

North Kingston Neighbourhood Plan

Site Assessment Guide

2022

Objectives of the Neighbourhood Plan:

- To ensure North Kingston remains a desirable place to live by maintaining its essential suburban characteristics and by successfully managing the transition between the growing town centre and the surrounding suburban area.
- To ensure the long-term socio-economic sustainability of North Kingston by protecting and improving its essential local retail, business and social facilities.
- To help North Kingston adapt to climate change including by way of new buildings designed for climate resilience and by protecting its important green spaces from development, and to mitigate climate change by reducing carbon emissions locally and delivering a net biodiversity gain from new development
- To help meet local housing need by managing new housing development in key areas and a limited number of key sites.

The Neighbourhood Plan contains a number of site-specific policies, NK19 - NK34 which are not intended to allocate sites *per se*, as the Plan does not depend on any sites to meet a housing requirement, but rather to manage growth within the overriding objectives of the Plan. Therefore, normal conventions that apply to a site selection process do not apply here.

No selection process has been undertaken; instead, the Plan refers to all potential sites in the area including those identified through a Vision Workshop hosted by the North Kingston Forum in 2017 and the Royal Borough's 'Call for Sites' also held in 2017.

All of the sites included in the NKF Sites Density Analysis Table (fig 2) could be considered as sites in the built-up area and no site selection process is needed (or intended) as each one could come forward as a planning application in the future. The Neighbourhood Plan has chosen to set out how any future development which may come forward on these sites will achieve the Neighbourhood Plan's visions and objectives. Any future planning application is therefore expected to demonstrate how it meets the detailed design, land use and landscaping criteria. The onus will be on the applicant to justify any divergence.

This Sites Assessment Guide outlines the criteria used to determine the guiding principles for the development of a potential site or area and how those principles should be applied. It should be read in conjunction with the NPlan Design Guide, Design Policies and Site-Specific policies for the North Kingston Neighbourhood Plan and the North Kingston Development Brief, a Spatial Strategy Document of the Royal Borough's Core Strategy adopted after extensive community consultation.

Location within the Neighbourhood Plan Area

The Neighbourhood Plan identifies the following 3 'zones'

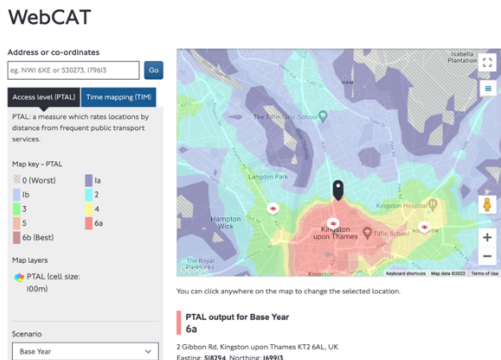
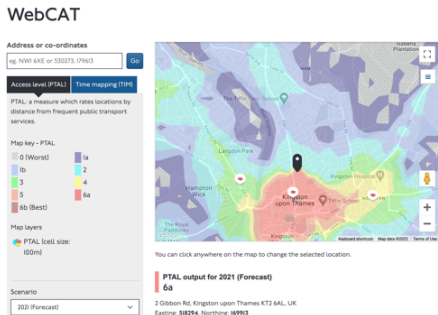
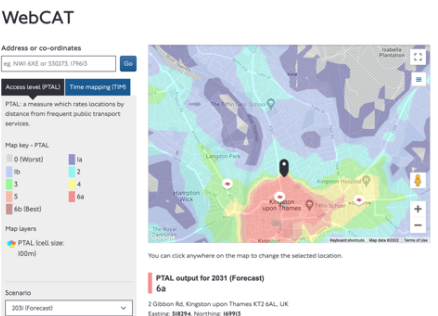
- **The North Kingston Key Area:** which is a key area of change with more Urban characteristics and generally within 100m of Kingston Railway Station, suitable for taller buildings as defined by the Neighbourhood Plan policies.
- **The Transition Zone and Key Corridors:** where a more gradual building height and density transition from the Urban area towards the more Suburban Area is appropriate as defined by the Neighbourhood Plan policies.
- **The Suburban Area:** which is more than 800m away from the main transportation hubs of the Cromwell Road Bus Station and the Kingston and Norbiton Rail Stations where

lower height and density is more appropriate as defined by policies in the Neighbourhood Plan.

