

Annex 2 - Statement of Consultation

**Planning Obligations Supplementary
Planning Document**

February 2017



Introduction

This Consultation Statement sets out the approach and results of consultation undertaken by the Royal Borough of Kingston for the Planning Obligations Supplementary Planning Document (SPD): Consultative Draft.

The Planning Obligations SPD provides detailed guidance on the use of Section 106 Planning Obligations and will replace the previous Planning Obligations SPD adopted by the Council in September 2011. This has been drafted in response to the introduction of the Community Infrastructure Levy (CIL) via the Planning Act 2008 and its requirements via the CIL Regulations 2010 (as amended). The Council adopted the Royal Borough of Kingston CIL Charging Schedule on the 1st November 2015 and this has largely replaced planning obligations as the main mechanism available to the Council in securing contributions towards community infrastructure. This SPD is intended to provide clarity to developers as to the new role and scope of planning obligations and how this relates to CIL.

This report summarises the consultation process and sets out the feedback received. These comments helped to shape the amendments made to the final draft of the SPD.

Consultation Process

The Planning Obligations SPD: Consultative Draft was published for consultation from **Friday 12th August 2016 to Friday 7th October 2016** for a period of eight weeks. During this time the document was available to download from the Council's website. All those on the Strategic Planning database, which includes more than 2,000 consultees, were informed of the consultation by letter or email with details of how to provide feedback and upcoming events (the consultation letter can be found in Appendix 5).

The following categories of consultee were consulted (a complete list of consultees can be found in Appendix 1 of this report):

- Statutory consultees
- Business community
- Community support groups
- Disability groups
- Education organisations
- Environment groups
- Ethnic groups
- Health organisations
- Heritage protection groups

- Local residents and interested parties
- Infrastructure providers
- Leisure groups
- Older people groups
- Planning Interest groups, e.g. planning consultants
- Political groups
- Religious groups
- Residents Associations
- Transport organisations
- Utilities organisations
- Voluntary groups
- Young people

The Council also undertook several other methods of communication in order to ensure that notification of the consultation reached as many people in the borough as possible. Details of these methods are set out below:

- Printed copies were made available for public viewing in all seven public libraries, as well as the Council’s Information and Advice Centre and at all the drop-in consultation events.
- A Press Notice was published in the Surrey Comet on Friday 12th August 2016. This can be viewed in Appendix 4.
- Leaflets and posters were distributed across the borough detailing the consultation timings and how to respond.
- A press release was worked up with colleagues in the Comms team and published on the Council’s website and social media pages.
- The Council undertook a comprehensive online communications strategy via several social media outlets (16 tweets and 3 Facebook posts) over the consultation period which directed people to the Council’s consultation portal. These can be viewed in Appendix 6.
- Working closely with the ‘Visual Impaired Parliament’ Group, the Council prepared an audio summary of the document and uploaded this to the Council’s online consultation portal in order to maximise consultation accessibility for the visually impaired.

These methods of communication are summarised in the table below:

Method of Consultation	Financial Viability in Planning SPD: Consultative Draft
Consultation Letters	1260 (12 August 2016)
Consultation Emails	Approx. 900 (12 August 2016)
Press Release	Yes (12 August 2016)
Copies sent to Libraries	7 (12 August 2016)
Audio Summary	Yes
Leaflets/Posters	Yes

Formal public consultation events

The Council undertook a programme of engagement events throughout Summer 2016 - all of which were advertised through distribution of consultation posters across the borough. Public consultation for this SPD was able to utilise the following events:

Date	Event	Council Attendees	Estimated number of attendees
Saturday 13 August	South of Borough - Hook Centre (9am-1pm)	2 officers	3
Saturday 20 August	Surbiton Farmers' Market Maple Road, (9am-1pm)	3 officers	50-80
Tuesday 23 August	South of Borough - Hook Centre (2pm-6pm)	2 officers	10-20
Thursday 25 August	Kingston Night Market (4pm-8pm)	3 officers	20-30

Online Survey

Through the above methods of communication, all stakeholders were invited to respond to the Planning Obligations SPD: Consultative Draft via an online survey. The full list of survey questions are set out in Appendix 2 of this report.

The Council received 23 consultation responses in total (11 online and 12 by post/email)

Summary of the Main Issues

All of the online and written responses have been read and analysed. Below is a summary of the key themes and concerns that have been raised by those who responded to the consultation. Full comments and Council responses are set out in Annex 3 - Responses to the Planning Obligations SPD: Consultative Draft.

