace, 290 sqm of flexible office space, and 395 sqm of flexible retail/commercial floorspace delivered as part of the first phase of development.

- 4.19 The phasing plan has been designed to allow community service providers the opportunity for continuity of service during the regeneration works. The existing community space at Piper Hall will be demolished and a new community centre will be constructed as part of the phase 1 works. A temporary facility on or adjacent to the estate will be provided for the period between demolition of Piper Hall and the completion of the new community centre to allow service providers the opportunity to continue to operate with minimum disruption.
- 4.20 There is one commercial operator on the Estate. It is expected that the Council will acquire the lease interests of the properties, supported by a CPO process if required.

5.0 REHOUSING PLAN

5.1 The phasing and re-housing plan was communicated to all residents and homeowners in the Landlord Offer booklet in February 2020.

5.2 The Council has prepared a rehousing policy, informed by an Equalities Impact Assessment. This has highlighted that the rehousing process will potentially have varying levels of impact on different resident groups. For some the process will be overwhelmingly positive and there are no identified inequalities in their ability to access services, make informed choices or in the final outcomes for these households. For the groups listed below this assessment has identified some potential differences in outcome if the right measures are not put in place.

- Residents living in Temporary Accommodation on CRE;
- Households with younger children or lone parent households;
- Residents over the age of 65 years or with a disability;
- Residents who do not speak English as a first language;
- High risk domestic violence victims; and
- All residents affected by any COVID-19 restrictions which may be in place during the period they are rehoused.

5.3 The Council is seeking to ensure that all residents will be supported and have their needs taken into account during the regeneration programme. A number of measures to mitigate against potential inequalities have already been put in place when developing the rehousing policies and Landlord Offer.

5.4 The regeneration will take place in 5 phases over a period of 10-15 years (figures correct as of June 2020). Table 5 below summarises the number of households which will be rehoused in each phase, for existing Council tenants and resident homeowners:

Table 5: Rehousing Phasing

Phase	Households with permanent council or housing association tenancies	Households in temporary accommodation	Resident homeowner households (including shared ownership)
Phase 1	72	27	10
Phase 2	77	27	10
Phase 3	178	46	20
Phase 4	92	29	14
Phase 5	66	20	23
Total	485	149	77

5.5 The rehousing programme will include the following stages:

- Giving notice:** The RBK Regeneration team will give written notice to residents a minimum of six months before they need to move out of their home. They will allocate a moving support officer, who will be their point of contact from start to finish.
- Assessment of housing need:** If tenants or homeowners require a temporary home, a meeting will be arranged with the moving support officer to carry out a housing needs assessment for their household. This meeting can include discussing specific needs, requests, preferences or concerns.
- Confirming housing need:** Once the assessment stage is complete, RBK will write again to residents to confirm discussions. This will include the size of home that residents are eligible for and any specific requirements which have been agreed. It will also confirm residents' details on the Housing Register and explain next steps.
- Choosing a new home:** The moving support officer will show tenants and homeowners details of available properties and arrange a COVID safe viewing. Residents in temporary accommodation will be registered for autobid and made a direct offer of social housing appropriate to their needs.
- Sign up and preparing to move:** Once a decision has been made and a housing offer accepted, a sign up appointment and move in date will be agreed. Residents moving to a permanent new build property will be able to visit it 6 weeks prior to occupation and will be able to choose colours and finishes.
- Moving in:** Residents will be given help and support from start to finish. The Moving support officer will visit on moving day and again a few weeks later.

5.6 Table 6 sets out the indicative construction programme for the development of each phase.

Table 6: Indicative Demolition and Construction Phasing

Phase	Anticipated Construction Start Date	Anticipated Completion Date	Construction
Phase 1	June 2021	May 2025	
Phase 2	September 2023	August 2027	
Phase 3	May 2025	September 2029	
Phase 4	October 2027	December 2030	
Phase 5	April 2029	April 2033	

Note the above periods overlap and are indicative dependant on the Main Contractor’s desired demolition and construction programme.