Public Transport Accessibility Levels (PTAL)

The use of PTAL is now very much embedded across London in Strategic and Local Planning. The London Plan now uses Accessibility in determining housing density across London as areas with good public transport services are more suitable as growth areas, concomitant with reduced provision for parking. The WebCAT Tool is used to determine the PTAL range for a site (fig 1).

Fig 1

Transport for London WebCAT tool for Public Transport Accessibility Levels (PTAL) https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/planning-with-webcat	
 WebCAT Address or co-ordinates eg. NW1 6XE or 53.0273, 179.613 Go Access level (PTAL) Time mapping (TfM) PTAL: a measure which rates locations by distance from frequent public transport services. Map key - PTAL 0 (Worst) 1a 1b 2 3 4 5 6a 6b (Best) Map layers PTAL (cell size: 100m) Scenario Base Year PTAL output for Base Year 6a 2 Gibbon Rd, Kingston upon Thames KT2 6AL, UK Easting: 58294 Northing: 16993	2015 Base Year settings. Online viewing illustrates gridlines which represent 100m squares and provide useful context of a site as the centre of each grid is never more than a 1-minute walk on average. The gridlines are only visible on higher resolution.
 WebCAT Address or co-ordinates eg. NW1 6XE or 53.0273, 179.613 Go Access level (PTAL) Time mapping (TfM) PTAL: a measure which rates locations by distance from frequent public transport services. Map key - PTAL 0 (Worst) 1a 1b 2 3 4 5 6a 6b (Best) Map layers PTAL (cell size: 100m) Scenario 2021 (Forecast) PTAL output for 2021 (Forecast) 6a 2 Gibbon Rd, Kingston upon Thames KT2 6AL, UK Easting: 58294 Northing: 16993	PTAL output Forecast for 2021
 WebCAT Address or co-ordinates eg. NW1 6XE or 53.0273, 179.613 Go Access level (PTAL) Time mapping (TfM) PTAL: a measure which rates locations by distance from frequent public transport services. Map key - PTAL 0 (Worst) 1a 1b 2 3 4 5 6a 6b (Best) Map layers PTAL (cell size: 100m) Scenario 2031 (Forecast) PTAL output for 2031 (Forecast) 6a 2 Gibbon Rd, Kingston upon Thames KT2 6AL, UK Easting: 58294 Northing: 16993	PTAL output Forecast for 2031

The Queenshurst Development has been used as a successful template for Height and Density determination within the North Kingston Key Area, Transition Zone and Suburban Area.

The character of North Kingston changes from the mixed commercial, relatively high-density Town Centre Area extending out into the 19th and early 20th century mainly residential development close to the Town Centre and then to the less dense, mainly inter-war residential development across the North of the Neighbourhood. New development around the **North Kingston Key Area**, generally within **100** metres from Kingston Railway station may accommodate densities up to that established by the recent Queenshurst development (**~300 homes/Ha**).

Within the **Transitional Zone** densities of up to **150 homes/hectare** would be appropriate, while the remainder of North Kingston, the **Suburban area**, should be able to accommodate densities of no more than **100 homes/hectare**.

New housing development shall provide private amenity space, within the Transitional Zone that will normally be at least **[50] sqm per property** rising to **[70] sqm** in the rest of the Neighbourhood. Apartment buildings in the core Town Centre area will be expected to provide at least **[10] sqm** of shared amenity space for each unit.