The small sites exemption; threshold at which affordable housing will be required, and the noted departure from Core Strategy Policy DM15. *Planning practice guidance on the threshold at which affordable housing contributions can be sought changed twice during the course of 2016. The current DCLG guidance provides that contributions for affordable housing should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres. The Planning Obligations SPD has been prepared in accordance with current planning practice guidance and is therefore in alignment with the up to date small sites exemption guidance.*

The form, function and application of review mechanisms, particularly to non-phased development. *While noting that there exists guidance supporting the use of review mechanisms for phased development that does not exclude their application to non phased development, indeed the Mayor of London's Housing SPG (March 2016) Paragraph 4.3.2 notes that "...review mechanisms provide a reappraisal mechanism which specifies the scope of a review of viability for longer-term, non-phased schemes. The Council note that in all circumstances where a review mechanism is applied, it will ensure that the developer achieves a reasonable profit level, reflective of market risk and will, on a case by case basis, be set at threshold level(s) of viability above which additional planning obligation contributions will be required, capped at a policy compliant level of provision. Invariably obligations and where appropriate review mechanisms will take site specific circumstances into account.*

Various amendments to provide greater clarity, particularly the total likely contributions required. *The policy landscape prohibits the tariff based approach to planning obligations of the past, removing the relative certainty about likely contributions required. The position now restricts the Council to seeking obligations for site specific infrastructure or affordable housing where appropriate to make a site acceptable in planning terms; accordingly, planning obligations are to be calculated on a case by case basis reflective of the particulars of a scheme.*

Conclusion

Once adopted the Planning Obligations SPD will supercede the previous Planning Obligations SPD adopted by the Council in September 2011. The current draft Planning Obligations SPD will ensure the Council has an up to date strategy that accords with national planning policy and the borough's own Community Infrastructure Levy (adopted November 2015).

Appendix 1 - Consultees

Statutory Consultees	
<ul style="list-style-type: none"> ● British Gas ● Coal Authority ● Elmbridge Borough Council ● Environment Agency ● Epsom and Ewell Borough Council ● Historic England ● Highways England ● Homes and Communities Agency ● Kingston Clinical Commissioning Group ● London Borough of Merton ● London Borough of Richmond ● London Borough of Sutton ● London Borough of Wandsworth 	<ul style="list-style-type: none"> ● Mayor of London / Greater London Authority ● Mobile Operators Association ● Mole Valley District Council ● National Grid ● Natural England ● Network Rail ● Powergen ● Scotia Gas Networks ● Surrey County Council ● Thames Water ● The Planning Inspectorate ● Transco ● Transport for London
Businesses	
<ul style="list-style-type: none"> ● Adams and Adams Ltd ● Adrienne Hill Ltd ● AK II Property Investments Limited ● Alderwick James and Co ● Allen Pyke Associates ● Aquilon Global Invest Ltd ● Arrow Plastics Ltd ● Aviva ● Barton Willmore ● Barwell Court Farm Management Co. Ltd ● Bell Cornwell Partnership ● Bentall Centre Management ● Bentalls ● BMR ● Boots ● British Home Stores ● British Land ● Canadian Portland ● Carluccios ● Carter & Carter ● Carter Bells LLP ● CBI (London Region) ● Chelsea Building Society ● Cherwell (3-5 Penrhyn Road) Ltd ● Chris Thomas Ltd. ● Diocesan Board of Finance ● DTA Computer Systems ● Ease & Co ● Edward Jones Ltd ● Egmont UK ● Enstar Capital ● Federation of Small Businesses ● Four Communications Group PLC ● Fusion Arts ● Gerald Cullfiord Ltd ● Goldcrest Land ● Hammersons ● Hermes Hotel 	<ul style="list-style-type: none"> ● Kingston Innovation Centre ● Kingston Jobcentre ● Kingston Market Traders Association ● Kingston Plaza LLP ● Kingston Tour Guides ● Kingstonfirst ● Lakeside Estates Ltd ● LIDL UK ● Lloyds TSB ● London and Provincial Accommodation Limited ● Longford Securities and Equities Limited ● Malden Golf Club ● Marks & Spencer ● McDonalds ● Music Services ● Nova Distribution ● O'Neils (Mitchell and Butlers) ● Oceana ● Old London Road Traders Association ● Osiers Court Properties Ltd ● Palmers Solicitors ● Parrs Boat Hire ● Pearson Maddin Solicitors ● Prim Vintage Fashion ● Radio Jackie ● Riverside Vegetaria Ltd ● Roofwise Ltd ● Royal Mail ● Sainsbury's Supermarkets ● Simone Kay Stained Glass ● SNP Associates ● Spires Sports Ltd ● Spiritbond Kingston Road Ltd ● Spiritbond Student Housing Ltd ● Spuds ● SRIL Penrhyn Road Limited ● The Hippodrome Nightclub ● The Rose Theatre

