



ROYAL BOROUGH OF KINGSTON UPON THAMES

**Unitary Development Plan
First Alteration**

WRITTEN STATEMENT

Adopted August 2005

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PREFACE

1. This document, with the accompanying Proposals Map, forms the Unitary Development Plan: First Alteration for the Royal Borough of Kingston. The plan contains strategic land use and transportation policies (Part 1), and more detailed policies and proposals for guiding development (Part 2). It plans ahead to 2016, and supersedes the borough's first Unitary Development Plan (UDP) adopted in March 1998.
2. Planning applications for development (including changes of use) must be determined in accordance with the 'development plan' unless material considerations indicate otherwise. The 'development plan' in the Royal Borough comprises the Unitary Development Plan: First Alteration, and the Mayor's 'London Plan: Spatial Development Strategy for Greater London' published in February 2004. Applicants must therefore be aware of both plans, and that both are subject to ongoing review under the new requirements of the Planning and Compulsory Act 2004 (see paragraph 10 below).
3. The new plan has taken several years to prepare. It has been modified at various stages in the statutory process in response to the many views expressed by residents, elected members, commercial concerns and a wide range of other organisations with an interest in the future of the borough or their local neighbourhood.
4. The process of reviewing the 1998 UDP began back in 2000 with public consultation on issues. Two sets of 'proposed alterations' went out to public consultation, as well as some 'pre-inquiry changes' before a public inquiry was held into the plan in 2003. The Council published the Proposed Modifications to the plan in July 2004 in light of recommendations in the Inspector's Report (published March 2004). Further minor modifications were published in December 2004 with an intention to adopt the plan. The Secretary of State then intervened, directing the Council to modify its policy on affordable housing (Policy H9) and its car parking standards for employment generating uses. Subsequently the Council published proposed modifications to meet the direction. The plan was finally adopted in August 2005.

Using the Plan

5. The Unitary Development Plan consists of this Written Statement and a Proposals Map. Part I of the Written Statement includes an Introduction which explains the purpose of the plan, how it fits in with other Council policies and proposals, and sets out the broad strategy which underlies the plan policies.
6. Part I of the Written Statement also sets the wider policy context based on national, regional and London-wide guidance and contains strategic policies for the borough. Some relevant factors are illustrated on the Context Map at the end of this section of the plan. More detailed local policies in Part II have been developed within this broad framework to provide more detailed guidance for

proposed new developments. Part II policies are presented on a topic or area basis, include the reasoned justification for the strategic policies, and are carried through to specific guidance for sites (proposal sites) and areas where development opportunities exist or for which the Council has specific proposals. The policies are printed in capitals with a reasoned justification in lower case type. Part II also includes a section on resources and implementation which explains how the plan will be implemented (Chapter 14).

7. Proposal sites and site-specific policies are also indicated on the Proposals Map. The main borough map excludes Kingston town centre and New Malden, Surbiton and Tolworth district centres for which there are separate specific policies (Chapters 12 and 13) which apply in addition to the borough-wide policies. These are shown at a larger scale on separate inset maps. Where there is any discrepancy between text and maps the written text takes precedence.
8. Appendices also form part of the statutory plan. They include car parking standards, specify particular areas or list properties to which policies refer, and contain a glossary defining technical terms used in the plan.
9. The Council has prepared 'supplementary planning guidance' for a number of topics in this plan, as well as a number of development briefs for some of the Proposal Sites. There is an ongoing programme to prepare new planning documents which will supplement some of the policies in this UDP. The Council's website provides an up to date source of information on the latest planning documents being produced.

Future review of the UDP

10. In 2004 the planning system was reformed with the Planning and Compulsory Purchase Act 2004. Consequently, the UDP First Alteration will not be replaced with another UDP, but with a 'Local Development Framework' (LDF). The policies in this UDP will be automatically saved until August 2008, unless superseded before then. They may be saved for longer, subject to approval by the Secretary of State.
11. If you have any queries about this document please contact the Planning Policy team within the Environmental Services Directorate on 020 8547 5302, email us at planningpolicy@rbk.kingston.gov.uk or visit the UDP pages within the Council's website at www.kingston.gov.uk. If you wish to write to us, our address is:

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ROYAL BOROUGH OF KINGSTON UPON THAMES

UNITARY DEVELOPMENT PLAN: FIRST ALTERATION

PART I

STRATEGIC APPROACH

