

NORTH KINGSTON FORUM



AGM

Tuesday 29th April 2025

The North Kingston Neighbourhood Plan

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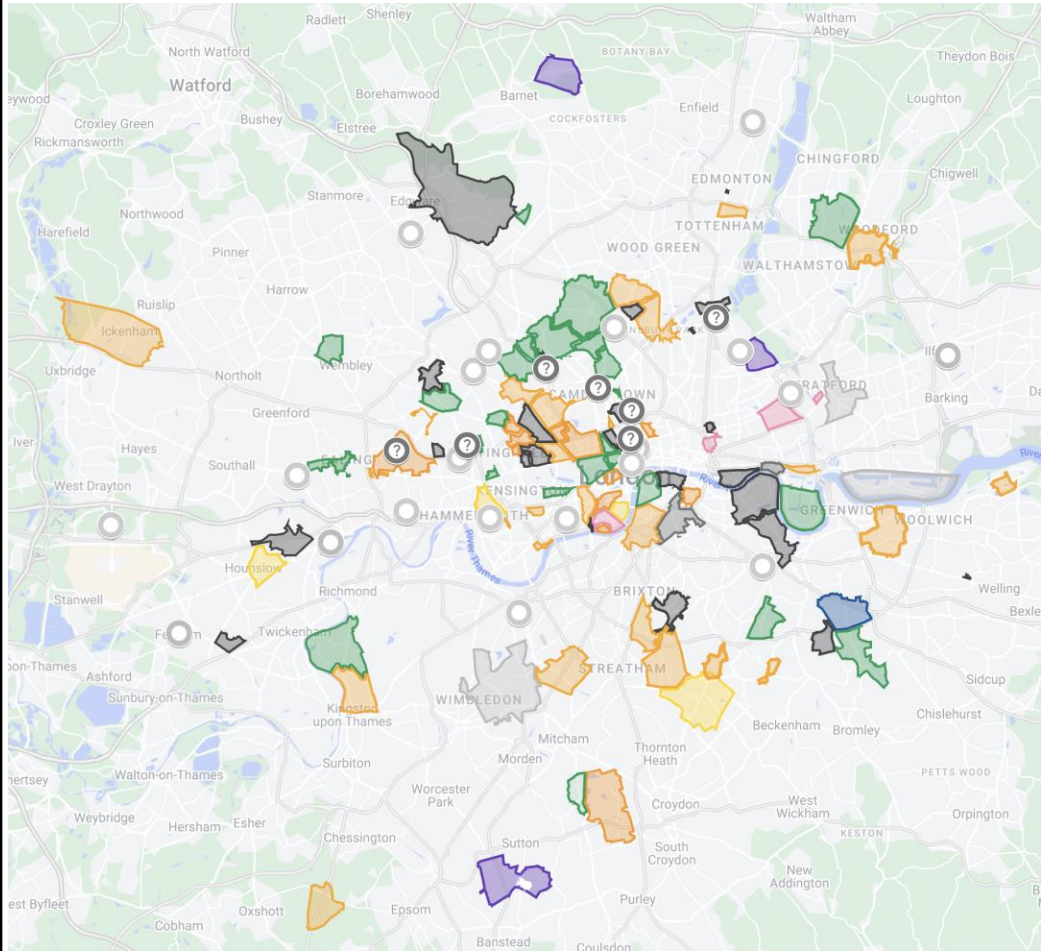
To retain and enhance the character of North Kingston by developing a Neighbourhood Plan that will be a vehicle to guide, promote and allow balanced and sustainable change within the Neighbourhood Area”.

Neighbourhood Planning: the 3rd Tier of Planning in London



ROYAL BOROUGH OF
KINGSTON
UPON THAMES





Neighbourhood Planning in London:

- 132 groups registered throughout Greater London at various stages of preparation.
- 30 adopted Neighbourhood Plans, the most recent is Lee Neighbourhood Forum in February 2024 covering Lewisham and Greenwich with an 87% YES vote at Referendum.
- Westminster City Council has the greatest interest with 32 groups and 13 Plans either submitted or made.

