

**Director of Growth  
Nazeya Hussein**



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Dear Caroline Scott

**FREEDOM OF INFORMATION ACT 2000 - INFORMATION REQUEST - REF NO - F0667**

I refer to your request for information received on 17 April 2019 concerning Cambridge Road Estate - existing and forecast densities.

Sorry for the delayed response.

You asked for the following information

1. A street map showing clearly and precisely the boundaries of the existing Cambridge Road Estate (CRE)?
2. The spread of PTAL ratings (number of properties per PTAL band) for all the properties that currently exist on the CRE
3. The median PTAL rating of all the properties that currently exist on the CRE and the method by which you calculated it
4. The calculation used to arrive at an average projected density on the "regenerated" CRE of 170-230 units per hectare?
5. The assumptions underlying the calculation in 4. above?

Please find attached a copy of a map of Cambridge Road estate showing the boundaries of the proposed regeneration.

**PTAL rating**

We used the industry-standard accessibility indicator for London, the Public Transport Accessibility Level (PTAL) rating to identify the level of accessibility the site has to the local public transport network.

Approximately half of the estate (northern half) achieves a PTAL 4 or 3 rating which represents 'good' to 'average' accessibility, and the other half achieves a PTAL rating of 2 to 1 representing 'poor' to 'very poor' accessibility. The midway point between these ratings is a PTAL of 3. The assessment has not been done on each individual household.

#### Density levels

The proposed density range of 170-230 dph referenced within the Strategic Development Brief was a guide (indicative) to bidders and acts as a means of optimising residential density on the estate in the future (as determined by existing factors and those demonstrated through consultation and engagement in the masterplanning process).

Regeneration of CRE is an opportunity to initiate conversations with the local transport authority and Transport for London (TfL) to review their investment plans to include improvements that will support the development at CRE and beyond.

The proposed CRE masterplan and proposed final planning application submission will be subject to the relevant applied local planning policy and the Draft New London Plan that has been undergoing an Examination in Public (EiP). It was anticipated that the density matrix within Table 3.2 of the adopted London Plan (2014) would be removed from the new London Plan policy requirement and replaced with other criteria to assess the appropriateness of residential density against other important factors including design, environmental considerations and infrastructure provision. This is now largely covered in Policy GG2 Making the best use of land, in accordance with Part D of Policy D2 Delivering good design, both in the Draft New London Plan, July 2019.

If you are unhappy with the way in which your request has been handled you have the right to ask for an internal review. Please notify us in writing as soon as possible with the grounds upon which you feel the appeal is justified to : [foi@kingston.gov.uk](mailto:foi@kingston.gov.uk) or by post to Customer Care, Guildhall 2, Kingston upon Thames, Surrey, KT1 1EU.

We aim to respond to you within 20 working days of receiving your request. If it is going to take longer we will let you know.

Should you still be dissatisfied with the outcome you have the right to refer to the Information Commissioner: Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF [www.ico.org.uk](http://www.ico.org.uk)

Yours sincerely

**Marc Doman**

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