The following figures outline:

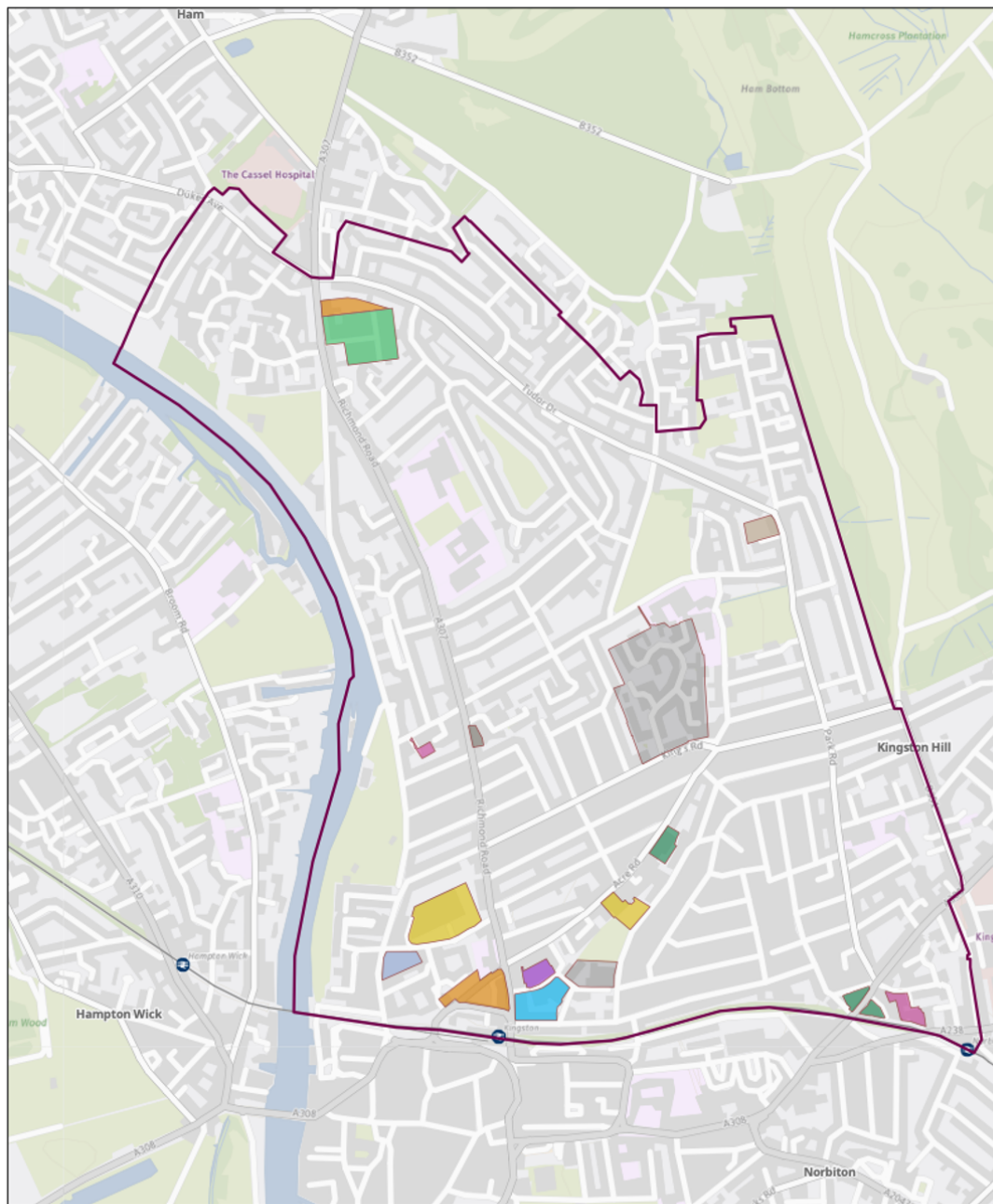
Figure 2: Sites Policy Map showing the location of each site NK19 - NK34.

Figure 3: The parameters used to justify the indicative housing capacity for each site policy in the Neighbourhood Plan.