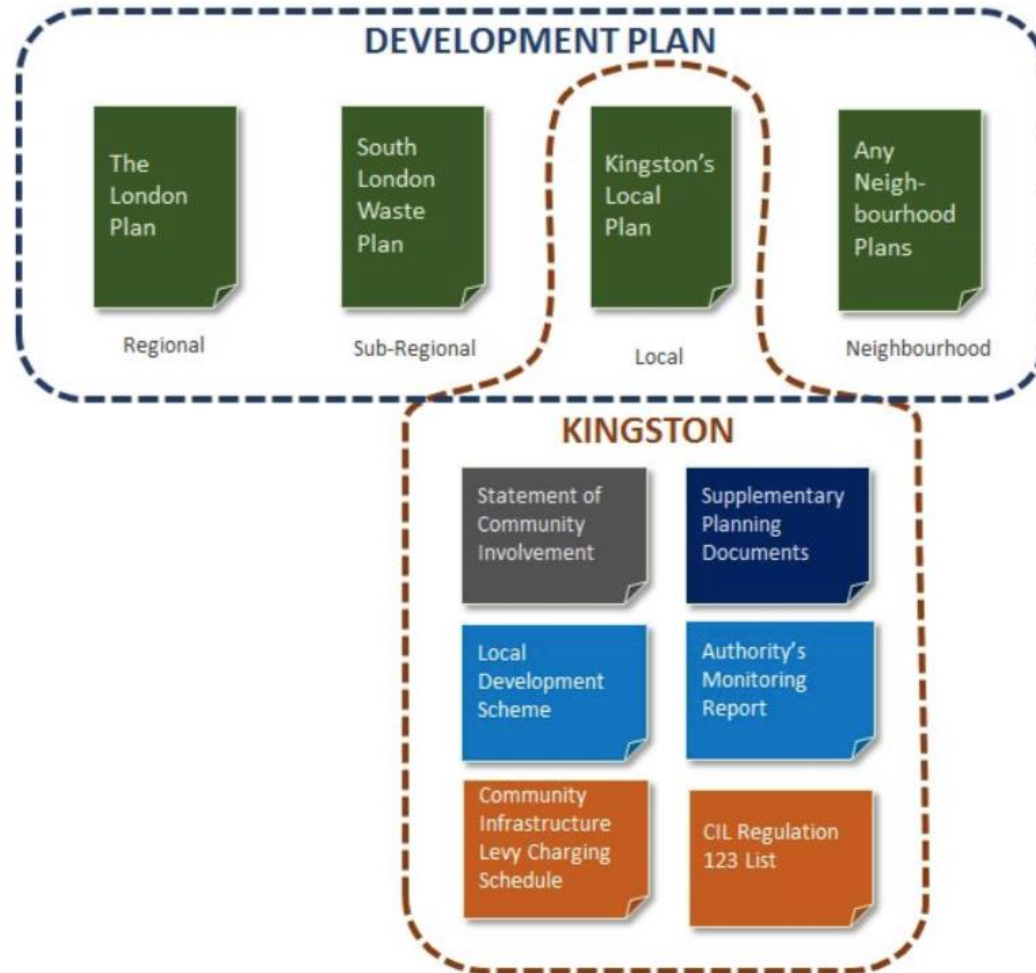
The Context in England (2020)*

- 2830+ designated areas
- 1153+ adopted NPlans
- 94% adopted NPlans led by Parish or Town Councils
- 6% adopted NPlans led by voluntary Neighbourhood Forums in urban settings

What are the advantages to having a Neighbourhood Plan and where does it sit in the Borough's Local Development Scheme?

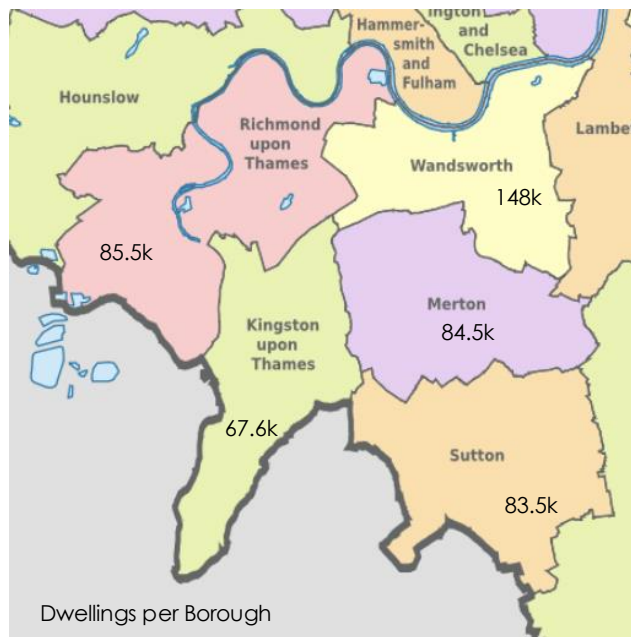
The North Kingston Neighbourhood Plan (NKNPlan) once made will be a statutory document containing planning policies and will become a part of the Borough-wide Development Plan. Planning Applications will then be considered against the policies of both the Local Plan and the NKNPlan.

The policies within the NKNPlan are non-Strategic and can differ from the Borough-Wide Local Plan, but they must align with its Strategic Policies and cannot undermine housing delivery.



The annual Housing Delivery Test (HDT) is putting the pressure on councils to deliver new homes - 2023 test results:

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023	Housing Delivery Test: 2023
	2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
Kingston upon Thames	642	964	964	2570	494	353	397	1245	48%	Presumption
Merton	611	918	918	2447	714	920	549	2183	89%	Action plan
Richmond upon Thames	210	315	315	840	180	176	146	501	60%	Presumption
Wandsworth	1215	1950	1950	5115	1403	1942	2399	5745	112%	None
Sutton	314	471	471	1255	415	589	431	1436	114%	None



In 2023 – London boroughs(33):

- 12 London boroughs are in the Presumption

In England:

- 63 Councils are in the Presumption

The comparison table illustrates adjacent London boroughs who have a 'Duty to Cooperate' which was retained in the 2024 NPPF. Kingston also has a duty to Cooperate with Elmbridge, Mole Valley, Epsom and Ewell and Surrey County Council. This ensures Local Plans are effective and based on agreements when dealing with cross-boundary issues like housing or infrastructure e.g. transport.

