



Key objectives, with associated policies and proposals, aim to ensure that Kingston maintains and enhances its attractive and distinctive character, as well as its status as a metropolitan centre, in particular its role for shopping, business, education, culture and entertainment:

1. To maintain a diverse and sustainable economy, providing for business and employment development needs, with a wide range of employment opportunities.
2. To enhance the quality and range of town centre attractions and provide housing.
3. To provide a high quality environment with well designed buildings and spaces.
4. To protect and enhance the distinctive historic environment.
5. To promote and enhance use of the River and the Riverside.
6. To improve transport, access and connectivity for all.
7. To provide a clean, safe, friendly, well managed and well maintained town centre.
8. To ensure that new development is supported by adequate infrastructure and services and minimises flood risk.

Key proposals which are compatible with Kingston's catchment and role as a metropolitan centre are:

- New and enhanced shopping facilities to provide 50,000sqm net additional floorspace for comparison goods (gross floorspace) by 2016, focussing on the Primary Shopping Area and extending it onto the Ashdown Road sites, to complement existing facilities, and enhancing secondary shopping frontages and markets
- Around 1,000 new homes as part of mixed-use development, including affordable housing and managed student accommodation
- New and upgraded offices, including small business space
- New facilities for Kingston University and Kingston College
- Enhanced cultural, leisure and entertainment facilities, including the theatre and an improved library
- A high quality full service hotel
- Enhanced facilities for Her Majesty's Courts Service
- Improved faith, community and voluntary sector facilities
- The protection and enhancement of the Old Town Conservation Area and other areas of historic interest, and designating Old London Road and Castle Street as Areas of Special Character
- Significant improvements to the quality of buildings and public spaces, the approaches to the town centre, landscaping, signage, public art and lighting
- Improved facilities for recreation and leisure along the riverside and environmental improvements
- A new bus station, to enable the removal of buses from Eden Street; improvements to the Fairfield bus station and Kingston Station; new and improved car parks to maintain 7,000 parking spaces, plus or minus 700 spaces; improved walking and cycling routes and cycle parking; and a potential permanent park and ride facility

A range of measures are proposed to further enhance the town centre including: promoting tourism and the riverside; attracting a wider spectrum of visitors in the evenings; attracting creative and knowledge based businesses; providing an improved range of job opportunities; improving public transport and travel planning; enhancing biodiversity; supporting town centre management, especially in the evenings and at night; training and cultural initiatives, measures to protect the town centre from flooding and infrastructure to support new development.



The proposals involve redevelopment and refurbishment of a number of key sites in the town centre including:

- Parts of the Primary Shopping Area to the north and south of Clarence Street (P1,P2) including parts of the Eden Walk Shopping Centre and either side of Eden Street, extending onto the Ashdown Road sites (P3) and the St James's Road area (P4)
- The area around the Cattle Market (P5-P7)
- Sites around Kingston Station (P8-P11)
- The Vicarage Road sites between the John Lewis store and Bentalls A car park (P12)
- Bishop's Palace House (P13)
- Surrey County Hall (P14)
- Kingston University (P16)
- Completion of regeneration on the sites north of the railway line (P17-P20)

Regeneration to achieve the Vision will be delivered by the public, private and voluntary sectors working in partnership, together with other agencies. The Council will work with landowners, developers, transport providers and other partners and stakeholders, to deliver appropriate schemes for implementation. Targets and performance indicators will be used to monitor progress.

Having gone through a comprehensive process of public involvement, the Council on 24th April 2007 approved the Submission Version Area Action Plan for submission to the Secretary of State. This is planned for 25 May 2007.

Statutory consultation will take place over the six week period from 25 May 2007 to 6 July 2007 when representations can be made on the submitted Plan. They must be made on the Representations Form and must relate to one of nine tests of soundness set by the Government.

An examination into the Plan will be arranged, when an independent planning inspector will consider all duly made representations and will assess whether or not the Plan is 'sound', that is, it shows good judgement and fulfils the requirements of planning legislation.