Figure 4: An illustration of the Queenshurst development used as the template

Fig 2

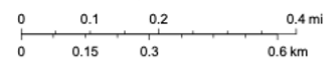
North Kingston Neighbourhood Plan Policy Sites NK:19-34



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- NKF BOUNDARY**
- NK 19-34 Site Specific Policies**
- NK24 - LONDON ROAD/KINGSTON HILL ROAD
 - NK25 - MANORGATE ROAD
 - NK19 - SURY BASIN
 - NK20 - CANBURY CAR PARK
 - NK21 - CANBURY BUSINESS PARK
 - NK22 - COWLEAZE ROAD
 - NK23 - ST GEORGE'S INDUSTRIAL ESTATE
 - NK26 - PARK ROAD SCOUT HALL
 - NK27 - SEVEN KINGS CAR PARK
 - NK28 - RICHMOND ROAD PETROL STATION
 - NK29 - THE KEEP
 - NK30 - ELM GROVE
 - NK31 - ACRE ROAD (MURREY HOUSE)
 - NK32 - CANBURY COURT GARAGES
 - NK33 - ST LUKE'S PRIMARY SCHOOL
 - NK34 - THE FIRE STATION

1:9,009



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Fig 3: NKF Site Assessment Density Analysis

NKF SITE ASSESSMENTS: DENSITY ANALYSIS 2022, REV 02/2023				V03/2025									
NKF Policy number	NKF Ref. no./R&K Site Ref. ***	Name of Site	Plot Size: Ha	PTAL Range Baseline	PTAL Range 2021	PTAL Range 2031	Density Assumption new homes/Ha *	Indicative Housing Capacity (plot size x new homes/Ha)**	Character Setting	Strategic Constraints	Existing Use	Supported Future Use	Notes
19	8	Sury Bash	1.7	2 to 6a	2 to 6a	2 to 6a	150	100% residential = 255 75% residential = 190 50% Residential = 127	Urban/Suburban	N/A	Commercial and Community Facility.	Mixed Residential and Employment scheme including specialist older persons housing.	
20	SA03	Canbury Car Park/Kingsgate	1.03	6a	6a	6a	300	100% residential = 300 75% residential = 225 50% residential = 150	Urban/Kington Town Centre	HSE Middle Zone	Car Park and Commercial	Mixed Residential and Employment scheme including community facilities.	19/02323/JUL under consideration. Identified in the North Kingston Development Brief and the Kington Town Centre AAP for redevelopment. The site currently has no planning consent and R&K has resolved to refuse the current planning application in the Stage 2 submission to the Mayor. The Mayor's content for the Council to determine the case itself, subject to any action the Secretary of State may take.
21	SA04	Canbury Business Park	1.08	6a	6a	6a	150	100% residential = 162 75% residential = 121 50% residential = 81	Urban/Kington Town Centre	LSS, Grade II listed Building, Article 4 Direction****	Commercial	Mixed Residential and Employment scheme including healthcare, community and education services.	Gala Bingo Hall (Grade II listed) 13/13017/JUL consented. The former Regal Cinema has planning consent for 29 residential units but planning conditions have not been met due to a lack of commercial interest for the interior, the build has therefore stalled. A new approach is therefore being considered to repurpose the interior whilst providing a suitable quantum of residential and serviced units. The number of flats is likely to increase. Nilfam and other community groups have been in discussion with the developer, alongside R&K the site already supports 30 flats at 32-34 Richmond Road (05/12624) and there is consent for 10 additional flats at 34 Cowleaze Road (15/13013). Note: The Indicative housing capacity figures DOES NOT include the consented existing built components of the site (47 homes)
22	CA006	Cowleaze Road	0.44	6a	6a	6a	150	100% residential = 70	Urban/suburban	LSS/Article 4 Direction	Commercial and Housing	Residential scheme including older persons housing.	
23	TU01	St Georges Industrial Estate	2.03	2	2	2	100	100% residential = 200 50% residential = 100 25% residential = 50	Suburban	LSS/part Article 4 Direction	Commercial	Mixed Residential and Employment Scheme.	
