

NORTH KINGSTON FORUM



NORTH KINGSTON NEIGHBOURHOOD PLAN
2019 - 2041

APRIL 2025

BASIC CONDITIONS STATEMENT

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1.INTRODUCTION

1.1 This statement has been prepared by North Kingston Neighbourhood Forum (“the Forum”) to accompany its submission of the North Kingston Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, the Royal Borough of Kingston upon Thames (“the Royal Borough”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Forum, the ‘Qualifying Body’ for the Neighbourhood Area (“the Area”) shown on Plan A below. The Royal Borough designated the Area in March 2017 and the Forum in August 2017. In anticipation of the expiry of the Forum after a five year period (per S61F(8) of the Town & Country Planning Act 1990) the Forum was redesignated by the Royal Borough for another five year period in August 2022.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to ‘excluded development’, as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2019 - 2041, which corresponds with the plan period of the emerging Kingston Local Plan.

1.4 The statement addresses each of the ‘Basic Conditions’, which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan or Neighbourhood Development Order will be considered to have met the Conditions if:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- b) (Not relevant for Neighbourhood Plans),
- c) (Not relevant for Neighbourhood Plans),
- d) The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- e) The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with retained EU obligations.



Plan A: The North Kingston Designated Neighbourhood Area

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by members of the local community of North Kingston in late 2016. This led to the formation of a nascent Forum and then applications being made to the Royal Borough to designate both the Neighbourhood Area and the Forum itself. The Area comprises the Royal Borough wards of Canbury and Tudor and the Area and Forum remain one of only two such designated in the Royal Borough area since 2011.

2.2 The key driver of this action was a sense of the community wanting to plan positively for the future in the light of major changes being proposed by the then emerging London Plan for the Kingston Opportunity Area focused on Kingston Town Centre but stretching in the North Kingston area. Those proposals – since adopted – have the potential for a scale and type of change that could radically alter the character of North Kingston if not properly located, planned, designed and co-ordinated. With the review and replacement of the adopted Core Strategy and Kingston Town Centre Area Action Plan by the Royal Borough some way off, the Forum wished to bring forward a Neighbourhood Plan in the meantime to assert the value of the plan-led system.

2.3 A steering group was formed comprising residents and Forum representatives. The group has been delegated authority by the Forum to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the Qualifying Body, the Forum approved the publication of the Pre-Submission plan in May 2021 and the Submission Plan now. The project has taken some time to get to this point. The Covid pandemic in 2020/21 curtailed project activity and the Forum relying on entirely volunteers to manage the project inevitably takes longer.

2.4 The Forum has also chosen to engage the local community extensively over the duration of the project. In a large residential area like North Kingston, but with many businesses and other organisations located in the area too, this also takes time to be effective and meaningful. Given the Forum's desire to see its Neighbourhood Plan bring forward a positive suite of spatial and development management policies the engagement work highlighted concerns of some in the community that this was unwarranted and unsound and this has required the steering group to invest more time in explaining and evidencing its approach and proposals. It has also meant that it has relied on the active support of officers of the Royal Borough, which over this length of time has been a challenge, but the work has paid off in collating and examining the evidence base, in designing and iterating policy proposals and in defining a mutually beneficial relationship between the Neighbourhood Plan and the new Local Plan. The nature and outcome of these various publicity and consultation exercises are set out in the separate Consultation Statement.

2.5 The Neighbourhood Plan contains 34 land use policies (numbered NK1 – NK34), which are defined on the Policies Map where they apply to a specific part of the Area. The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications. However, to present a complete picture to the local community there is some inevitable overlap.

3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans, as set out in Table A. Both the NPPF and PPG have changed considerably since the start of the project and at the time of submission further iterations are expected to both with the making of the Levelling Up & Regeneration Act, which contains important proposals affecting neighbourhood plans. As the Plan is being submitted after 12 March 2025, this statement has been updated to refer to the policies of the NPPF of December 2024.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.3 The Forum believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§29).

3.4 Furthermore, the Forum considers that its Neighbourhood Plan has provided the local community and other stakeholders the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. As an urban area with no ‘indicative housing number’, the Neighbourhood Plan contains no site allocation proposals as such, though there are some positively-prepared, ‘development brief’ type policies for a number of sites in the Area where development proposals are anticipated. Its policies cannot therefore result in less development than set out in the strategic policies for the area (§30).

