

North Kingston Neighbourhood Plan Submission Version 2019-2041 Overview and Summary of Policies January 2024

Neighbourhood Plans have been introduced by the Government to help communities to influence the planning of the area in which they live and work. The North Kingston Neighbourhood Area consisting of the former Canbury and Tudor wards (now Canbury Gardens, Tudor ward and part of Kingston Gate ward), was created by local residents in 2017 and, following consultations locally, a submission version of the Plan has been prepared reflecting our community's priorities and responding to our community's concerns. It seeks to ensure that future development is managed to preserve the character of North Kingston and to benefit rather than harm the local community. Once the Plan is approved, the Neighbourhood will receive 25% of the Community Infrastructure Levy generated by developments in North Kingston to support locally prioritised projects.

The Draft Plan seeks to establish the characteristics that make North Kingston such an attractive place to live and work.

It explains:

- The purpose of the Plan and the policy context; by setting out a series of planning policies that will be used to determine planning applications in the neighbourhood in the period up to 2041.
- The process of preparation, consultation, independent scrutiny, and eventual approval as a statutory Plan.
- The relationship between the Neighbourhood Plan, The Royal Borough's own Local Plan, the London Plan and the National Planning Policy Framework.

The area's strengths and vulnerabilities are identified, as are opportunities for sustainable growth.

The Neighbourhood Plan does not seek to allocate particular sites for development. Rather, site-specific policies are included to ensure that proposals for sites with the potential for future development contribute to achieving the objectives of the Neighbourhood Plan by following the detailed design, land use and landscaping criteria set out in the Plan.

Future planning applications will therefore be expected to demonstrate how they meet the detailed design, land use and landscaping criteria. Neighbourhood Plan Policies will carry full planning weight in the decision-making process once the Plan is adopted by the community of North Kingston following support at a Referendum.

NKNPlan Objectives

Respondents to the initial Draft Neighbourhood Plan carried out in 2019 overwhelmingly (91%) considered tight controls essential to protect North Kingston's residential character therefore, the key objectives of the Neighbourhood Plan are:

- To ensure North Kingston remains a desirable place to live by maintaining its essential suburban character 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 needs by managing new housing development in key areas and a number of key sites.

Community views on planning issues

Having previously sought resident's views on key issues in 2018 and 2019, the Forum consulted on the Regulation 14 pre submission draft Plan from 19th April until 27th June 2021, over a 10-week period. The thoughts and suggestions were collected from a total of 664 responses, representing 1033 individuals.

The Forum were reassured that 60% of those who responded agreed with the Plan's overall objectives while just 38% disagreed. However, opinion was split on the Draft Plan's Design Policies with 53% expressing some opposition and 42% generally agreeing. Specifically, concerns were expressed about the identification of "opportunity sites" and "windfall sites" and the Forum has eliminated these categories.

The responses included a number from some who seemed opposed to a Plan of any sort. However, we know that North Kingston will be expected to accommodate new development in the future and the Neighbourhood Forum is of the opinion that it is better to try to manage that growth rather than rely solely on the council's borough-wide policies. Consequentially opportunities for limited densification have been identified with specific policies introduced to manage development pressures. Key to the Plan's objectives is to protect, and where opportunities arise, to enhance the area's existing character.

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 into the less dense, predominantly inter-war residential development across the north of the Neighbourhood. The Plan recognises the inevitability of new development within the part of the Town Centre which lies within the Neighbourhood and showed the area as an "Intensification Zone" and identified a "Transition Zone" beyond it to provide a buffer to the more suburban, predominantly residential parts of the Neighbourhood beyond. Some concerns were expressed about both designations and the Forum has sought to further proscribe intrusive development within these areas to protect the amenity of existing properties.

Concerns were also expressed about the introduction of "Key Development Corridors", specifically along the southern sections of Richmond Road and Park Road. Both roads contain a rich mix of residential and commercial uses providing local amenities and employment space which the Forum considers important to protect. However respecting concerns about the dangers of over development the Forum has tightened controls along those corridors particularly regarding building height and land use to avoid any adverse effects on the amenity of existing properties nearby.