24	24	London Road/Kington Hill Roundabout	0.343	5	5	5	150	100% residential = 30 50% residential = 25 25% residential = 12	Urban/Suburban	Conservation Area/part Article 4 Direction	Commercial and housing	Residential including Town Centre and community uses.	
25	CA005	Manorgate Road	0.39	4 to 5	4 to 5	4 to 5	150	100% residential = 60 50% residential = 30 25% residential = 15	Urban/Suburban	N/A	Commercial	Residential including Community Services	
26	2	Park Road Scout Hall	0.4	1b	1b	1b	100	Approx 10 new homes in 0.1Ha portion of the site.	Suburban	N/A	Community Facility	Safeguarding the field with Local Green Space designation and community facility.	
27	SA01	The Seven Kings Car Park	0.49	6a	6a	6a	300	100% residential = 147 75% residential = 110 50% residential = 74	Urban/Kington Town Centre	HSE Middle Zone	Car Parking	Residential and Employment scheme should the benefits of redevelopment outweigh loss of public parking.	Leasehold Car Park on Council land. Site Allocation indicative 102 units + non-residential ground floor space. No proposal in the K+20 Kington Town Centre AAP.
28	28	Richmond Road Petrol Station	0.13	2	2	2	150	Approx 20 new homes	Urban/Suburban	N/A	Petrol Station	Residential Scheme	Supports London Plan Policy H2 (Small Sites) 2021 as site is below 0.25Ha
29	9	The Keep	6	1a	1a	1a	100	TBA	Suburban	N/A	MoD Accommodation	Comprehensive or partial redevelopment supported if connectivity improved alongside possible expansion of education services.	2025 Defence Estate update: UK Government/Ministry of Defence has agreed terms to take back the 36,000 military homes from property group Annington ending a tortuous near 30 year privatisation that saddled the government with billions of pounds in rent and maintenance costs. The government sees this as an opportunity to better use the MoD land to boost their wider house building agenda.
30	CA008 12/13	Elm Grove	0.7	6a	6a	6a	150	100% residential = 105 50% residential = 52 25% residential = 26	Urban/Suburban	LSS/Article 4 Direction	Commercial, community and Medical Services	Mixed Residential, Medical Services and Childcare Facility.	
31	CA004	Acre Road, Murray House	0.37	2 to 3	2 to 3	2 to 3	150	100% residential = 55 50% residential = 28 25% residential = 14	Urban/Suburban	N/A	Vacant	Residential Scheme, and Specialist Older Persons Housing with community services and education.	Under Construction
32	18	Canbury Court Garages	0.095	1b	1b	1b	100	Approx 10 new homes	Suburban	Archaeological Priority Area Tier 2	Garages	Community - led Residential	Supports London Plan Policy H2 (Small Sites) 2021 as site is below 0.25Ha
33	21	St Lukes Primary School	0.557	2 to 6a	2 to 6a	2 to 6a	150	100% residential = 80 50% residential = 40 25% residential = 20	Urban/Suburban	N/A	Education	Safeguarding primary use for education with possible off-site expansion. Residential and specialist Older Persons Housing	
34	1	Kingston Fire Station	0.38	2	2	2	100	Approx 38 new homes.	Suburban	N/A	Fire Station	Safeguarding Primary use as Firestation. Community - led Residential	
* The Density assumption is based on the Queenshurst template for height and density determination													
** The Indicative Housing Capacity is subject to site access, Design and Site Configuration.													
*** The NKF ref no. relates to the original Sites Assessment Density Analysis. SA/CA prefix is the Site Allocation given in the draft Local Plan consultation													
**** The LSS status and Article 4 Direction was reconfirmed and came into force 14th June 2023.													

Fig 4



Many thanks to Google Earth and Zoopla for the images

Queenshurst has been used as a template for height and density determination for the North Kingston Key Area (where it is located), the Transition Zone and the Suburban area.

Planning application 19/02604 (granted)