The 2024 revised Standard Method Central Government's Indicative Local Housing Need (LHN)

London Authority Area	LHN under the previous standard method	LHN under the new standard method	Average Annual Net additions (2021/22-2023/24)
Kingston upon Thames	1,822	1,589	547
Merton	1,735	2,081	579
Richmond upon Thames	777	2,513	154
Wandsworth	3,315	4,383	2,254
Sutton	886	1,654	460

The Standard Method identifies a minimum annual Local Housing Need figure in the table above. The London Plan Housing Requirement sets an exact figure of 964 new homes to be delivered p.a. over a 10year period.

The next London Plan is currently being prepared with an estimated adoption date of 2027. A high level document is expected to be published in April 2025 'Towards a London Plan'. It is unknown at this juncture how the revised Standard Method figures will influence the new London Plan's Housing Requirement.

The North Kingston Neighbourhood Plan – why do we need it?

The Forum Committee believes that total opposition would be counter-productive, and it would be better to engage with the council to ensure that the impact of new development is not only fully mitigated but that it is accompanied by a full range of amenities and infrastructure for the benefit of both current and future residents – the hallmark of sustainable development.

Future growth will put pressure on:

- Existing Business land and premises – threat of loss to higher value housing.
- Suburban Character – likely change to our heritage assets if poorly managed
- Increased burden on local transport, social and green infrastructure if no capacity improvements
- Local environment – less able to adapt to climate change

The NKNPlan once adopted will become a part of the Local Development Framework and all future planning applications will be judged by the policies in the NKNPlan and Local Plan.

We hope an adopted NKNPlan, in advance of the Borough-wide Local Plan, will be able to ‘help tilt the balance’ away from speculative development.



As the Community Agreed at the AGM last year – why have we not submitted the NKNPlan to the council already??