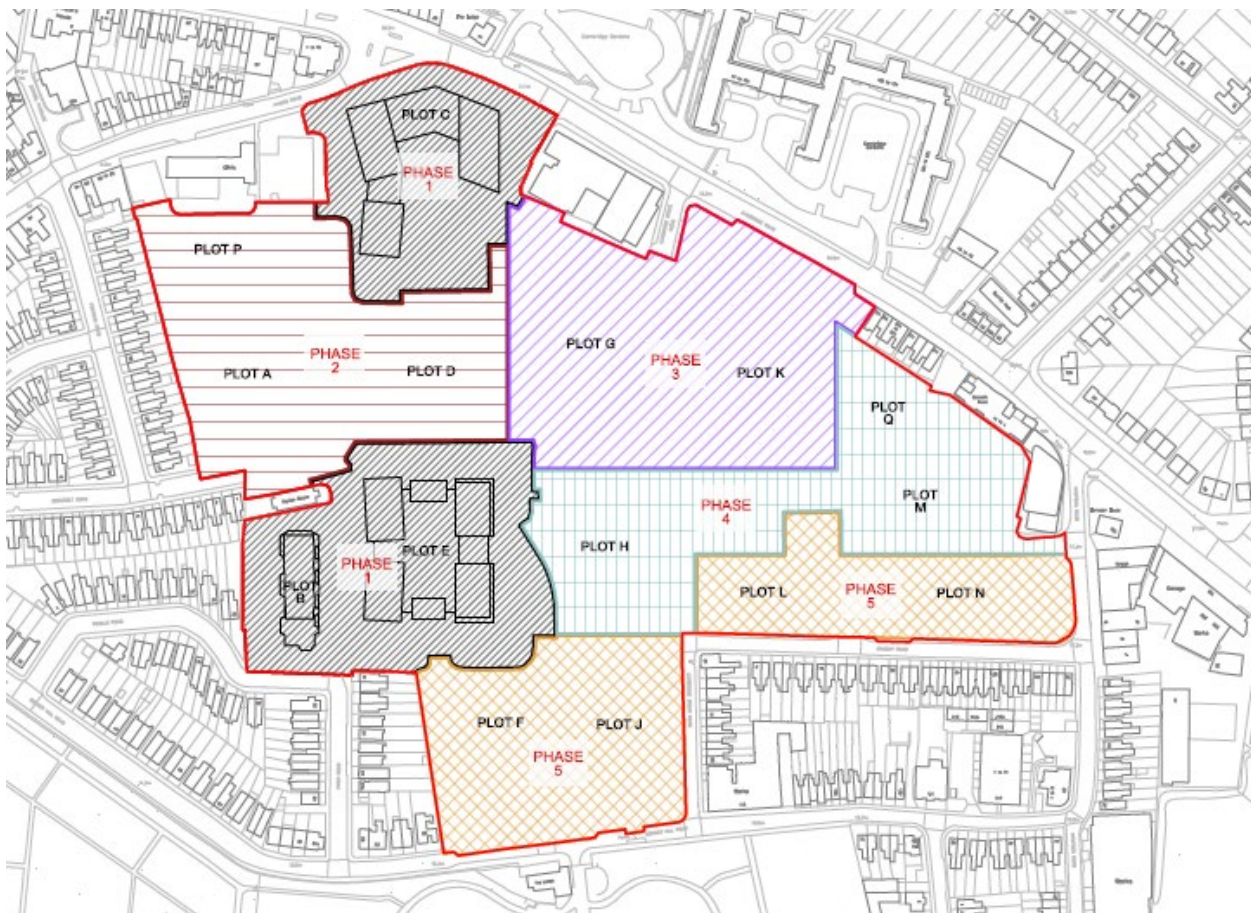


Figure 2: Phasing Plan

5.7 Figure 3 below summarises the housing need by phase and type. The projected total lettings required over all phases include 149 temporary accommodation decants, 159 permanent decants and 378 new homes provided at CRE for existing secure tenants (figure correct as of June 2020).