Some site-specific policies generated concerns which suggested that the policies in question needed to be clearer. For example, it is not the intention of the Plan to encourage the closure of such local amenities as the Fire Station, St Luke's school or the Scouts' Hut. However, should opportunities arise to improve local amenities the Forum considers that they should be supported subject to specific safeguards which have now been clarified.

Similarly, although there is clearly potential to increase the efficient use of much of North Kingston's land in public ownership for community benefit, further safeguards are now proposed to ensure that any new development is both proportionate and respects the site's context.



Canbury Secret



Neighbourhood Planning



Folar Dog Show



Examples of the many consultation events

Planning policies

Published by the North Kingston Forum: Regulation 15 Submission version under the Neighbourhood Planning (General) Regulations 2012 (as amended).

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The Plan on which your views were sought consists of a series of planning policies which set out the principles to guide decision-makers and achieve the objectives mentioned earlier. The following policies relate to the development and use of land in the designated Neighbourhood Area of North Kingston. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to respond to the challenges set by the London Plan and by the Local Plan.

NK1 - NK8 Design Policies : The Neighbourhood Forum's local consultations have identified the importance of preserving the area's unique character from the earlier Victorian and Edwardian developments in the south of the area to the more suburban housing in Tudor ward and North Kingston's splendid riverside. Policies are suggested to manage the pressure from Government for increasingly intensive development. Special policies are proposed for land on the fringes of the town centre which is particularly vulnerable, as well as for preserving cherished local areas and buildings.

NK9 & NK10 Business Policies: Local businesses are a crucial part of the area's economy, providing both services and jobs. Our shops, cafes and pubs are particularly vulnerable and some accommodation for small and medium sized business has already been lost to residential use, often poorly planned. Consequentially policies are proposed to help preserve existing businesses and support new workspaces.

NK11 & NK12 Community Facilities & Access and Movement Policies: The new London Plan supports the need for new housing, and, as the population of North Kingston grows, community facilities and social services such as health and education will need to be protected and enhanced by the Neighbourhood Plan, which also seeks to improve local social infrastructure including that of active travel for all, i.e. cycling and walking.

NK13 - NK18 Climate Resilience, Green Infrastructure, Green Spaces and Public Realm Policies: Climate change and the sustainability of North Kingston is increasingly critical to our future and Policies are proposed to promote the highest standards possible in new development. The biodiversity of our Neighbourhood's green infrastructure has also become crucial to our future and Policies are suggested for its protection with opportunities for enhancement explored.

Our local green spaces and the public spaces generally, make an important contribution to the Neighbourhood's well-being. Policies are therefore proposed to protect and enhance our existing green infrastructure and promote additional amenity space within new development together with options to enhance local infrastructure, particularly for the benefit of pedestrians and cyclists.

NK19 - NK34 Key, Privately owned & Public Sector Owned Site Policies:

Key Development Sites: Kingston Council has identified a number of potentially significant development sites in North Kingston and the policies of the draft Plan seek to manage future proposals there to avoid over-development and ensure the preservation of existing community amenities, and where appropriate, benefits from new development accrue to support local residents and business.

Privately Owned Sites: The Neighbourhood Plan seeks to ensure the appropriate management of proposals for other sites that may be suggested for development in the future. A number of such sites have therefore been identified for which proposals might come forward in the future with Policies designed to manage their development, similar to those for sites identified by Kingston Council.

Public Sector Owned Sites: The public sector, including Kingston Council owns a number of sites locally that are already under consideration for redevelopment or might come forward in the near future. The draft Plan suggests how these might be developed to optimise the benefits to the community by providing critical facilities for health, education, social services and, where appropriate, affordable housing. The opportunity for Community Land Trusts or other democratic ownership and governance models gifting truly affordable homes in perpetuity are suggested for consideration.