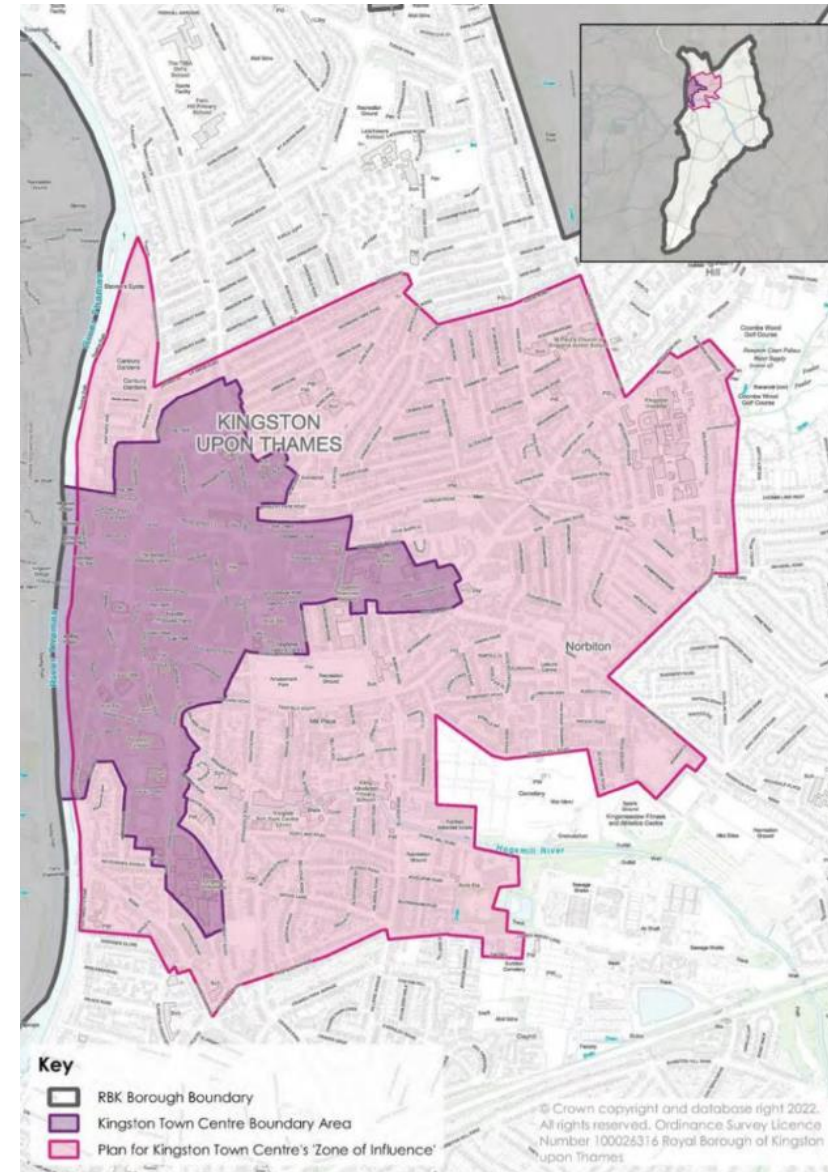
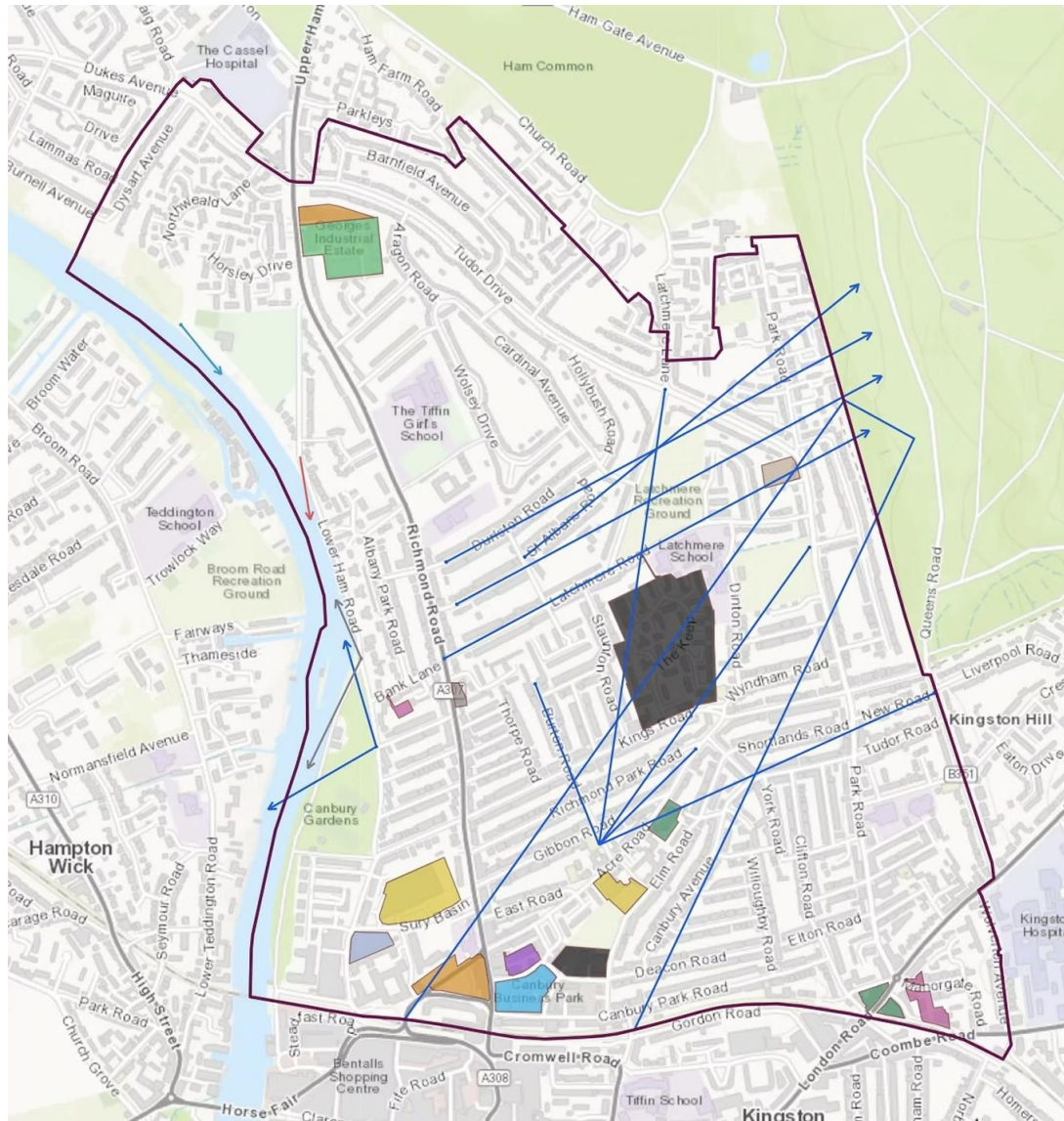
1) Major Sites and Planning Applications:

- Gala Bingo Hall
- Canbury Place Car Park
- Murray House

2) Conversations with Planning Officer who are concerned our site policies for:

- Canbury Place Car Park
- Canbury Business Park
- Seven Kings Car Park

will undermine the new Local Plan and have asked us to withdraw them.



As advised by our Consultant, our response is:

“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.

If RBKT does propose significant changes in the Local Plan, the Forum will make 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”.

Our site policies do not require or even encourage development; they simply seek to put in place a helpful, community-supported framework should land interests come forward.

