

Minutes
NKForum Meeting
Wednesday 21st February 2024
4pm - Zoom

Item	Description	Action	Whom
1	<p>Apologies Those present: <i>Via video + audio:</i> Diane Watling (chair); Trevor Willis; David Cockle; John Parrish, Saphina Sharif (audio only); Malcolm Porter (intermittent audio part meeting); Apologies were received from: Howard Sheppard; Councillor Noel Hadji Michael; Councillor James Manthel; Andrew Brooks; (Cllr Farshid Sadr-Hashemi), Jonathan Rollason</p>		
2	<p>Matters Arising There were no objections received to the previous meeting minutes and these were signed off by DW as agreed.</p>		
3	<p>Feedback from meeting with Spatial Planners at Kingston council Minutes of the meeting held with Kingston Spatial Planning team were presented on screen by DW and are appended herewith. The timings for completion of the local plan were a little uncertain as the ramifications of recent and further new changes to the planning laws were being considered and appraised as to affects. Di advised the technicalities likely needing further input from NKF's planning consultant to fully appreciate implications but, in the interim, guidance notes for the legislative changes being brought forward by central government such as those produced by Lichfields are available on the internet and are helpful in understanding those changes.</p>		

	<p>Currently, the main issue for Kingston Council involves the provision and meeting of identified housing target numbers which the council has previously failed to meet and is unlikely to meet again this year. In the absence of an up-to-date Local Plan or made Neighbourhood Plan, the Core Strategy and K20+ Town Centre Area Action Plan are all that guides as to suitability of new development in North Kingston to manage the high-rise, high-density policies of the GLA Mayor of London and central government ministers should they exercise their powers of 'Presumption' for development to override shortfalls in provision or objection decisions to development from Kingston Council.</p> <p>2024 update on Kingston Council 039 s Local Plan etcdocx.pdf (musercontent.com)</p> <p>Cross Rail 2, which the GLA had promoted to support the London Plan and to give reasoning for housing growth in the Kingston area, is unlikely to be built in the lifetime (2041) of Kingston's Local or Neighbourhood Plans. There are therefore conflicts likely to arise between policies of planning bodies when determining significant applications that will need to be resolved.</p> <p>RBK are to feedback as to: How the NKF plan is to be formally printed and submitted to them; where the documents will be held available for public perusal; and how the referendum will be held and delivered. The external Planning Examiner is also to be agreed for appointment, including as to how this person will be selected. Di advised that the Examiner of Ham and Petersham's NPlan may have more local knowledge than some examiners, but his workload is unknown. Further advice as to suitable examiners would be sought from our independent neighbourhood planning consultant.</p>		
4	<p>Update on the Neighbourhood Plan</p> <p>Di advised that the NPlan still needed reformatting which might conclude within the next week or two.</p> <p>RBK will then review for their Habitats Regulation Assessment Screening Opinion.</p> <p>RBK advised we are still the only designated Neighbourhood Forum in Kingston, but Di reminded everyone there are ~20 made Plans in London with over 100 groups still hard at work. (Note: The average time for Neighbourhood Forums to produce a Plan is well over 5 years, given the complexity of Urban environments and resources available)</p> <p>Di advised there was still some concern over 'Site Policies' vs 'Site Allocations', especially with respect to the 'protection' afforded by NPPF para 14 and the 'tilted balance'.</p>		

