

Growth Committee

North Kingston Development Brief

13 October 2016

Report by Director of Place

Purpose

To adopt the North Kingston Development Brief, which sets out a planning framework to guide redevelopment in North Kingston. To note the Brief responds to the consultation process and provides a clear set of principles and land uses, in order to help shape future development proposals.

Recommendations of the Portfolio Holder Regeneration

To resolve:

1. that the Committee notes the consultation responses and the consequential modifications made.
2. that prior to adoption, the Head of Planning and Regeneration, in consultation with the Portfolio Holder for Regeneration be given delegated authority to make factual amendments to the North Kingston Development Brief.
3. the Committee agrees to formally adopt the North Kingston Development Brief, as set out in Annex 1 (as circulated separately).

Key Points

- A. This report seeks the formal adoption of the North Kingston Development Brief (Annex 1) as a guidance document which will become a material consideration as part of decision making in Development Management.
- B. The current draft North Kingston Development Brief supersedes the previous North Kingston Development Brief (Stage Two: Consultation DRAFT, 2014), and once adopted will supersede the adopted North Kingston Development Brief (Stage One: Land Use and Spatial Parameters).
- C. The current draft North Kingston Development Brief was published for consultation on Friday 8 July 2016 for a period of eight weeks; consultation closed Monday 5 September 2016.
- D. Minor amendments have been made to the current Brief in response to the consultation. A Consultation Statement fully analysing the responses received is attached in Annex 2. A highlighted version of amendments to the Brief can be viewed in Annex 5.
- E. By adoption of this Brief, the committee will be accepting in principle, the stopping up of Kingsgate Road.

Context

1. The North Kingston Development Brief (Stage One: Land Use and Spatial Parameters) was adopted at the Place and Sustainability Committee on the 28 November 2013. The North Kingston Development Brief (Stage Two: Consultation DRAFT) was published for consultation for a period of 6 weeks from 15 September to 27 October 2014 but was not adopted due to awaiting the completion of the Kingston Town Centre Movement Study (2015) and liaison with third parties.
2. The North Kingston Development Brief (NKDB) has been prepared with the aim to promote development. It is in-line with the London Plan (2015), alongside the Council's existing Development Plan which consists of the Core Strategy (2012) and the Kingston Town Centre Area Action Plan (2008), and will support the Council's regeneration programme, Kingston Futures.

3. The area defined in the Brief as North Kingston is located to the north of the town centre and Kingston Station. It is bound by Sury Basin to the North, Richmond Road to the East, Seven Kings to the West and Sopwith Way to the South as shown in Annex 4.
4. The Brief, once adopted will hold material weight in the determination of planning applications. The Brief will provide an important framework to coordinate and guide development and infrastructure investment within North Kingston.

Consultations

5. The North Kingston Development Brief Consultation Draft was published for consultation from 8th July 2016 to 5th September 2016 for a period of eight weeks; consultation closed on Monday 5 September 2016 with a total of 77 responses received.
6. The Council consulted the 'specific' consultation bodies identified in the planning regulations as well as other 'general consultees'. Approximately 2000 stakeholders registered on the Strategic Planning consultation database were also consulted by letter and email.
7. Over 4,300 letters were sent to all residents and businesses within a 500 metre radius of the site.
8. A press release publicising the consultation was sent to the local press and published on the Council's website. The document was made available on the Council's website, at the Council's Information and Advice Centre and at the seven libraries across the borough. Audio summaries of the document were prepared and uploaded to the Council's website for the benefit of the visually-impaired.
9. The Council undertook three drop in events throughout Summer 2016, all of which were advertised through the Council's website, social media and the distribution of consultation posters and leaflets across the borough. Presentations and meetings were also held with local groups.
10. As an overview, the Council received 77 responses, the majority of which were from local residents. A total number of 377 comments were received. Key themes and concerns which were raised by those who responded to the consultation were around:
 - A. Traffic: concerns over increased volumes of traffic and congestion as a result of new development and the closure of Kingsgate Road alongside the negative effects on road safety, air pollution and noise in the local area.
 - B. Height, scale and massing: concerns of overdevelopment in the area and that the proposed height of the buildings were too high and did not fit in with the local area and subsequent impact on levels of light on neighbouring properties.
 - C. Infrastructure: concern new development would exacerbate existing services, particularly schools.
 - D. Public space: received good support but concern raised over the quality of open spaces, including biodiversity, as well as maintenance and ownership.
 - E. Housing: concern over housing impacts on infrastructure and level of affordable units.
 - F. Sustainable transport and connections : very strong support for enhancing pedestrian and cycle connections in and around the site.
11. The Council's Strategic Business team prepared a quantitative analysis of the 54 online responses received for the document. This is appended to the Consultation Statement (Annex 2).