Specific Paragraphs

3.5 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Summary Analysis of NKNP Policy Consistency with National Planning Policy		
No.	Policy Title	Commentary
NK1	Quality Design – Character and Context	Together these two policies identify the special qualities of the Area and explain how they should be reflected in future development proposals (§132). The policies seek to bring ‘clarity about design expectations’ within the Area (§133). The specific matters included in the policies ‘provide a framework for creating distinctive places’ to deliver a ‘consistent and high-quality standard of design’ (§133). They are derived from a deep understanding and analysis of the character of the Area.
NK2	Sustainable Design Standards	
NK3	North Kingston Key Area	These spatial policies seek to shape change in North Kingston positively so that ‘significant development (is) focused on brownfield locations (§126) which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’ (§110). Rather than apply a generic ‘distance from the town centre’ metric for determining the way that growth north of the town centre should happen, this approach takes account of the intensity of public transport service routes and existing mixed use areas of taller building to better manage the transition from the town centre to the low rise suburban area of North Kingston. The policies ‘support opportunities to use the airspace above existing residential and commercial premises for new homes to allow for upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene’ (§125). Focusing growth in this way will enable the busiest parts of the area to continue to ‘function well and add to the overall quality of the area, not just for the short term but over the lifetime of the (plan), (and will be) visually attractive as a result of good architecture ... (and) are sympathetic to local character and history, including the surrounding built environment’. Within the Key Area, Zone and Corridors there are opportunities to ‘maintain a strong sense of place’ (and to) ... optimise the potential of (land) to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks’ (§135).
NK4	Transition Zone – Suburban area	
NK5	Development Corridors	
NK6	Local Views	These policies combine to ‘sustain and enhance the significance of heritage assets’ to secure ‘the wider social, cultural, economic and environmental benefits that conservation of
NK7	Conservation Areas and Local	

	Areas of Special Character	the historic environment can bring'. The views and heritage assets play the most important role in defining the character of North Kingston and it is therefore vital that 'new development makes a positive contribution to local character and distinctiveness' (§203).
NK8	Locally Listed Buildings	
NK9	Local Shopping Parades	This set of policies seeks to protect the 'social, recreational and cultural facilities and services the community needs such as local shops, meeting places ... (and) public houses' by guarding against their unnecessary loss where this would reduce the community's ability to meet its day-to-day needs (§98).
NK10	Public Houses	
NK11	Community Facilities	
NK12	Access & Movement	This policy identifies a number of 'opportunities to promote walking, cycling and public transport use' reflecting 'patterns of movement, streets, parking and other transport considerations ... (that should) contribute to making high quality places' (§109). Its 'healthy streets' approach 'provides for attractive and well-designed walking and cycling networks (§111).
NK13	Zero Carbon Buildings	This policy is intended as an interim measure pending either the adoption in the Local Plan Review of a similar policy covering the whole district or an acceleration towards the same objective than is currently proposed by the Government in its Future Homes Standard. It is intended here to help shape future development in the neighbourhood area in a way that contributes to radical reductions in greenhouse gas emissions as encouraged by §164. This will be primarily through the use of a Post Occupancy Evaluation reporting process to ensure that energy performance standards are met once built and occupied. It encourages the adoption of zero carbon standards like PassivHaus as they will deliver and certify better energy performance, hence such proposals being exempt from that reporting process. It is therefore vital to note that the policy does not make the PassivHaus (or equivalent certified standard) a requirement and therefore the Written Ministerial Statement on zero carbon building standards is not relevant here. Rather, the policy encourages such proposals even though such a provision is bound to be in place nationally within the next five years and many developers are already planning for delivering to this standard in their layouts and building specifications.

NK14	Climate Resilience	This policy reflects the special need for a dense urban area like North Kingston to ‘support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts (and) the risk of overheating from rising temperatures’ (§162).
NK15	Green Infrastructure	The policy defines the green infrastructure network as one means of ensuring the future resilience to climate change impacts and to support nature recovery (§162 and §188). The policy contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures through identifying, mapping, and safeguarding these components (§192).
NK16	Local Green Spaces	The policy responds to the provisions of §106 to make designation proposals, informed by its evidence base in respect of meeting the tests of §107. Its wording then reflects the Green Belt equivalency of §108.
NK17	New Pocket Parks	These policies respond to the premium placed on securing ‘access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities’ in densely populated areas like North Kingston (§103). The two proposed sites are well located and suited for a pocket park purpose and the ten locations for public realm improvement, as part of close by development schemes in some cases, are very prominent and well used.
NK18	Public Realm	
NK19	Sury Basin	These 16 site-specific policies each contain a set of development and design principles that should set a helpful framework for guiding any potential future redevelopment proposals. In this sense they play the same role as a design or development brief that planning authorities have adopted in the past for this same purpose. The policies are ‘clearly written and unambiguous, so it is evident how a decision maker should react to development proposals’ (§16). Some of the sites have been identified in the emerging Local Plan site assessment process; others have been identified by the steering group as the type of sites that have come forward for redevelopment in the Area, or in locations like it in suburban London over the last few years.
NK20	Canbury Car Park/Kingsgate Road	
NK21	Canbury Business Park	
NK22	Cowleaze Road	
NK23	St George’s Industrial Estate	
NK24	London Road/Kingston Hill Roundabout	

