

<p style="text-align: center;">Minutes NKForum Meeting Wednesday 13th March 2024 4pm - Zoom</p>			
Item	Description	Action	Whom
1	<p>Apologies Were received from Trevor Willis</p>		
2	<p>Matters Arising Jonathan thanked Malcolm for taking the February 2024 minutes. The minutes were agreed and signed.</p>		
3	<p>NKNPlan update. The Plan has gone to the Council for informal review and to receive a Habitats Regulation Assessment Screening Opinion. We are currently looking to have a meeting next month with the council's Planners before the AGM. Di has subsequently updated the Plan to address some minor amendments along with some design code issues and will circulate. The Policy maps still needs a small update.</p>		
4	<p>Possible Questions re: Canbury Place Car Park redevelopment for March Corporate & Resources Committee meeting. Cllr Hadjimichael said it would be good to have two people at the meeting each asking one of the questions (and possibly a supplementary) - <u>see the questions below</u>. The questions should be submitted in advance of the meeting so they can be researched by officers. The supplementary questions should be connected to the first question. "David said he could attend the meeting with Di. Meeting is on the 19th March. Note added after the meeting: the final list of questions submitted was expanded from 2 to 3, plus supplementary. However, Q1 was not felt</p>		

	appropriate for the C&R committee by Democratic Services.		
5	<p>Planning ahead for the AGM.</p> <p>All current committee members have agreed to stand. We need to encourage others to join the committee (all committee members please). Di and Howard have had a meeting with AECOM this morning. They mentioned another consultation although we have not made any significant changes since the last consultation. Di said she would contact them again.</p>		
6	AOB		
7	<p>Next Meeting</p> <p>24th April 2024 @ 4pm by Zoom.</p>		
8			
9	<p>Attendees</p> <p>Di Watling Jonathan Rollason John Parrish David Cockle Saphina Crocker Malcolm Porter Cllr Hadjimichael</p>		
10	Sign off signature:		

14th March 2024

Questions: Canbury Place Car Park & 12-52 Kingsgate Road Development

In addition to our on-going concerns regarding design, height and massing of the proposed development, we would like to ask the following questions to the Corporate and Resources Committee on the 19th March 2024.

Q1 The applicant proposes the closure of Kingsgate Road to traffic along with the introduction of a left hand turn from Sopwith Way into Richmond Road northbound, resulting in the removal of one lane southbound from Kingsgate Road, along with additional modifications made to the junction at the Gala Bingo Hall.

Will the council require the applicant to complete an independent Traffic Impact Assessment to assess the full effects this proposal will have on:

- a. **Blue Light Services and how their ability to respond to an emergency will be impacted**
- b. **Cycle lanes and the safe movement of cyclists in and around the Town Centre and into North Kingston**
- c. **Pedestrian movement and access to local parades and the Town Centre**
- d. **Bus movement and reliability to service users both locally and for those routes which cross borough boundaries**
- e. **Congestion along Sury Basin resulting in blocked egress from Sainsburys car park**

Q2 Last year, the potential sale price of the Canbury Place Car Park was reduced from ~£12mn down to £8mn, subject to planning consent.

Should planning consent be approved, what assurances does the Royal Borough have that the site will be swiftly redeveloped and not land banked, slowing down even further the delivery of badly needed new homes?

(We note: that the John Bunyan site at [28-46 Cromwell Road](#) is currently for sale after having gained planning consent in 2021, along with the former [County Hall](#) which also gained planning consent in 2021)

Q2 supplementary: In 2018, Theresa May's Government removed the Housing Revenue Account cap, allowing Local Authorities to build new

council homes for the first time in nearly 30 years. **Why has the Royal Borough decided not to build new council homes on the Canbury Place Car Park Site?**

Q3 There are nearly 4000 families on the waiting list for a council home in the Royal Borough (as of February 2022). The Canbury Place Car Park redevelopment is a Build to Rent (BTR) scheme, gaining importance as they are swift to let whilst supporting local retail, restaurants and other social and physical structures. Discounted Market Rent(DMR) is an alternative to affordable housing in BTR schemes, allowing the scheme to be tenure - blind, with the sharing of all amenities creating truly inclusive and mixed communities.

Will the Royal Borough be prioritising Discounted Market Rent on the scheme to help relieve the long wait on the council homes waiting list?

Q3 supplementary: Will the Royal Borough also be seeking to prioritise badly needed key worker housing on this site?

Thank you for the opportunity to ask the above questions.

Yours faithfully

Diane Watling, David Cockle and Malcolm Porter

On behalf of the North Kingston Neighbourhood Forum Committee