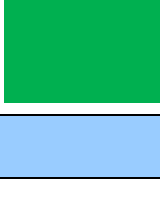
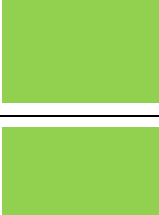
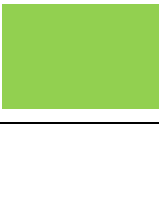
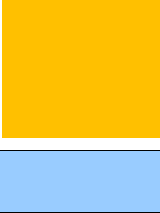
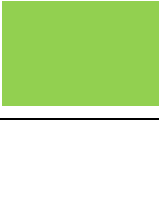
Finally, the implementation of the Neighbourhood Plan as and when Kingston Council considers and determines planning applications, is explained. The Council has a key responsibility in implementing the Neighbourhood Plan, by applying its policies through the development management process.

Additionally, The Forum proposes that the priorities for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Neighbourhood Forum are considered and decided by the community and can be found in the Regulation 14 consultation questionnaire. We request that each project is prioritised accordingly as listed in the table below once the Neighbourhood Plan is adopted.

This series of local infrastructure projects proposed by local residents and community groups, will be prioritised for investment from Section 106 agreements and Kingston Council's Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed by Kingston Council for investments listed in the Neighbourhood Plan.

Community Infrastructure Levy This series of local infrastructure projects will be prioritised for investment from Section 106 agreements and the Borough Council's Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed by the Borough Council for investments listed in 6.4 of this Neighbourhood Plan.			
Project Group	Priority 1	Priority 2	Priority 3
Sports, recreation and leisure			
Latchmere Recreation Ground: multi-use pavillion including toilets and cafe			
Public swimming pool: within a comfortable walking/cycling distance *			
Hawker Centre: expansion to consider indoor sports provision			
Permanent fixed sport equipment facilities: to promote improved health and well being			
Open spaces and parks			

Canbury Gardens: including projects identified through the MasterPlan			
Dinton Fields: improvements to existing facilities subject to them being accessible to the local community			
Public parks and gardens improvements: including maintenance			
Heritage			
Projects to commemorate North Kingston's 80 years of aviation history, including the proposal to locate a Hawker Hunter plane opposite the site of the Richmond Road factory where it was built, and bringing home Carol Hodgson's sculpture currently languishing in the Cattle Market car park https://tinyurl.com/yatl5a67			
Public services			
Adult education: to enable school premises to offer their facilities during non-teaching times subject to security provision			
Wayfinding: to rationalise and improve the design of signage across the 2 wards, to identify and direct to key commercial sites, parades, walking/cycling routes and heritage sites			
Electric vehicle Charging: to review emerging technologies and innovative ways of providing effective charging infrastructure			
Broadband: to encourage a Smart City approach for improvements to local digital connectivity as home working is likely to become the new norm			
A new community/multi-cultural hub: including specialist care facilities			
Youth services: establishing dedicated youth facilities to address the limited youth provision in the area.			

Community services: to retain waste and recycling facilities at Sainsburys and undertake a review of street litter bins with a view to improving provision, including addressing the persistent dog fouling problems and active enforcement in hot spot areas			
Public transport: to encourage improvements to public transport services and facilities across the neighbourhood, including school buses and bus shelter data.			
Crime and security: to encourage improvements to managing crime and security in the neighbourhood			
Conveniences			
Drinking fountains: establish free drinking fountains/water bottle refill stations in all parks			
Community toilet scheme: support to widen the scheme to all parks			
Business and employment			
Shopping parades: encourage a common shop front theme with widening of the pavements to allow for greening and pop-up stalls to enhance visual interests			
Parking: review short term vehicle parking to encourage use of local businesses and review cycle parking opportunities			
Delivery vehicles: to encourage the co-ordination of delivery vehicle movements utilising sustainable transport options			
Employment land and premises marketing: to manage the marketing of vacant commercial premises before a change of use will be consented			
Public realm improvements			
Kingston Rail Bridge: improvements to the bridge undercut as an important pedestrian route			

Aesthetic improvements to the streetscape: including tree planting, pavement widening, landscaping, artwork, seating			
Walking and cycling: improvements to walking and cycling routes including reviewing Pelican and Copenhagen crossings for greater pedestrian safety			

* A public swimming pool with lanes was also one of the highest voted priority amenity project requests from our earlier community consultations. If a suitable site cannot be found in North Kingston, the data from our consultations would allow priority support for a replacement public pool with lanes in Kingston Town Centre.