The North Kingston Neighbourhood Plan – Reg 15 Submission Documents:

- **NKNPlan – awaiting additional maps as recommended by RBKT**
- **Design Code – reviewed by DSE with recommendations to strengthen the document as a tool to help deliver our community’s vision**
- **Sustainability Appraisal - finalised**
- **Habitats Regulation Assessment - finalised**
- **Consultation Statement – finalising**
- **Basic Conditions Statement - finalised**

The next steps for the NKNPlan

Present the Submission Version of the draft NKNPlan to the community for
approval at AGM as outlined in §10.3 of the Constitution - 2024

- Sustainability Appraisal (updated)
- Habitat Regulation Assessment
- Consultation Statement
- Basic Conditions Statement
- Design Code
- Reference 28 'in-house' reports



Submit the approved NKNPlan to the Council
Regulation 15



Council runs a Regulation 16 consultation
on the Plan proposal



External Examination



REFERENDUM

The question residents will be asked :

“Do you want the Royal Borough of Kingston upon Thames to use the Neighbourhood Plan for North Kingston to help it decide planning applications in the Neighbourhood Area”?

If the Plan achieves more than 50% 'YES' vote, it becomes a part of the Local Development Framework

Note: The council has indicated we will need to prepare a 'Statement of Common Ground' to indicate any deviation from the Strategic policies and direction of Local Plan policies

Finally, a big thank you to:

YOU! Our community for all your thoughts, support and input over the years to make this a truly resident-led Plan.

Our committee who have worked so hard over the years and have put up with me as Chairperson!

All our friends and colleagues who have so very generously given their support over the past 9 years

And, our consultant Neil Homer, the award-winning Oracle of Neighbourhood Planning



Thank You



Tall buildings are only allowed in the North Kingston Key Area Policy NK:3

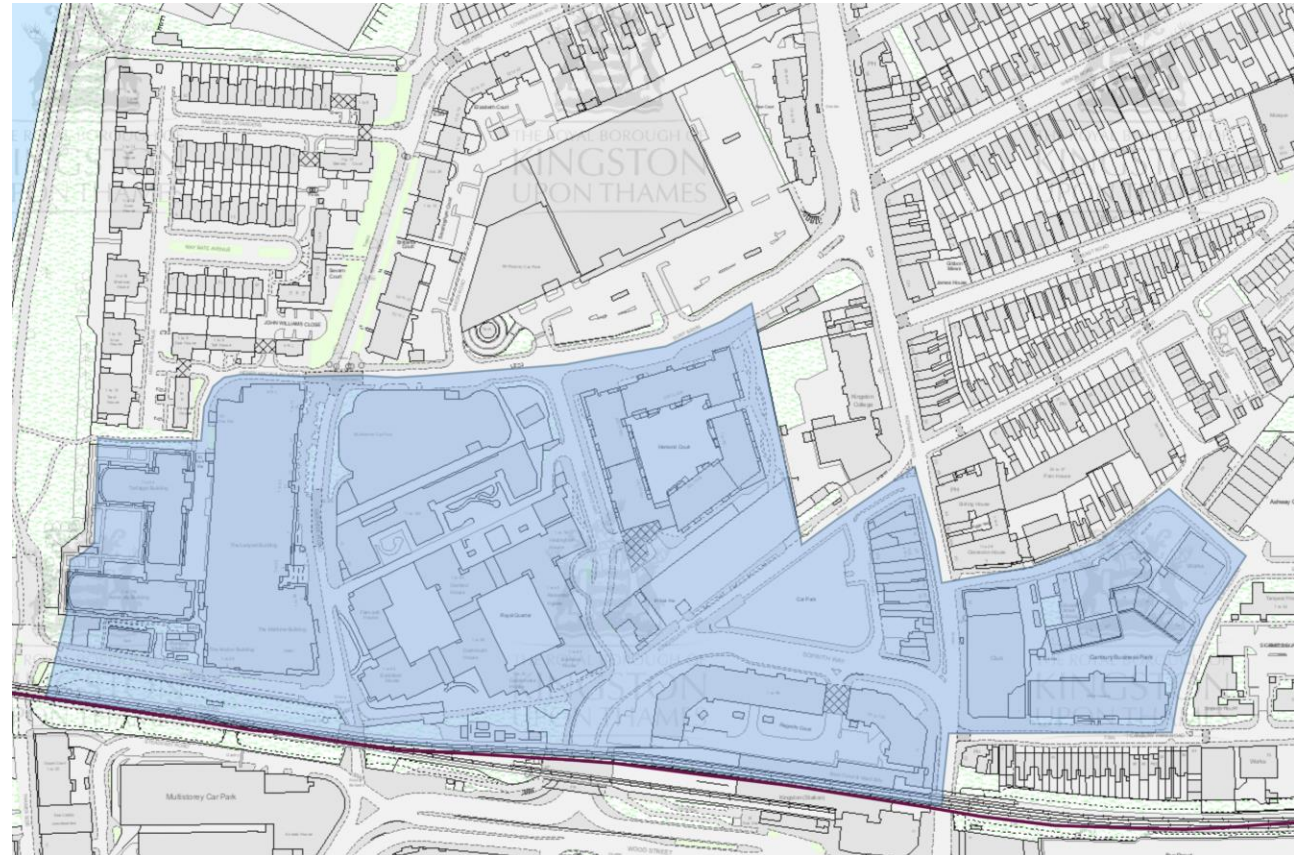
The NKNPlan defines this area as the only location for tall buildings and generally constrained to **6 storeys, rising to 12 storeys** to achieve a specific benefit such as an important public amenity.