12. The quantitative analysis showed general support for the vision (from the on-line consultation feedback 65% strongly or somewhat favour the vision for North Kingston, with 71% strongly or somewhat favouring the overarching objectives of the Brief) and the objectives of the Brief. There were concerns over scale, size and density of development in the area (from the on-line consultation feedback 65% were either strongly or somewhat opposed to the development form and massing). Many want to see development kept low-rise or below nine storeys, in keeping with the local environment. There was strong support for improvements to public open spaces (from the on-line consultation feedback 81% strongly or somewhat favour the proposed public realm public open space strategy) , alongside pedestrian and cycling infrastructure. Concerns were raised in relation to aspects of traffic management and road layout including the use of Seven Kings Way, alongside the pressures brought about by the development on infrastructure such as schools and health services.
13. Details of all the consultation methods used are set out in the Consultation Statement (Annex 2). This also sets out a summary of the responses received. Responses received through consultation have been considered in detail (Annex 3) and, where appropriate, have been taken forward and are highlighted within the Development Brief in Annex 5.

Summary of Changes to the Document

14. A number of changes have been made to the Brief (Annex 1) that recognise both consultation responses and some general updates that were required. All changes have now been incorporated and key ones are set out below:
 - General formatting and updates including updating plans and keys, checking the positioning of community infrastructure.
 - Text amendments to ensure supporting text aligns with identified Principles, K+20 land uses, and reflect latest guidance from Historic England.
 - The supporting text and principles of the Development Form and Massing section (pages 18-19) has been amended and strengthened.
 - Clarified the Council's position on affordable housing on the North Kingston site.

Timescales

15. All work will commence once the recommendations within the report have been agreed by the Committee, the decision published and the call in period successfully completed. Following approval at this Committee, final proof reading and any minor amendments raised by this Committee; the Brief will be taken forward for publication and formal adoption. At this time an adoption statement, consultation statement and a copy of the final Brief will be made available on the Council's website. It is anticipated that this will be completed by the 1st November 2016 and publicised via the Council website once available.

Resource Implications

16. The production of the Development Brief has been funded by the Strategic Planning team. It is proposed that there will be a print run of the final Brief. Copies will be available to purchase by the public and third parties with a reasonable charge applied to cover printing costs. Digital copies will be available for download from the Council Website for free.
17. Whilst the preparation of a Development Brief does not have any significant resource impact; the Council will formally consider implications for their property assets post the adoption of the Development Brief.

Legal Implications

18. The Brief will become part of the approved planning policy suite for Kingston and will function as a material consideration when the Council is considering applications and development proposals.

19. As agreed at the Place and Sustainability Committee in July 2013, the Council will also consider the use of its legal powers for the acquisition of land to bring forward and guide future development within the area of the Development Brief.

Risk Assessment

20. The absence of a Development Brief for North Kingston will make it harder for the Council to guide and control future development proposals being promoted within North Kingston.

Equalities Impact Assessment

21. When adopted as a Brief the document will adhere to policies contained in the Core Strategy and K+20 Area Action Plan, which have been the subject to equality impact assessment.

Network Implications

22. The Development Brief suggests changes to the highway network, including the principle of stopping up Kingsgate Road. By adoption of this Brief, the committee will be accepting, in principle, the stopping up of Kingsgate Road between Sopwith Way and Richmond Road, in line with the Highways Act subject to Highways and Transport conducting a full consultation and taking it to the relevant Committee.

Environmental Implications

23. None

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List of reports and supporting information

- Annex 1 – North Kingston Development Brief
- Annex 2 – Consultation Statement
- Annex 3 – Consultation Responses
- Annex 4 – North Kingston Development Brief: Location Plan

List of Background reports/document

- K+20 Kingston Town Centre Area Action Plan, 2008
- Core Strategy, 2012
- North Kingston Development Brief (Stage One: Land Use and Spatial Parameters), 2013
- North Kingston Development Brief (Stage Two: Consultation DRAFT), 2014
- Growth Committee Report : North Kingston Development Brief Consultation Draft, 2016