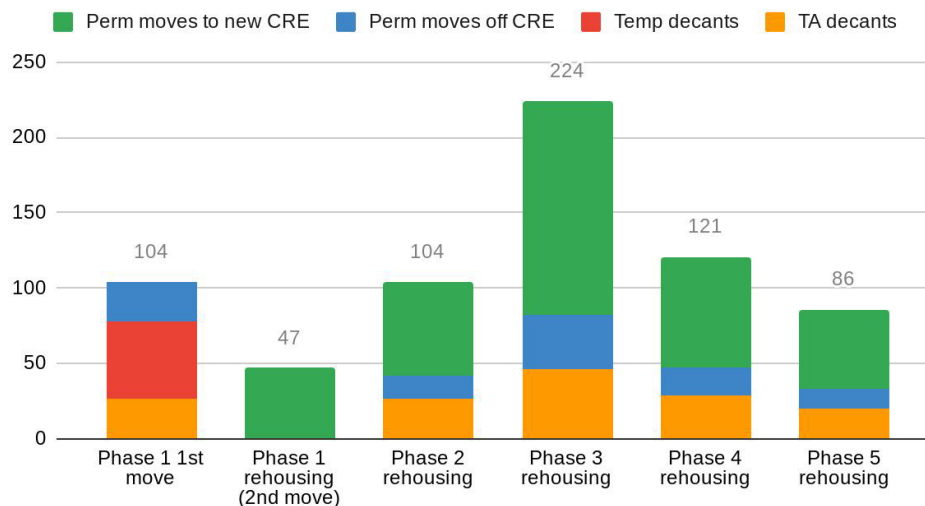


Figure 3: Summary of local lettings requirements by phase

5.8 In respect of the decants required in Phase 1, voids in later phases of CRE will be used where possible for residents wishing to return to CRE, to minimise disruption. Based on the projected needs, 95% of housing need for Phase 1 decant can be met within the existing projected available lets for the year.

5.9 For the remaining families, the following options are available:

- Private sector landlords (PSL) lets for the larger households - including any which become available on CRE;
- Use of the larger new-build small sites programme properties as they become available;
- Richmond Housing Partnership (RHP) properties (a local Housing Provider) once available- confirmed we can use these for temp and perm decants;
- Split households to offer 2 smaller size tenancies where residents agree to this;
- Use Phase 2 buy back properties as they become available; or
- Purchase of suitable accommodation using Right to Buy receipts (as a last resort).

6.0 SUMMARY AND CONCLUDING REMARKS

- 6.1 The decision to redevelop the Cambridge Road Estate dates back to 2015, when the Royal Borough of Kingston upon Thames agreed a programme to improve the physical environment and raise the aspirations and improve the life chances, health and wellbeing of those living in the most deprived areas of the borough.
- 6.2 This document explains the rehousing strategy and options that will be available for existing occupants that currently reside on the Site, having regard to the Councils commitments and the Mayor of London's "Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration" published in February 2018. It demonstrates that the proposed development will deliver:
- A. An Increase in Affordable Housing;
 - B. Give the Full Right to Return or Remain for Social Tenants; and
 - C. A Fair Deal for Leaseholders and Freeholders.
- 6.3 The phasing of the decant of community uses has also been carefully considered to ensure that community services can continue to operate without a break in provision through the use of facilities.
- 6.4 The development as a whole also accords with the overarching objectives for an estate regeneration scheme and the five overarching vision objectives of the CRE Strategic Development Brief, including:
- Put the community at the heart of the regeneration;
 - Provide a new model of family living;
 - Deliver a public realm led, high quality living environment;
 - Promote sustainable forms of travel and healthy living; and
 - Transform the neighbourhood with high quality architecture and urban design.
- 6.5 Further details on how the Proposed Development will meet the overarching objectives of Strategic Development Brief and planning policy can be found in the Planning Statement.

APPENDIX 1: GOOD PRACTICE GUIDE TO ESTATE REGENERATION: KEY POINTS/ISSUES CHECKLIST

Replacement Homes (p.5)		
	Key point/issue	Response
1.	Right to Return - Social tenants affected should be guaranteed full rights to return (or to remain through a single move)	All existing secured social tenants with a tenancy in place, and flexible fixed-term tenancy, have been given the right to remain within the regeneration area and will benefit from the Council's one move policy. New homes will meet allocated need (or need plus one bedroom if under occupying), remain as council tenants, rent set in the same way (it being the same rent if the new home has the same number of properties), and will meet or exceed the Mayor of London's quality and size standards. There is also a home loss and disturbance payments.
2.	Leaseholders and freeholders must be offered a fair deal	<p>The Residents' Offer covers all existing leaseholder and freeholders living with the Application Site</p> <p>Under the Offer, the Council has committed to those resident home owners who qualify under the Council's rehousing commitments, to purchase their home so they can purchase another property, currently irrespective of phase, on the basis of the market value of their existing property, plus an additional 10% Home Loss Payment (up to a maximum of £65,000). Residents will be able to reclaim reasonable valuation, legal and moving costs etc.</p> <p>Resident home owners can also buy a newly built home in the regeneration area through the Council's shared equity scheme, which is designed to ensure resident homeowners are able to afford to stay in the area. The market value of existing properties would be transferred into the value of any new property (with the resident having the option to also put in the 10% home loss payment), with the Council retaining the proportion that cannot be brought with no rent or interest charged on the Council's share. The equity share could be used to purchase a property of equal size (in terms of bedrooms) as the existing property. There is no minimum equity requirement, the resident homeowner will be able to increase their equity percentage and the equity share offer may be passed on through inheritance on one occasion.</p> <p>If resident homeowners are unable to purchase a new home suitable for their needs, the Council will assist in finding alternative accommodation.</p>
Consultation and engagement methods (p.10)		
	Key point/issue	Response
3.	Transparency – all the issues and options should be set out in a clear, accessible and non-technical language with information that has influenced decisions being shared as early as possible	<p>Since 2015 Kingston Council had been considering ways to improve the Cambridge Road Estate for its residents. This included ways to improve the quality of housing for current residents, allowing tenants and leaseholders to benefit from higher quality new homes, and better accessibility and connectivity across public spaces of the estate.</p> <p>This was also an opportunity to build a significant number of additional homes including additional social rented homes with improved and new public spaces, parks, play spaces and community spaces which will go hand in hand with opportunities for employment, training, health and well-being for residents and economic opportunities for local businesses.</p>