The Key Area is part of the Town Centre, close to the main train and bus stations where there is the potential for growth.

Reviewed:

The boundary of this area remains the same, but the name has been changed from Intensification Zone to North Kingston Key Area.

The Site Assessment Guide will be fundamental to new developments in this area alongside Policy NK3: North Kingston Key Area



The Transition Zone (TZ) Policy NK:4

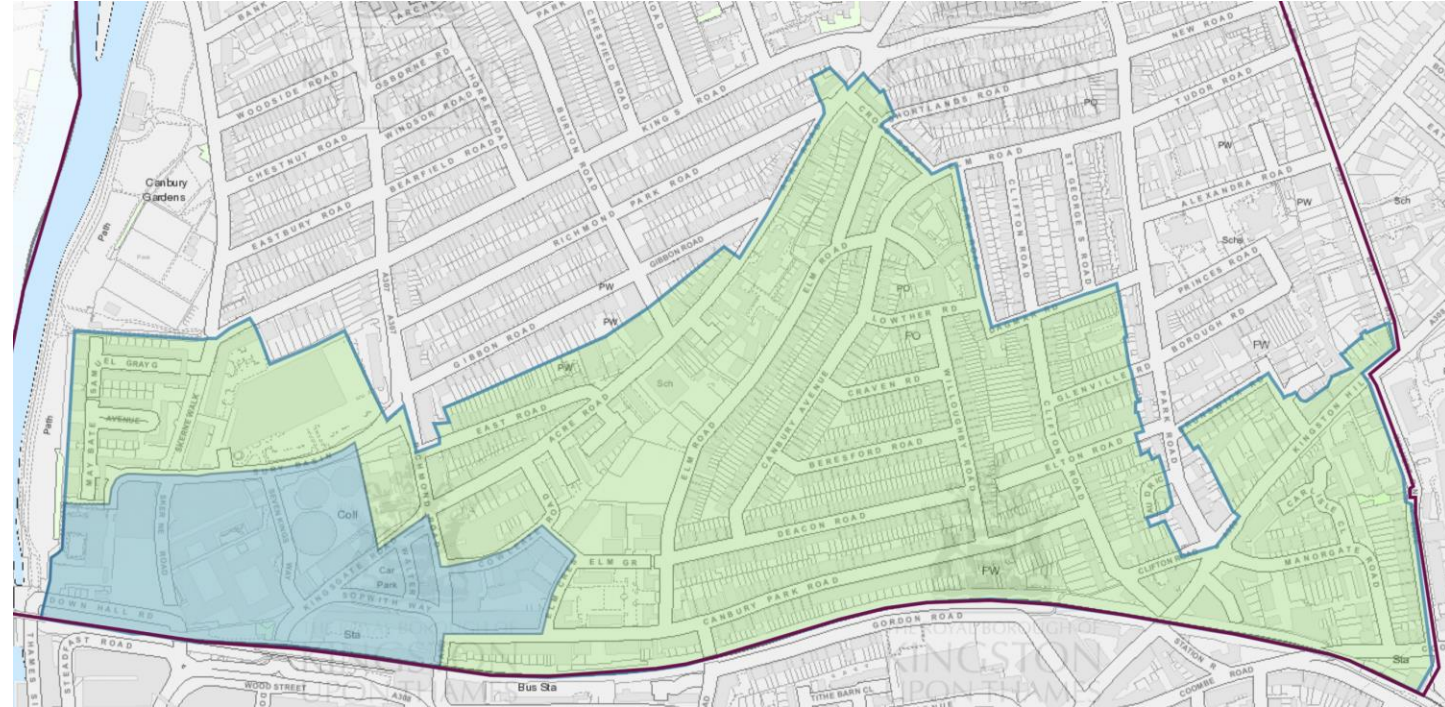
The TZ is designed to include much of the council asset in North Kingston where new council homes are desperately needed.

Development of 4 storeys or more may be acceptable subject to exceptional design.

Reviewed:

The boundary remains the same.

