



**Hook Park is an exciting opportunity to turn an inaccessible and neglected area of land into a beautiful place for future generations to enjoy by creating a new public park, homes for local people and better transport connections for Chessington.**

Bounded by Clayton Road to the south, the A3 to the west and north and council-owned land to the east, the site includes The Dell and Chessington Equestrian Centre and no longer meets the criteria for green belt allocation.

## Reasons to support Hook Park



A new 20 acre park for everyone



New homes of all affordabilities and tenures



A3 road improvements and protecting Clayton Road from rat running



Improvements to local public transport



Shops, cafes and workspaces



A community designed for Zero Carbon Living



Walkable community with cycle and pedestrian greenways






New and improved sports facilities



## Our vision for Hook Park

Our vision is simple – to create a community-led regeneration project, a vibrant place to live, work and enjoy. We want to create a new neighbourhood for all of Chessington, to improve access to green spaces and provide new homes with local work and leisure opportunities, all designed to be sensitive to the local character and built to last.

-  Approximate area of new homes and community facilities
-  Approximate area of the new 20-acre public park
-  Site boundary



### Park for our community

Chessington has very little publicly accessible green space. According to the Essential Living report, the Royal Borough of Kingston upon Thames is the least green borough in London.

We plan to turn this privately-owned inaccessible site into a new park more than twice the size of the King Edward Recreation Ground. The new park will be protected in perpetuity and will be suitable for people of all ages. The new park will be linked to the King Edward Recreation Ground and the local community through safe greenways for walking and cycling.

The design of the park and decisions on facilities within it will be taken in conjunction with the local community through a resident-led consultation process.

## Homes for Chessington

There is a shortage of family housing in the borough, with 3,000 households currently on the Council's housing waiting list. The Local Plan currently concentrates on the development of smaller one and two bed flats in a few hubs, mainly Kingston town centre.

Our proposals will provide around 2,000 low rise flats across all tenures with work from home spaces catering for the local area's requirement for 3 & 4 bed family dwellings. **40%** of the new homes will be affordable and we are keen to work with Kingston Council to jointly provide a mix of integrated, **high-quality homes** within the proposals to help **alleviate pressure on local housing needs** and provide homes for local people.



## Transport for the future

Our proposals would lead to less traffic on residential roads nearby by improving connections with the A3 and A309 to the direct benefit of local residents. Scan the QR code below to watch a video where we explain how we would achieve this. All of which could be achieved through existing highway land.

Our proposals will include ambitious schemes to improve walking and cycling connections throughout the local area as well as public transport improvements.



Please scan the QR code to watch a video outlining the proposals.



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## Securing community support

From the outset of the project, we have sought to work with the local community and stakeholders to get their feedback on our proposals and ensure the plans are what the local community really needs and wants, and we are pleased to report that support is steadily growing for Hook Park.

Between December 2022 and February 2023, the team have:

- Knocked on **778** doors.
- Leafleted over **1,240** residences.
- Spoken to over **400** residents and businesses.

**136** supportive letters have been submitted to the Council as part of the Local Plan consultation.

Below is a selection of quotes from local residents.

“It would stop anti-social behaviour in the area by transforming the site.”

“Housing (including affordable housing) is needed in the area.”

“Hook is in need of invigorating and this project could deliver positive change.”

“It is a vast improvement on what is currently on-site.”

Students from Chessington School and Kingston University also responded positively to the wider benefits that Hook Park could bring, stating:

“More parks and green spaces are needed.”

“Better lighting is needed at night-time for safety.”

“There aren’t enough job opportunities in the local area for young people.”

“More, better and safer walking and cycle routes are needed.”

“The local area requires significant investment and development in order to bring it to a standard of the areas in the north and centre of the Borough. As a collective we agree that the current use of the land is not commensurate with green belt usage and that the land would be better used to support the local population and the borough’s need for housing.”

**Ash Ali**

Headteacher - Chessington School and Chair of the South of the Borough Headteachers group

### About us

Poppymill is a company set up specifically to bring forward the proposals for Hook Park. It is a wholly owned subsidiary of privately owned UK Land. Poppymill is advised by a professional team who have overseen pioneering place-making across the United Kingdom.



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