		It is vital to note that the policies are not, therefore, conventional site allocation policies resulting from a formal site assessment process and requiring detailed design and viability testing. There are therefore no ‘winners’ and ‘losers’ – the absence of a site that is or may become available for development does not put it at any policy disadvantage. The policies do not require or even encourage redevelopment; they simply seek to put in place a helpful, community-supported, policy framework should land interests intend to bring forward proposals over the next few years (§130). They are considered ‘non-strategic policies’ that ‘set out more detailed policies for specific areas (and) types of development ... (including) establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies’ (§29). As with all areas like North Kingston, some of the policies seek to strike a balance between the objective of ‘significantly boosting the supply of homes so that a sufficient amount and variety of land can come forward where it is needed’ on the one hand (§61), with the goal of ‘creating the conditions in which businesses can invest, expand and adapt, with significant weight placed on the need to support economic growth and productivity’ on the other (§85). The policies take a ‘positive approach to ... alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs ... in particular, they support proposals to use ... employment land for homes in areas of high housing demand (that) would not undermine key economic sectors or sites’ (§125). In other cases, the goal is to encourage and enable the improvement of community facilities and services (e.g. the Scout Hall, St. Luke’s Primary School and Fire Station sites) in planning ‘positively for the provision and use of shared spaces (and) community facilities’ and in ‘guarding against the unnecessary loss of valued facilities and services’ (§98). On those sites that are considered to have potential for housing redevelopment alone, or as part of new mixed use schemes, some are of a ‘small and medium-sized sites (of a size consistent with paragraph 69a)’ that are encouraged from neighbourhood plans (§74). The steering group has been especially mindful of the need to ‘promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’ (§124). These policies aim to
NK25	Manorgate Road	
NK26	Park Road Scout Hall	
NK27	The Seven Kings Car Park	
NK28	Richmond Road Petrol Station	
NK29	The Keep	
NK30	Elm Grove	
NK31	Acre Road (Murray House)	
NK32	Canbury Court Garages	
NK33	Luke’s Primary School	
NK34	Kingston Fire Station	

		‘encourage multiple benefits from ... urban ... land, including through mixed use schemes and have given ‘substantial weight to the value of using suitable brownfield land within settlements for homes (§125). The policies ‘support development that makes efficient use of land, taking into account ... the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it’. The steering group has taken into account its knowledge of ‘local market conditions and viability and the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use’ (§129). The policies have resulted from ‘area-based character assessments, design guides and codes and masterplans to help ensure that land is used efficiently while also creating beautiful and sustainable places’. Care has also been taken in ‘setting out a range of densities that reflect the accessibility and potential of different locations, rather than one broad density range’ (§130).
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3.6 It is considered that all the policies have had full regard to national policy. Inevitably, in a dense urban area with a strong local character, planning for change requires some degree of trade-off between national policies. The Forum has taken its responsibility seriously in understanding the nature of those trade-offs and used its combination of technical advice and engagement insights to strike an appropriate balance between competing objectives. As a result, the Forum considers the Neighbourhood Plan, as a whole, meets Condition (a).

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 Given the intended scope of the Neighbourhood Plan, the Forum and the Royal Borough agreed that a Strategic Environmental Assessment (SEA) would be necessary. The Royal Borough provided a formal screening opinion confirming the need for an SEA in February 2020. The Forum proceeded to appoint AECOM to prepare first a scoping report for an SEA in November 2019 for consultation with the statutory bodies and then draft and final SEA reports at the Pre-Submission and Submission stages.

4.2 The separate SEA Report sets out the sustainability effects of the policies of the Neighbourhood Plan. The Report concludes:

“5.17 The appraisal finds that the plan as a whole is likely to lead to significant positive effects in relation to the population and communities SA objectives and the land, soil and water resources SA objectives. Minor positive effects are anticipated in relation to the biodiversity; climate change; health and wellbeing; historic environment; landscape and townscape; and transport and movement SA objectives. Minor negative effects are anticipated in relation to the air quality SA objectives.

5.18 Significant positive effects are predicted in relation to population and communities because the plan provide robust policy support for the development or redevelopment of 16 sites with a collective indicative capacity of over 1,500 new dwellings. This scale of delivery could have potential to unlock a significant quantum of affordable housing. Significant positive effects are anticipated in relation to land, soil and water resources on the basis that development is supported exclusively at previously developed sites, offering a substantial opportunity to maximise the efficient use of land within the plan area.

5.19 Minor positive effects are predicted in relation to biodiversity given the potential for habitat enhancement at all proposed site allocations, as well as the avoidance of harm to designated sites both within the plan area and beyond. Similarly, minor positive effects are predicted in relation the historic environment on the basis that the plan’s policies are considered to adequately mitigate potential risks to the historic environment at sensitive site allocations, whilst also offering potential to enhance a number of sites within their historic context. Minor positive effects in relation to climate change are predicted on the basis that the plan supports growth at sites which broadly avoid areas of significant flood risk and its detailed policies include further flood risk mitigation, as well as providing for adaptation to, and mitigation of, other effects of climate change through proposed green infrastructure protection and enhancement.