The Site Assessment Guide will be fundamental to new developments in this area alongside Policy NK3: North Kingston Key Area

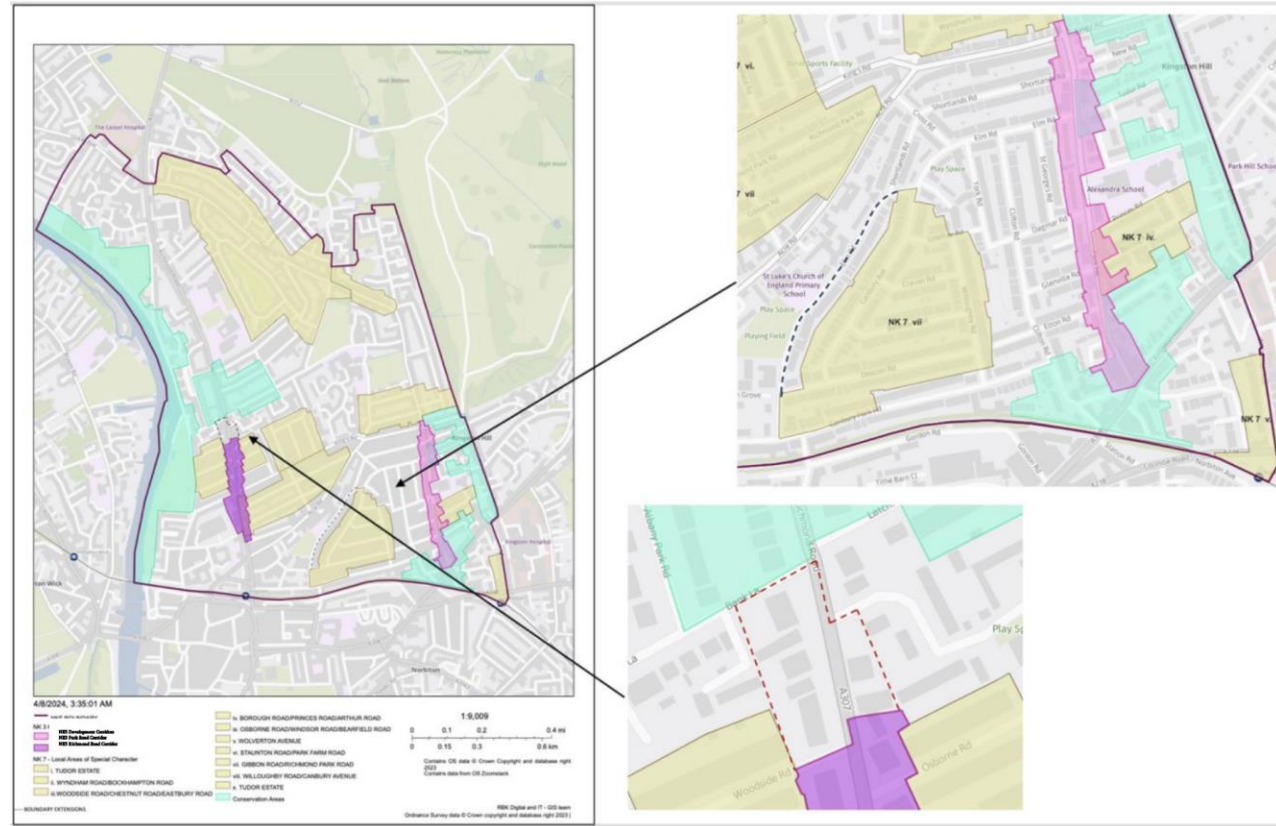


Development Corridors Policy NK:5

Concerns were expressed about the introduction of “Key Development Corridors”, specifically along the southern sections of Richmond Road and Park Road. Both roads are principal highways and important public transport routes, containing a rich mix of residential and commercial uses providing local amenities and employment space which the Forum considers important to protect.

Reviewed:

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.