		<p>RBK originally tested 14 options which ranged from keeping some of the current homes and building some new ones through to fully redeveloping all homes. RBK used a traffic light system that showed how each option performed against the above criteria and measures. Three options were shortlisted and residents were consulted through a range of drop ins and a full survey of all CRE residents. The preferred option was comprehensive redevelopment and replacement of all homes.</p> <p>In May 2019, the Council, with the support of the Resident Steering Group, selected developer Countryside as their preferred development partner. The Council then produced a proposal to build new homes at the estate and received money from the Mayor of London to do this. Pre-Application discussions and workshops have been held with RBK's planning department. Meetings and workshops were also held with RBK's highway, landscape and energy departments.</p> <p>Building on the extensive consultation that was undertaken to inform the Original Masterplan proposals and phases delivered to date, the Cambridge Road Estate engagement team has continued to engage with local residents through meetings and public exhibitions to ensure local views and considerations inform the proposed development</p> <p>A dedicated engagement team was assembled from across the CRE LLP team with the sole remit of engaging with the community and involving them in the regeneration process. The intention was to provide residents with a consistency and easily accessible expertise.</p> <p>The CRE engagement team was based in RBK's Tadlow Hub situated on the estate. From March 2019 through to September 2020 the Tadlow Hub was extended to accommodate CRE engagement staff. This has enabled staff as closely involved with the regeneration as possible and specifically to be present and available to the community on a day to day basis.</p> <p>The Cambridge Road Engagement team, made up of RBK housing officers and the Countryside project team moved into a vacant property on the ground floor of Tadlow House on the estate which also served as a permanent exhibition of the latest designs and includes a 3D model of the proposed masterplan. The regeneration office was situated adjacent to the exhibition. This provided residents and neighbours the opportunity to visit staff and discuss their concerns and ask questions about the regeneration of the estate,</p> <p>Information has been captured in the Statement of Community Involvement which will be submitted with the planning application. Consultation material has also been made available on the internet as an accessible record that is able to reach a wide audience beyond those that participated in person.</p>
4.	<p>Extensive – every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and</p>	<p>Extensive consultation on the proposed regeneration of the Estate has been undertaken since the project commenced in 2015 as set out within the submitted Statement of Community Involvement and Planning Statement.</p> <p>With regards to engagement on the proposed masterplan, the engagement process was split into four stages and during each stage, a range of engagement events were held. Each stage included a public exhibition where the latest designs</p>