5.20 There could be potential for minor negative effects in relation to air quality on the basis that the plan supports the principle of development at

sites within the Kingston Town Centre Air Quality Focus Area where air quality is recognised by the GLA as being of particular concern.

5.21 However, it is important to reiterate that the draft plan does not actually seek to actively bring forward development and does not allocate any sites for development. The plan is prepared so as to guide future windfall development proposals, rather than directly deliver any growth itself.

5.22 It is therefore very important to view the conclusions in relation to the plan's potential effects in this context. Effects from a plan, both positive and negative are most likely to be generated by development, and therefore a plan which proposes no development may theoretically result in no effects.

5.23 Despite this, and mindful of the context set out in paragraphs 5.21 and 5.22 above, when read as a whole the Neighbourhood Plan is anticipated to result in broadly positive effects in relation to the SA framework."

5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for the Royal Borough, that primarily comprises the adopted London Plan (2019 – 2041), the Kingston Core Strategy of 2012 and Kingston Town Centre Action Plan 2008, taken as a whole. In London this breadth and depth of strategic planning policy presents a challenge to neighbourhood plan makers in finding distinct policy positions that add value without being significantly inconsistent with that context.

5.2 Helpfully, the Core Strategy makes a distinction between its strategic ('CS') policies and non-strategic ('DM') policies, but for completeness the most relevant DM policies are referenced as well as the relevant CS policies.

5.3 The Core Strategy will be replaced by the Kingston Local Plan in due course. As the examination of the Neighbourhood Plan will take place prior to the adoption of the Local Plan, the Forum has taken into account the reasoning and evidence of the emerging Local Plan, as expressed in the 'Early Engagement' document published for consultation in May 2019, in the Further Engagement in summer 2021 and in the First Draft Local Plan of winter 2022/23 (and the emerging evidence base).

5.4 The Forum has sought to give its Neighbourhood Plan policies as long a 'shelf life' as possible by seeking to anticipate and resolve any significant inconsistencies between its proposals and what may form the Local Plan when it is eventually adopted. It has benefited from a positive working relationship with RBKT planning officers in this respect. However, it accepts that the Neighbourhood Plan cannot seek to bind the emerging Local Plan and that some provisions of the new Local Plan may supersede the Neighbourhood Plan where there is any inconsistency (per NPPF §30).

5.5 The Forum and RBKT have debated at length the approach taken in policies NK19 – NK34. As noted in Table A it is the Forum's intention that these site-specific policies should guide any future redevelopment proposals for sites that it anticipates may become available for redevelopment during in the plan period. The policies are therefore framed as would a 'development brief' or 'design brief' of the kind adopted in the past by planning authorities like RBKT.

5.6 As noted in Table A, the policies are expressly not intended as site allocation policies of the kind that would be necessary for the development plan to meet assessed housing need over a plan period. As an urban-based plan, with therefore no effective 'indicative housing figure' (per NPPF §69/70), a conventional site assessment process (to 'pick winners and losers') has not been necessary.

5.7 Instead, the Forum has reviewed the sites identified by RBKT in its Local Plan site assessment process and other sites where it anticipates development proposals will be made over the plan period. However, the list of sites is not intended as exhaustive and there is no disadvantage to any site not covered by the policy now.

5.8 RBKT has made the Forum aware that it may seek to bring forward different development principles for those sites it includes in the submitted Local Plan. Although this is accepted by the Forum accepts it would be disappointed with any significant differences, given the work done to strike the right balance between delivering positive change for planned growth and maintain the essence of the Area's character.

5.9 It has also taken into account the reasoning and evidence of the emerging Local Plan and considers none of the sites would be defined as 'strategic' in scale, location or importance to be "central to achieving the vision and aspirations of the local plan" (per PPG §41-076). The Forum considers that both individually and collectively its site policies accord with the London Plan and RBKT strategic thinking for this Area and in no way undermine the ambitions of those higher order plans.

5.10 If RBKT does propose significant changes in the Local Plan, the Forum has made RBKT aware that it will object and participate in the examination of the Local Plan to advocate for the necessary modifications. RBKT will be able to apply the provisions of the Neighbourhood Plan to proposals made in the meantime.

5.11 In Table B below is contained a summary analysis of how the policies are in general conformity with the strategic 'CS' policies of the development plan.