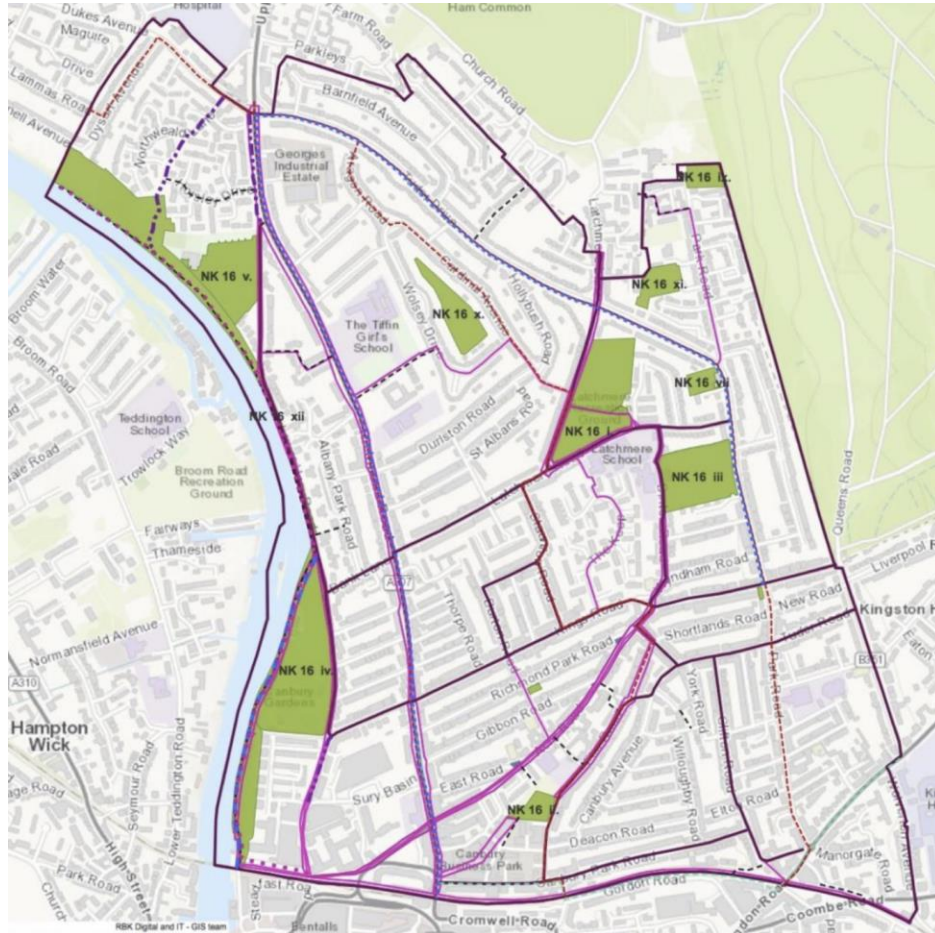
Local Green Spaces Policy: NK16

North Kingston has a number of Green Spaces that can be protected at the time of Plan making. The NKNPlan has identified all our recreation grounds, parks, allotments and some privately owned spaces for this designation.

Reviewed:

- Sadly, St Luke's vicarage garden has been removed as requested by the Diocese.
- The Local Green Spaces report has been updated to further strengthen the protection this policy affords.

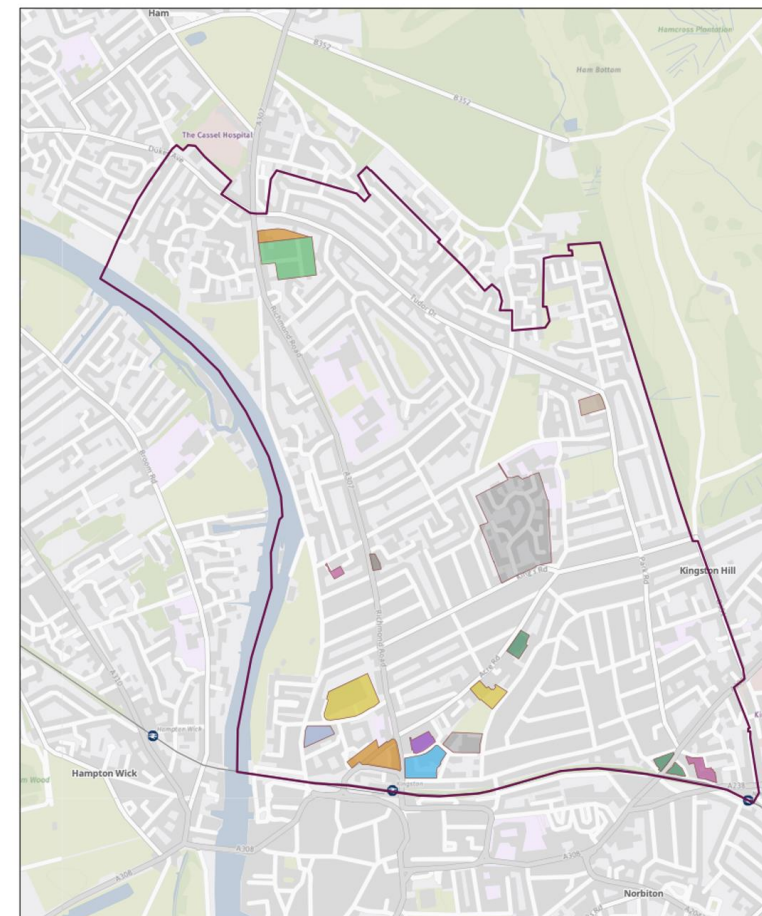
Please note: The Scouts Hut field has always been included for protection by this policy



Sites Policies – NK:19 – NK:34

The Neighbourhood Plan does not seek to allocate particular sites for development. Rather, the 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.

We simply wish to have something to say about a site should it come forward for redevelopment.



4/3/2024, 11:17:15 PM

- NK19-34 Site Specific Policies
- NK24 - LONDON ROAD/KINGSTON HILL ROAD
- NK25 - MANOR GATE ROAD
- NK19 - SURRY 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 (MURRAY HOUSE)
- NK32 - CANBURY COURT GARAGES
- NK33 - ST LUKE'S PRIMARY SCHOOL
- NK34 - THE FIRE STATION

1:9,009
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

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Sites Policies NK:19-NK:34 contd.

We have amended policies to further clarify and strengthen the policy intention and or make safeguarding more explicit. This includes:

- Scout Hut building (the field is protected by policy NK:16 Local Green Space)
- St Luke's School
- Fire Station
- Removal of reference to 'windfall' and 'Opportunity' for those site policies
- There is concern about the possible loss of Seven Kings Car Park, however the redevelopment of this site has been considered by the owner for some time.