	<p>also those living and working on or near it</p>	<p>were presented, and community feedback was welcomed. Throughout the process, we also retrieved feedback on the engagement programme and tools which were often adapted to respond to residents and neighbour's needs.</p> <p>Communications, such as newsletters, flyers, posters and banners, emails and website updates were used in each stage to share upcoming event dates, invite the community along to be part of the conversation and share a summary of the feedback received to date.</p> <p>The engagement process focussed on acquiring feedback and contribution on the design of new homes, community facilities, and public open spaces in the masterplan.</p> <p>Throughout the engagement process, a variety of consultation tools were used. These tools ranged from initial stakeholder mapping research to identify key people and groups in the local area, to running public workshops where the community were invited to input into the design of each element of the masterplan. A logo and graphic identity were developed for the Cambridge Road Estate redevelopment programme which was used consistently throughout all communications and media to ensure the community recognise the materials and events.</p>
5.	<p>Responsive – consultation should result in clear actions that arise directly from the views expressed by respondents</p>	<p>Resident's, the Resident's Steering Group and the Council worked together to prepare the Strategic Development Brief for the Site that the proposed masterplan responds to.</p> <p>At each of the four stages of the engagement process, estate residents and estate neighbours have had an opportunity to feedback on both the consultation process and the proposed masterplan. The feedback was incorporated into stage reports and submitted to Patel Taylor to assist with design development.</p> <p>The key themes consulted on were embedded within the design process and subsequently RBK and Countryside responded to each theme noting how the design proposals have developed and responded to the feedback received.</p> <p>Consultation participation was also monitored and suggestions about developing more effective consultation methods were encouraged. Residents were also given the opportunity to suggest additional topics to those originally proposed for discussion. Finally, additional sessions and briefings for those who were unable to attend scheduled sessions.</p> <p>Further workshop and events were focussed on clarifying the housing offer. The phasing strategy and timelines were consulted on so that they could be developed sensitive to resident needs and aspirations. A dedicated housing team was able to hold one-to-one meetings with households to discuss their housing offer queries.</p> <p>Workshops focussing on the community facilities invited people to come together to discuss the community facility design and programme of activities in detail. In addition, an ecologist was appointed to help consider how existing ecology could be enhanced and how to provide new wildlife habitats</p> <p>The Statement of Community Involvement and Design & Access Statement provide further details of the consultation exercises, the feedback given and how this feedback has been utilised to evolve the scheme's design.</p>

6.	<p>Meaningful – views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken</p>	<p>Throughout the engagement process, estate residents and estate neighbours had an opportunity to feedback on both the consultation process and the proposed masterplan.</p> <p>The accompanying Statement of Community Involvement sets out an extensive summary of all the consultation activities which have taken place, in advance of submission of the planning application. Section 5 of the SCI tabulates issues raised by residents and neighbours, and how the landlord and design team has responded. These matters are extensive and include building design and location, the community centre, green and open spaces, local infrastructure, construction and phasing and movement through the Estate.</p>
<i>Ways of involving people (p.11)</i>		
7.	<p>Direct proactive engagement of a wide group of residents – e.g. through surveys, votes, and ‘door-to-door’ conversations</p>	<p>The Council’s regeneration team has sought to engage on a one to one basis with all tenants and resident homeowners on the estate. A needs assessment will be undertaken to ensure that they are provided homes which meet their assessed need in line with the Landlord offer. The detailed needs assessment for all residents in phase 1 and 2 has been conducted and the assessments for the future phases will follow to assess needs current at the appropriate time.</p> <p>The direct engagement programme included, but was not limited to the following:</p> <ul style="list-style-type: none"> • Stakeholder mapping and database to identify key stakeholders. • Website, email and phone line to provide key information about the redevelopment and upcoming engagement activities. • Newsletters, flyers and posters. • One to one meetings. • Public workshops. • Youth workshops. • Walkabouts. • Residents and neighbours meetings. • Site visits. • Outreach: Estate pop ups, door knocking and phone calls. • Public exhibitions. • Tadlow Hub – providing residents and neighbours the opportunity to visit staff and discuss the regeneration. • Vox Pops – video recordings of short interviews with residents. <p>Further details of the consultation events and the feedback given is set out in the Statement of Community Involvement submitted in support of the planning application.</p>
8.	<p>Involvement of residents in developing the detail of proposals – e.g. through specialist resident committees, forums, and workshops;</p>	<p>The SCI and DAS to be submitted with the Hybrid Outline Planning Application will demonstrate how resident involvement has helped to shape the regeneration proposals.</p>