	<p>As everyone knows, Kingston needs to deliver over 9,000 new homes over a 10 year period as outlined in the London Plan, 5-10% of those may end up in North Kingston.</p> <p>London Councils reported that 289,000 new homes have gained planning consent but have not been built for a number of reasons. The number for Kingston is ~3000, which could have helped ease Kingston's housing woes. Di has asked Kingston Planners if they could find out about the SuDs Pilot programme to be approved at Neighbourhood Committee in March. It is understood Rain Gardens will be constructed in 3 roads in North Kingston, including Acre Rd. Malcolm questioned whether this would effectively capture rainwater run off to prevent flooding for wasn't the DEFRA mapping showing high ground water table being the reasoning for flooding in this area. If this the case wouldn't digging pits for rain gardens simply result in flooded areas and ponds rather than alleviate surface flooding?</p>		
5	<p>Canbury Place Car Park</p> <p>An amended planning application is expected in April 2024. New road traffic modelling seems appropriate as the previous application appeared only to consider bus turning movements rather than all large articulated and long wheelbase transport. Concern remains as to the traffic congestion impact if Kingsgate were permanently closed and traffic made to left turn into Richmond Road opposite Gala Bingo entrance or meander via Sopwith Way past Sainsbury's entrance and exit. The commercial viability of Sainsbury's may be affected by delays to traffic as well as general impact on Kingston if the one-way flow were further impeded. Councillor Manthel is understood to be raising with planners and highways to check the modelling of traffic flows so as to ensure all modes and peak flows of transport are included in the model and the working functionality of the left turn junction of Sopwith Way into Richmond Road.</p> <p>David suggested a pre application consultation ought to trial, with police highways approval, a morning closure of Kingsgate and manoeuvring of a 40ft articulated lorry and other vehicles from Sopwith Way into Richmond Road to see the actual swept turning area and effect this has on Richmond Road traffic coming into Kingston to join the one-way system. The junction of Sopwith Way with Richmond Road would need to be temporarily modified.</p>		

	<p>It has been suggested that NKF should address our concerns at council committees prior to the submission of the amended planning application. Given the removal of the HRA cap in 2018, why has the council not re-considered their asset for social housing rather than an expensive model such as Build to Rent.</p>		
6	<p>National Regional Planning Rule changes/ Biodiversity net gain/ London Plan review/Brownfield sites</p> <p>The ramifications of recently announced national planning amendments are now being considered as to their impact on the Neighbourhood Plan and supporting documents, also the Local Plan being prepared by Kingston Council Planners. Some of the changes being proposed include: All new development must now show a net biodiversity gain Biodiversity Net Gain: New planning application validation requirements from 12 February 2024 (lichfields.uk) Where not meeting housing targets Councils will face a presumption for development on their identified brownfield sites. Kingston has 81 listed Brownfield sites on the GLA register with 8 being in North Kingston: a) Kingston Rail Station b) Canbury Place Car Park c) Sites adjoining Kingston College, Richmond Rd d) Kingsgate Business Centre, Kingsgate Rd (consented but not delivered) e) Park Works, Park Road (delivered) f) Land behind Richer Sounds, Richmond Rd g) 24 Cowleaze Rd (consented but not delivered) h) Land at 53A-53B Kingston Hill. (understood to have been delivered)</p> <p>FYI: The Kingfisher and Cattle Market are also identified as 'brownfield' registered sites.</p> <p>The planning law proposals will alter permitted development changes for domestic properties, this allowing amongst other permitted development:</p> <ul style="list-style-type: none"> • Larger sizes permitted for extensions not requiring formal planning permission; these extra dimensions both in the footprint area of extensions, their height and their permissible outward building to rear and flank where not visible from street. • Buildings ancillary to the main use can be built within the curtilage subject to certain limitations. • Bin stores • Heat pumps • Charging points <p>The consultation is running until 9 April</p>		

	Changes to various permitted development rights: consultation - GOV.UK (www.gov.uk)		
7	<p>Website Update</p> <p>Di and Glen are working to update the website to make this more user friendly so as to promote the Neighbourhood Plan with greater clarity as suggested in feedback from consultation with Kingston Council. A section of the website will be dedicated to feedback and consultations reference major new developments affecting our neighbourhood area.</p> <p>Feedback from all and any blogs to be posted will be welcomed.</p>		
8	<p>Any Other Business</p> <p>Canbury Gardens Toilet Consultation: Trevor expressed his concerns as to the need for good appearance and careful location for the disabled WC facilities being proposed under the Changing Places consultation; there are inadequate general toilet facilities for the public. Existing toilets in the pub are only available in opening hours and therefore not available in the morning until the pub opens. Cyclists and park users are using the park bushes to relieve themselves with attendant hygiene issues for all park users. Whilst the consultation suggests June 24 provision of a disabled persons WC, Malcolm suggested planning and building consent would seem to be necessary for any brick built permanent structure and this would necessarily be extending this timescale. A position grouped with existing buildings might be desirable from a planning perspective and for picking up sewers and power and keeping down costs. Trevor's preferred location for new facilities would be in the Pavilion area of the park with a storage facility for children's football equipment.</p>		
9	<p>Next Meeting</p> <p>The next meeting will be held via Zoom Wednesday 13th March 4.00pm.</p>		
10	Sign Off:		