Table B: Neighbourhood Plan & Development Plan Conformity Summary		
No.	Policy Title	Commentary
NK1	Quality Design – Character and Context	The policy is in general conformity with all the relevant strategic policies: • London Plan policy D4 • Core Strategy policies CS 8 ‘Character, Design and Heritage’, DM10 ‘Design Requirements for New Developments’, Policy DM 11 Design Approach and DM12 ‘Development in Conservation Areas and Affecting Heritage Assets’ It complements the Royal Borough’s Residential Design SPG and the Mayor of London’s SPG on ‘Shaping Neighbourhoods: Character and Context’. The Forum has also developed its own Design Code to further strengthen the design principles in the neighbourhood.
NK2	Sustainable Design Standards	The policy is in general conformity with all the relevant strategic policies: • London Plan Policy GG6 ‘increasing efficiency and resilience’ • Core Strategy policies CS 1 ‘Climate Change Mitigation’ and CS 2 ‘Climate Change Adaptation’, DM1 Sustainable Design and Construction Standards and DM2 Low Carbon Development It complements the Royal Borough’s Air Quality Action Plan 2021 – 2026 and Local Flood Management Strategy and will contribute to addressing its Climate Emergency declared in 2019.
NK3	North Kingston Key Area	The policy is in general conformity with all the relevant strategic policies: • London Plan Policies GG4 Delivering the homes Londoners need, SD1 Opportunity Areas, D1 ‘London’s Form...’, H1 Housing Supply, D9 Tall Buildings, HC3 Views

		Core Strategy policies KT1 Kingston Town, CS 8 'Character, Design and Heritage' and DM12 Development in Conservation Areas and Affecting Heritage Assets. This Policy complements the Strategic draft Local Plan Policies K1: Sustainable Locations for Good Growth, K2: spatial Strategy for Kingston Town Centre, KD1: Delivering High Quality Design, KD11: Tall Buildings KD12: Heritage Assets whilst adopting the principles of the North Kingston Development Brief, a Spatial Strategy Document, to establish height and density limits for the North Kingston Key Area Policy and as outlined in the North Kingston Neighbourhood Plan's Site Assessment Density Guide. The Forum has also developed its own Design Code and Site Assessment Guide, both based on National guidance, to further strengthen the design principles exhibited in the neighbourhood.
NK4	Transition Zone – Suburban area	The policy is in general conformity with all the relevant strategic policies: - London Plan Policies GG4 Delivering the homes Londoners need, SD1 Opportunity Areas, D1 'London's Form...', H1 Housing Supply, D9 Tall Buildings, HC3 Views - Core Strategy policies KT1 Kingston Town, CS 8 'Character, Design and Heritage' and DM12 Development in Conservation Areas and Affecting Heritage Assets. This policy's boundary broadly aligns with the proposed, and as yet undefined, Kingston Town Centre's 'Zone of Influence', and is intended to manage the relationship between Kingston Town Centre and the surrounding suburban areas of North Kingston so that the transition from the one to the other is seamless. This Policy complements the Strategic draft Local Plan Policies K1: Sustainable Locations for Good Growth, K2: spatial Strategy for Kingston Town Centre, KD1: Delivering High Quality Design, KD11: Tall Buildings KD12: Heritage Assets of the draft Local Plan
NK5	Development Corridors	The policy is in general conformity with all the relevant strategic policies: - London Plan Policies GG4 Delivering the homes Londoners need, SD1 Opportunity Areas, SD6 High Streets, D1 'London's Form...', H1 Housing Supply, D9 Tall Buildings, HC3 Views - Core Strategy policies KT1 Kingston Town, CS 8 'Character, Design and

		Heritage’ and DM12 Development in Conservation Areas and Affecting Heritage Assets. This policy outlines two mixed use corridors within the proposed, and as yet undefined, Kingston Town Centre 'Zone of Influence'. The corridors maintain a rich mix of commercial and community use which complement and support the Kingston Town Centre whilst contributing to the prosperity and attractiveness of North Kingston. Intensification of the corridors is expected to enhance and sensitively respond to existing character. This policy complements Policy KD12: Heritage Assets and Policy KD13: Development affecting Heritage Assets, KE6: Main Town Centre Uses outside of Town Centres of the draft Local Plan
NK6	Local Views	The policy is in general conformity with all the relevant strategic policies: • London Plan Policy HC3 Views • Core Strategy policies CS 8 ‘Character, Design and Heritage’ and DM12 Development in Conservation Areas and Affecting Heritage Assets. This policy complements Policy KD10: Views Management, KD12: Heritage Assets of the draft Local Plan and the Royal-Borough's Views Study Report 2018. The Forum has also conducted its own Views Study, which complements the Borough's report, as part of its evidence base.
NK7	Conservation Areas and Local Areas of Special Character	The policy is in general conformity with all the relevant strategic policies: • London Plan Policies HC1 Heritage conservation and growth and HC3 Views • Core Strategy policies CS 8 ‘Character, Design and Heritage’ and DM12 Development in Conservation Areas and Affecting Heritage Assets. This policy complements Policy KD12: Heritage Assets and Policy KD13: Development affecting Heritage Assets of the draft Local Plan. The Forum has also conducted its own Heritage Study to reinforce the draft Local Plan's policies as part of its evidence base (Appendix B).
NK8	Locally Listed Buildings	The policy is in general conformity with all the relevant strategic policies: • London Plan Policies HC1 Heritage conservation and growth and HC3 Views