	<p>steering groups with resident representation; and meetings of Tenant and Resident Associations and neighbourhood forums.</p>	<p>Example - Following feedback at the July 2019 exhibition and supplemented through the phone survey, residents indicated that they were broadly satisfied with the general layout and principals of the Masterplan and particularly happy with the proposals for the green outdoor spaces.</p> <p>Continued areas of uncertainty regarding the broader Masterplan were:</p> <ol style="list-style-type: none"> 1. Apprehension regarding too much vehicle circulation and no public transport route 2. Concerns over reduced parking 3. Increasing general safety throughout the public spaces (safeguarding against anti-social behaviour) 4. Distribution of tall buildings (in relation to the surrounding neighbourhood) 5. Variety and distribution of different characters within the green spaces 6. Ecology and tree retention 7. Detail design of individual green spaces and planting 8. Encouraging and enabling a sense of neighbourliness and community <p>Masterplan response to this was:</p> <ol style="list-style-type: none"> 1. Revisions have been made to the masterplan, reducing the level of vehicular circulation across the estate 2. We are continuing to review car parking provision but a ratio 0.4 provision is the target 3. We have consulted MET Police on the emerging masterplan and reflected their feedback in the design proposals 4. Height has been redistributed across the site to lessen the impact on neighbours 5. Further work has been done to accommodate requests from residents regarding different types of outdoor green spaces (less activity focussed and informal) 6. An increased number of trees to be retained and of those to be planted 7. Further consultation to be done with residents regarding the finer details of Phase 1 green spaces such as Madingley Green, the Willow tree area adjacent to Tadlow House, general streetscapes 8. Further consultation to be done regarding the new Community Centre
9.	<p>Broader opportunities for residents to be kept updated and engage – e.g. through ‘drop-in’ days and public meetings; letter, email, and newsletter updates; and web-based consultation tools, such as Commonplace, or Online forums, such as Facebook pages for the estate.</p>	<p>Broader engagement, information sharing and feedback opportunities at various points in the consultation programme included:</p> <ul style="list-style-type: none"> • Website, email and phone line to provide key information about the redevelopment and upcoming engagement activities. • Newsletters, flyers and posters. • Public workshops. • Youth workshops. • Walkabouts. • Residents and neighbours meetings. • Site visits.

		<ul style="list-style-type: none"> • Outreach: Estate pop ups, door knocking and phone calls. • Public exhibitions. • Tadlow Hub – providing residents and neighbours the opportunity to visit staff and discuss the regeneration. • Vox Pops – video recordings of short interviews with residents. <p>Every household will be allocated a named officer who will be in regular communication throughout the rehousing process, providing the right level of advice and support to help residents through the move.</p>
<i>Residents Charters (p.12)</i>		
10.	<p>Resident Charters set out councils’ or housing associations’ commitments to residents at an early stage of the discussions over estate regeneration proposals.</p> <p>Commitments set out in a Charter should be clear, specific and deliverable, and written in accessible and non-technical language.</p> <p>Resident Charters can be adopted for an individual estate regeneration project, or as a broader statement to cover multiple projects or a programme.</p>	<p>A Landlord Offer Booklet was published prior to the Ballot and was sent to all eligible voters.</p> <p>The Landlord Offer is also available in the Tadlow Hub and on the project website.</p> <p>The Landlord Offer included the following commitments:</p> <ul style="list-style-type: none"> • New secure homes, energy-efficient homes and homes which have the right number of bedspaces • A modern kitchen and bathroom • A safer, more attractive estate • Public spaces and play areas for everyone to enjoy • New reliable, accessible lifts • There will be more new Council homes than there are at the moment • A new neighbourhood that is designed to reduce antisocial behaviour and crime • Modern community buildings • A place for everyone to enjoy
<i>Options appraisals (p.13)</i>		
11.	Rationale aims and objectives of the project	<p>Resident’s, the Resident’s Steering Group and RBK have shaped the Vision and Objectives for the project which are contained within the Strategic Development Brief.</p> <p>RBK spent a year reviewing 14 potential options against a range of criteria to establish which ones offer the best way of providing high quality sustainable homes.</p> <p>In carrying out the viability analysis, the following assumptions have been made for all scenarios:</p> <ul style="list-style-type: none"> ■ All secure tenanted properties are replaced and re-provided at council rent levels;
12.	Factors that have informed the development options and how these have been prioritised and balanced	
13.	Technical and financial appraisals that have influenced decisions	

14.	Social, economic and environmental costs and benefits analysis of different options	<ul style="list-style-type: none"> ■ Homes are provided for those leaseholders and freeholders who live on the estate and wish to remain on the estate with an equity share offer where required. Existing leasehold and/freehold interests are acquired.
15.	Identify any options that have been discounted as unviable or undeliverable	<p>The consultation of options ranged from keeping some of the current homes and building some new ones through a fully redeveloping all homes. RBK used a traffic light system that showed how each option performed against the above criteria and measures. Three options were shortlisted and residents were consulted through a range of drop ins and a full survey of all CRE residents. The BDP feasibility report outlines the range of options and the Renaisi report outlines the findings of the consultation and survey.</p>
16.	Explain role residents and other stakeholders have played in developing and shaping options	<p>The findings of the consultation and survey were reported to residents through feedback sessions and in a newsletter sent to all residents in November 2016.</p>

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