The submission Area Action Plan and accompanying submission Proposals Map, Sustainability Appraisal, Consultation Statement, Representations Form and Guidance Notes are available:

- To view at public libraries and at Guildhall 2 Environmental Services Reception
- On the Council's website [www.kingston.gov.uk/kplus20](http://www.kingston.gov.uk/kplus20)
- From the Council's K+20 Projects Team

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# K+20



## KINGSTON TOWN CENTRE AREA ACTION PLAN



**The Area Action Plan (AAP) provides the planning framework for the future development and regeneration of Kingston town centre.**

Over the period to 2020 there will be planned change and development to provide new and enhanced shopping, leisure, cultural, education and community facilities, new housing and jobs, new and enhanced public spaces, transport and environmental improvements.

ROYAL BOROUGH OF KINGSTON UPON THAMES  
LOCAL DEVELOPMENT FRAMEWORK

SUMMARY OF SUBMISSION VERSION MAY 2007



The Plan forms part of the Council's emerging Local Development Framework (a set of planning documents that will eventually replace the Unitary Development Plan). It will form part of the statutory development plan for the borough.

Kingston is a successful metropolitan centre, which serves the borough as well as southwest London and northeast Surrey. It is a very attractive centre, with its distinctive historic core around the Market Place and riverside setting. It is a sub-regional shopping centre; a significant leisure destination, especially in the evenings; a centre for legal, business and public services and a higher and further education centre with Kingston University and Kingston College.

The need to prepare a strategy for the town centre stems from concerns about its future attractiveness and vitality following a loss of daytime visitors and the need to broaden the range of attractions, particularly in the evenings. There was pressure for further development and new facilities, set against a shortage of available sites and a lack of land for town centre expansion. Failure to take action and to plan for change and growth could result in stagnation, a loss of investment and inappropriate development.



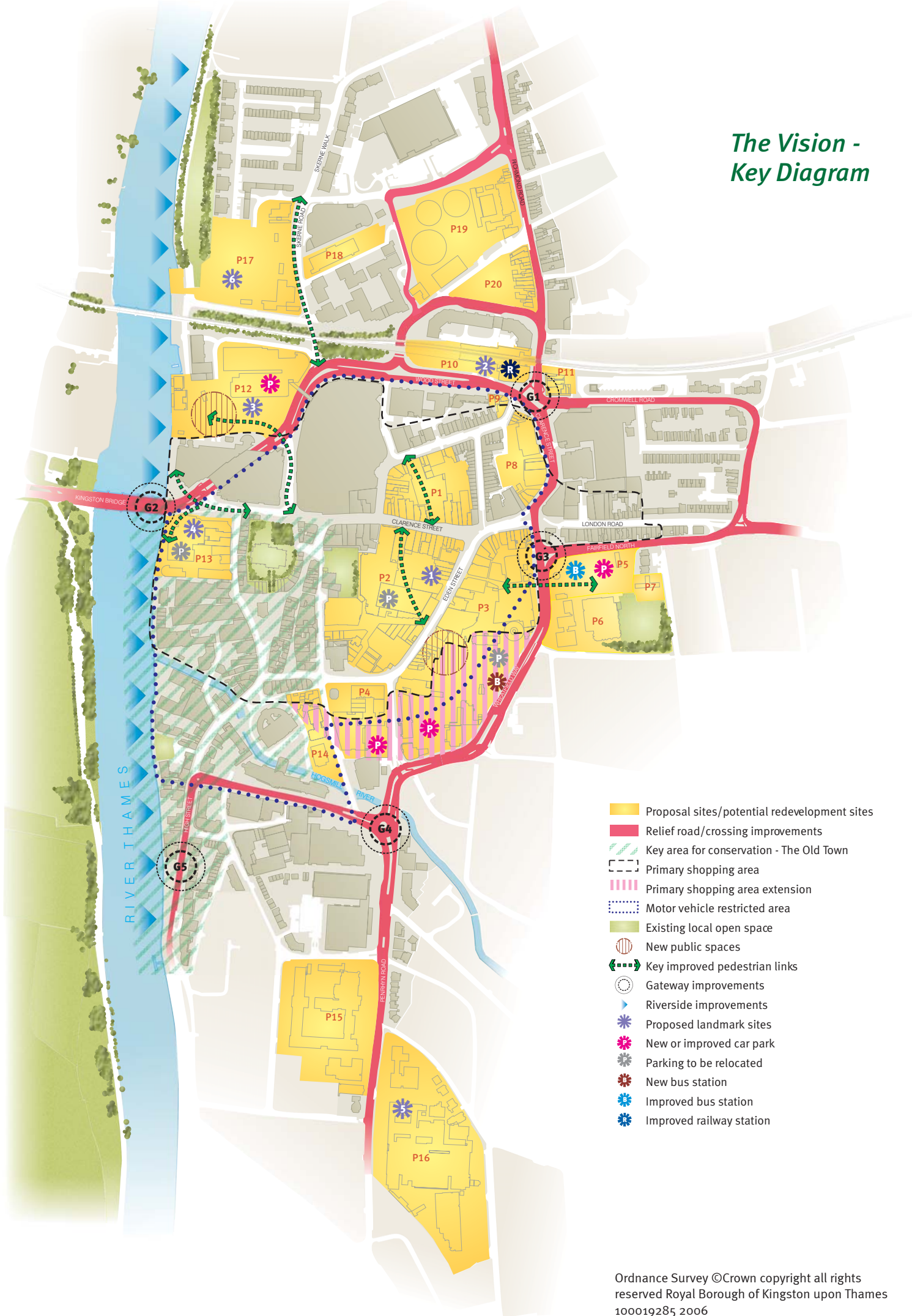
The various stages leading up to the preparation of the Area Action Plan (AAP) have involved community and stakeholder engagement throughout the process, including a workshop to assess the centre's strengths and weaknesses (2003); consultation on issues which the Plan should address (2004), consultation on a Vision for the town centre and the Council's Preferred Option (2005) and informal consultation on the draft Plan (2006/2007).