		Core Strategy policies CS 8 'Character, Design and Heritage' and DM12 Development in Conservation Areas and Affecting Heritage Assets. This policy complements Policy KD12 of the draft Local Plan on Heritage Assets and makes provision for Locally Listed Buildings as 'non-designated heritage assets'. The Forum has also conducted its own Locally Listed Buildings Study as part of its evidence base and for future reference (Appendix C).
NK9	Local Shopping Parades	The policy is in general conformity with all the relevant strategic policies: - London Plan policies SD6 High Streets - Core Strategy policies CS 12 'Retail and Town Centres' and DM 19 'Protecting Existing Retail Uses' This policy complements Policy KD8: Commercial Frontages and Signage and Strategic Policy KE1: Supporting the Borough's Economy of the draft Local Plan. The Forum has also conducted its own Business and Commercial Study as part of its evidence base to reinforce this.
NK10	Public Houses	The policy is in general conformity with all the relevant strategic policies: - London Plan policy HC7 Protecting Public Houses - Core Strategy policies CS11, Economy and Employment, CS 16 'Community Facilities' and DM 24 'Protection and Provision of Community Facilities' This policy anticipates and complements the provisions of the draft Local Plan Policy KS8 which seeks to protect public houses in North Kingston from unnecessary loss. The Forum has also conducted its own Public House Study as part of its evidence base.
NK11	Community Facilities	The policy is in general conformity with all the relevant strategic policies: - London Plan policies S2 – S5 on Social Infrastructure - Core Strategy policy CS 16 'Community Facilities' and DM 24 'Protection and Provision of Community Facilities' This policy complements Strategic Policy KS1: Social Infrastructure and Policy KS4: Community Facilities of the draft Local Plan. The Forum has also conducted its own

		Community Facilities Study as part of its evidence base in support of this. (Appendix A).
NK12	Access & Movement	The policy is in general conformity with all the relevant strategic policies: • London Plan policies Policy T1 'Strategic approach to transport', T2 'Healthy Streets' and T5 'Cycling' • Core Strategy Policy CS 6 'Sustainable Travel' This policy complements draft Local Plan policies KT2: Sustainable Travel and Healthy Streets and KT3: Transport Infrastructure, by identifying specific opportunities to actively encourage walking and cycling throughout the North Kingston Neighbourhood Area as part of a wider programme of actions. The Forum has also conducted its own Healthy Environment Study as part of its evidence base in support of this.
NK13	Zero Carbon Buildings	The policy is in general conformity with all the relevant strategic policies: • London Plan policy SI2 'Minimising greenhouse gas emissions' • Core Strategy policies CS 1 'Climate Change Mitigation' and DM 1 'Sustainable Design and Construction' This policy complements draft Local Plan Policy KC7: minimising Greenhouse Emissions, as the provisions of this policy are intended to implement KC7 in a practical way. The Forum has conducted its own Climate Change Mitigation Study as part of its evidence base.
NK14	Climate Resilience	The policy is in general conformity with all the relevant strategic policies: • London Plan policies GG6 'Increasing efficiency and resilience' and G5 'Urban greening' • Core Strategy Policies CS 2 Climate Change Adaptation and CS 3 'The Natural and Green Environment' This policy complements draft Local Plan Strategic Policy KC1: Climate Change and Environmental Sustainability, Policy KN4: Urban Greening and Trees, by adopting a higher UGF target and the London Plan policy G5. The Neighbourhood Area is a relatively densely populated urban/suburban area with much of its green infrastructure on or beyond its fringes. With significant intensification in parts anticipated in coming

		years it is therefore reasonable to adopt a higher UGF target than the London Plan without necessarily undermining viability. The Forum has conducted its own Climate Resilience Urban Greening Factor Study as part of its evidence base.
NK15	Green Infrastructure	The policy is in general conformity with all the relevant strategic policies: • London Plan Policy G1 'Green infrastructure' • Core Strategy policies CS3 'The Natural and Green Environment' and DM6 'Biodiversity' This policy complements draft Local Plan Policies: Strategic Policy KN1: Green and Blue Infrastructure, KN2: Open Spaces, KN3: Biodiversity, KN4: Urban Greening and Trees, KN5: Food Growing, by requiring that development proposals do not undermine the Green Infrastructure Network of connecting spaces and habitats or future expansion of that Network.
NK16	Local Green Spaces	The policy is in general conformity with all the relevant strategic policies: • London Plan policy G4 'Open space' • Core Strategy policies CS 3 'The Natural and Green Environment', CS 13 'Improving Community Health and Well-being' and DM 5 'Green Belt, Metropolitan Open Land (MOL) and Open Space Needs' This policy complements Strategic Policies KN1: Green and Blue Infrastructure and Policy KN2: Open Spaces, KN6: Green Belt and Metropolitan Open Land, and KS7: Play and Informal Recreation of the draft Local Plan. The Forum has also conducted its own Local Green Spaces Study as part of its evidence base (Appendix D).
NK17	New Pocket Parks	The policy is in general conformity with all the relevant strategic policies: • London Plan policies G4 'Open space' and S4 'Play and informal recreation' • Core Strategy policies CS 13 'Improving Community Health and Well-being' and DM 5 'Green Belt, Metropolitan Open Land (MOL) and Open Space Needs' This policy complements Strategic Policies KN1: Green and Blue Infrastructure and Policy KN2: Open Spaces, KN6: Green Belt and Metropolitan Open Land, and KS7: Play and Informal Recreation of the draft Local Plan.
NK18	Public Realm	The policy is in general conformity with all the relevant strategic policies:

		• London Plan Policy D8 'Public realm' • Core Strategy policies CS 3 'The Natural and Green Environment' and CS 14 'Safer Communities' This policy complements Strategic Policies KN1: Green and Blue Infrastructure and Policy KN2: Open Spaces and KS7: Play and Informal Recreation of the draft Local Plan. The Forum has also conducted its own Public Realm Study as part of its evidence base.
NK19	Sury Basin	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', H13 'Older Person housing' and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres' and CS16 'Community facilities' This policy complements Policy KE5: Development in Town Centres, Strategic Policy KH1: Meeting the Borough's Housing Needs, and KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK20	Canbury Car Park/Kingsgate Road	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres' and CS16 'Community facilities' This policy complements Strategic Policies KD1: Delivering High Quality Design and KH1: Meeting the Borough's Housing Needs, KD11: Tall Buildings, KE5: Development in Town Centres, KD3: Amenity and Site Allocation SA03 of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK21	Canbury Business Park	The policy is in general conformity with all the relevant strategic policies:

		• London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', T6 'Car parking' and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres' and CS16 'Community facilities' The policy is in conformity with London Plan E6 'Locally Significant Industrial Sites' or with Core Strategy Policy CS11 'Economy and employment' as it does not propose or allocate the land for an alternative use to its established industrial use. It simply seeks to provide for managing future proposals that are considered by the planning authority to justify the principle of redevelopment. This policy complements draft Strategic Policies KE1: Supporting the Borough's Economy, KE4: Town Centres, KD1: Delivering High Quality Design, Policy KD13: Development Affecting Heritage Assets, KS4: Community Facilities, KD11: Tall Buildings and Site Allocation SA04 of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK22	Cowleaze Road	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', H13 'Older Person housing' and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres' and CS16 'Community facilities' The policy is in conformity with London Plan E6 'Locally Significant Industrial Sites' or with Core Strategy Policy CS11 'Economy and employment' as it does not propose or allocate the land for an alternative use to its established industrial use. It simply seeks to provide for managing future proposals that are considered by the planning authority to justify the principle of redevelopment.

		This policy complements draft Strategic Policy KE1: Supporting the Borough's Economy, Strategic Policy KE4: Town Centres, Strategic Policy KD1: Delivering High Quality Design, KD13: Development Affecting Heritage Assets and KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK23	St George's Industrial Estate	The policy is in general conformity with all the relevant strategic policies: • London Plan D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', E7 'Industrial intensification, co-location and substitution' and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres' and CS16 'Community facilities' The policy is in conformity with London Plan E6 'Locally Significant Industrial Sites' or with Core Strategy Policy CS11 'Economy and employment' as it does not propose or allocate the land for an alternative use to its established industrial use. It simply seeks to provide for managing future proposals that are considered by the planning authority to justify the principle of redevelopment. This policy complements draft Strategic Policy KE1: Supporting the Borough's Economy, Strategic Policy KE4: Town Centres, Strategic Policy KD1: Delivering High Quality Design, and KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK24	London Road/Kingston Hill Roundabout	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 'Opportunity areas', SD6 Town Centres, D1 'London's Form', H1 'Housing supply', and HC1 Heritage conservation and growth' • Core Strategy policies CS8 Character, Design & Heritage', CS10 'Housing delivery' and CS12 'Town centres' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs and Policy KE5: Development in Town Centres

		of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK25	Manorgate Road	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 'Opportunity areas', D1 'London's Form', H1 'Housing supply', and HC1 Heritage conservation and growth' • Core Strategy policies CS8 Character, Design & Heritage' and CS10 'Housing delivery' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK26	Park Road Scout Hall	The policy is in general conformity with all the relevant strategic policies: • London Plan D1 'London's Form' and H1 'Housing supply' • Core Strategy policies CS8 Character, Design & Heritage' and CS10 'Housing delivery', It complies with S1 'Social infrastructure' and CS16 'Community facilities' in that there is potential for a scheme to accommodate a replacement facility but also requires that such a facility is secured off-site prior to a scheme coming forward on this land. This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs, KS1: Social Infrastructure and KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK27	The Seven Kings Car Park	The policy is in general conformity with all the relevant strategic policies: • London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', D9 'Tall buildings', H1 'Housing supply', E7 'Industrial intensification, co-location and substitution' and S1 'Social infrastructure'

		Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery', CS12 'Town centres', CS11 'Economy and employment' and CS16 'Community facilities' This policy complements draft Strategic Policy KE1: Supporting the Borough's Economy, Strategic Policy KE4: Town Centres, Strategic Policy KD1: Delivering High Quality Design, Strategic Policy KE1: Supporting the Borough's Economy, KS4: Community Facilities, KD11: Tall Buildings and Site Allocation SA01 of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK28	Richmond Road Petrol Station	The policy is in general conformity with all the relevant strategic policies: - London Plan D1 'London's Form', H1 'Housing supply' and S1 'Social infrastructure' - Core Strategy policies CS8 Character, Design & Heritage', CS10 'Housing delivery', and CS16 'Community facilities' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs and Policy KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK29	The Keep	The policy is in general conformity with all the relevant strategic policies: - London Plan D1 'London's Form', D9 'Tall buildings', H1 'Housing supply' and H8 'Loss of existing housing and estate redevelopment' - Core Strategy policies CS8 Character, Design & Heritage' and CS10 'Housing delivery' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs, KD12: Heritage Assets of the draft Local Plan. Government has just completed (December 2024) a landmark deal to bring military housing estate back into public hands and unlock new-build housing projects for military families. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK30	Elm Grove	The policy is in general conformity with all the relevant strategic policies:

		• London Plan SD1 Opportunity areas', SD6 Town Centres, D1 'London's Form', H1 'Housing supply' and S1 'Social infrastructure' • Core Strategy policies KT1 Kingston Town, CS8 Character, Design & Heritage', CS10 'Housing delivery' and CS16 'Community facilities' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs and Policy KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK31	Acre Road (Murray House)	The policy is in general conformity with all the relevant strategic policies: • London Plan D1 'London's Form', H1 'Housing supply', H13 'Older Person housing' and S1 'Social infrastructure' • Core Strategy policies CS8 Character, Design & Heritage', CS10 'Housing delivery', and CS16 'Community facilities' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs and Policy KS4: Community Facilities of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK32	Canbury Court Garages	The policy is in general conformity with all the relevant strategic policies: • London Plan Policy H2 'Small sites', D1 'London's Form', H1 'Housing supply' and HC1 'Heritage conservation and growth' • Core Strategy policies CS8 Character, Design & Heritage', CS10 'Housing delivery' and CS4 'Thames policy area' This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK33	St Luke's Primary School	The policy is in general conformity with all the relevant strategic policies:

		• London Plan D1 'London's Form', H1 'Housing supply' and H13 'Older Person housing' • Core Strategy policies CS8 Character, Design & Heritage', CS10 'Housing delivery', CS 13 'Improving Community Health and Well-being', DM 5 'Green Belt, Metropolitan Open Land (MOL) and Open Space Needs' and CS16 'Community facilities' It does not propose or allocate the land for an alternative use to its established educational use. It simply seeks to provide for managing future proposals that are intended to improve the school facilities on the site or are considered by the planning authority to justify the principle of redevelopment with the relocation of the school, per Policy CS13. This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs and Policy KS4: Community Facilities, KN2: Open Spaces and KN6: Green Belt and Metropolitan Open Land of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.
NK34	Kingston Fire Station	The policy is in general conformity with all the relevant strategic policies: • London Plan D1 'London's Form' and H1 'Housing supply' • Core Strategy policies CS8 Character, Design & Heritage' and CS10 'Housing delivery' It complies with S1 'Social infrastructure' and CS16 'Community facilities' as it does not propose or allocate the land for an alternative use to its established community use. It simply seeks to provide for managing future proposals that are considered by the planning authority to justify the principle of redevelopment. It is understood that there is potential to relocate the fire station, which would be necessary to accord with Policy CS13. This policy complements Strategic Policies KD1: Delivering High Quality Design, KH1: Meeting the Borough's Housing Needs of the draft Local Plan. The design of the development should accord with the provisions of the Neighbourhood Forum's Design Code and the Site Assessment Guide.

5.12 It is considered that all the policies are in general conformity with the strategic policies of the adopted development plan. As a result, the Forum considers the Neighbourhood Plan, as a whole, meets Condition (e).

6. CONDITION (F): COMPATABILITY WITH EU-DERIVED LEGISLATION

6.1 The requirements in respect of Strategic Environmental Assessment (SEA) have been addressed in Section 4 of this Statement. Suffice to say that the process for preparing the Sustainability Appraisal (incorporated the SEA) and the content of the respective reports has followed the requirements set out in the EU Directive 2001/42 as translated in the UK's Environmental Assessment of Plans & Programmes Regulations 2004.

6.2 The Forum has also met its obligations in relation to the habitat provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Royal Borough has carried out a Habitats Regulations Screening Assessment and has concluded that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.3 The Forum has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.