The AAP has been shaped by the following factors:

- National, London Plan and local planning policies
- The RBK Community Plan 2004-2009, the Local Implementation Plan (Transport) 2006 and other borough strategies
- The findings of specialist studies on retail, offices, car and cycle parking, flood risk, hotel feasibility, transport, archaeology and the Old Town Conservation Area
- Stakeholder and community engagement
- the characteristics and issues facing the town centre
- Development pressures
- Sustainability appraisal of the likely social, economic and environmental effects of the Plan



# The Vision - Key Diagram



- Proposal sites/potential redevelopment sites
- Relief road/crossing improvements
- Key area for conservation - The Old Town
- Primary shopping area
- Primary shopping area extension
- Motor vehicle restricted area
- Existing local open space
- New public spaces
- Key improved pedestrian links
- Gateway improvements
- Riverside improvements
- Proposed landmark sites
- New or improved car park
- Parking to be relocated
- New bus station
- Improved bus station
- Improved railway station

A key objective of national planning policy for town centres is to promote their viability and vitality by: *“Planning for the growth and development of existing centres by promoting and enhancing them and by focusing development and a wide range of services there in a good environment which is accessible to all”*. Area action plans are a means to actively plan for growth and to manage change and conservation.



The Plan aims to build upon Kingston’s strengths: its attractive character; riverside; historic core; high quality shopping, cultural, leisure and entertainment facilities, by improving its range of attractions so that it maintains its role as a successful metropolitan centre and by protecting and enhancing the riverside and historic environment to reinforce its character and distinctiveness. It aims to address its weaknesses: its peak time congestion, transport and parking issues with a range of access and parking improvements, its approaches and streetscape with environmental improvements; its weak status as an office centre with better quality offices and transport improvements and problems associated with its vibrant night-time economy with an After Dark Strategy to better manage the town centre at night and provide a broader range of visitor attractions, especially in the early evenings.

The Vision for the town centre is:

*“A thriving metropolitan centre serving the needs of its catchment and providing a sustainable and enhanced range of town centre services including: retail, leisure, employment, education and community facilities, as well as new homes and improved job opportunities, in a high quality physical environment, that is safe, clean, and easily accessible to all. High quality new development will maximise the potential of vacant, outmoded and underused sites. Kingston’s distinctive character, especially its historic environment and riverside, will be safeguarded and enhanced. A range of improvements to transport, access, the public realm, open spaces and the natural environment will enhance its attractiveness for residents, businesses, workers, shoppers, students and other visitors, in the daytime and in the evenings”.*

The Plan sets out objectives, policies and proposals to achieve the Vision and involves a pro-active approach to promoting and managing change for the benefit of the whole community. It identifies: key areas suitable for major change and development to accommodate a range of new facilities, through redevelopment and intensification and the development of vacant and underused sites and poor quality buildings; key areas for conservation and enhancement, in the Old Town around the historic Market Place and the riverside, which have significant natural and cultural heritage value and a range of transport and environmental improvements.