<ul style="list-style-type: none"> ● Howdens Joinery Co. ● Insight Services ● Jackson-Scott Associates LTD ● John Lewis ● John Sharkey and Co. ● Jones Lang LaSalle ● Kidd Adam Ltd ● Kingston Informer 	<ul style="list-style-type: none"> ● Tony Miller Systems Ltd ● TP Bennett Architects ● Turk Launches Ltd ● University Superannuation Scheme (USS) ● Watkins Jones and Son Ltd ● West & Partners ● Wilkinson Stores
Community Support Groups	
<ul style="list-style-type: none"> ● Kingston Citizens Advice ● London Forum of Amenity and Civic Societies ● Royal British Legion Institute ● Kingston Advocacy Group 	<ul style="list-style-type: none"> ● Kaleidoscope ● Kingston Citizens Advice Bureau ● Freepost Equality Advisory Support Service ● Kingston Carers Network
Disability Groups	
<ul style="list-style-type: none"> ● Anchor Trust ● Crescent Resource Centre ● Disability Equality Group ● HFT ● Home Farm Trust ● Kingston Association for the Blind ● Parkinson's UK 	<ul style="list-style-type: none"> ● People with Learning Disabilities Partnership Board ● Positive Action for Multiple Sclerosis ● R.O.Y.A.D ● Scope (N E Surrey) Geneva Road ● Talking Newspaper ● Team for Disabled Children ● The Fircroft Trust
Education	
<ul style="list-style-type: none"> ● Alexandra Infant School ● Bedelsford School ● Buckland Infant and Nursery ● Burlington Junior School ● Chessington Community College ● Christ Church Infants' School ● Christ Church Junior School ● Christ Church New Malden C of E Primary ● Christ Church Primary School ● Coombe Boys School ● Coombe Girls School ● Coombe Hill Infant and Junior School ● Corpus Christi Primary School ● Dysart School ● Ellingham Primary School ● Euphrates Education Foundation (Arabic School) ● Fern Hill Primary School ● Green Lane School ● Hindi Bal Bhawan ● Holy Cross Preparatory School ● King Athelstan Primary School ● Kingston College ● Kingston Grammar School ● Kingston Gurjarati School ● Kingston Tamil School ● Kingston University ● Knollmead Primary School ● Latchmere Junior School ● Learn English at home ● Lovelace Primary School ● Malden Manor Primary 	<ul style="list-style-type: none"> ● Malden Parochial Primary School ● Maple Infants School ● Nathaniel Lichfield & Partners ● Our Lady Immaculate Primary School ● Princes Trust- Merton College ● Richard Challoner School ● Robin Hood Primary School ● Roehampton University ● Shrewsbury House School ● Southborough School ● St Agatha's Catholic Primary School ● St Andrews and St Marks C of E Junior School ● St Joseph's RC Primary School ● St Luke's Primary School ● St Philip's School ● St. Andrews & St. Marks C of E Junior School ● St. Johns C of E Primary School ● St. Mary's Primary School ● St. Matthew's Primary School ● St. Paul's C of E Junior School ● St. Paul's C of E Primary School ● The Hollyfield School and Centre for Continuing Education ● The Holy Cross School ● The Mount Primary School ● Tiffin Boys School ● Tiffin Girls School ● Tiffin School ● Tolworth Girls School ● Tolworth Infants and Nursery School ● Tolworth School

Environment	
<ul style="list-style-type: none"> ● BRE Group ● British Geological Survey ● CPRE ● CPRE (London) ● CPRE (Surrey) ● Department for Environment, Food and Rural Affairs ● Environment Agency ● Greater London Playing Fields Association ● Hurley Palmer Flatt ● LA21 Forum ● London Parks and Gardens Trust ● Protect Our Green Spaces 	<ul style="list-style-type: none"> ● RenewableUK ● River Thames Society ● RSPB ● Rural Pride Limited ● Save the World Club ● Surbiton & District Bird Watching Society ● Surbiton and District Bird Watching Society ● Surrey Wildlife trust ● Thames Landscape Strategy ● The Royal Parks ● The Woodland Trust ● Viridor Waste Management Ltd
Ethnic Groups	
<ul style="list-style-type: none"> ● Irish Traveller Movement in Britain ● Kingston Asian Arts Forum ● Kingston Chinese Association ● Kingston Muslim Women's Association ● Kingston Racial Equality Council ● Kingston Ulster Society 	<ul style="list-style-type: none"> ● Kingston, Richmond and Surrey African Positive Outlook ● London Gypsy and Traveller Unit ● Milaap Centre ● Refugee action Kingston ● Sarvoday Hindu Association ● The Gypsy Council
Health	
<ul style="list-style-type: none"> ● ACSA (Addiction Support and Care) ● Canbury Medical Centre ● Health and Safety Executive ● HUDU ● Kingston & District Welcare Association ● Kingston Hospital Trust 	<ul style="list-style-type: none"> ● Magic Roundabout ● Mental Health Partnership Board ● NHS Kingston ● NHS London Healthy Urban Development Unit ● Public Health Directorate
Heritage	
<ul style="list-style-type: none"> ● Conservation Area Advisory Committee ● Coombe Wood Conservation Area ● Friends of Kingston Museum & Heritage Service ● Garden History Society ● Historic England ● Historic Royal Palaces ● Kingston Society 	<ul style="list-style-type: none"> ● Kingston Town Neighbourhood CAAC ● Kingston upon Thames Archaeological Society ● Malden & Coombe CAAC ● MLA London ● Museum of London Archaeology Department ● Surbiton CAAC ● Surbiton Conservation Area Advisory Committee
Housing	
<ul style="list-style-type: none"> ● A2 Housing Group ● Ability Housing Association ● Affinity Sutton ● Appleby Properties Limited ● Bridger Bell ● Broomleigh Housing Association ● Fairview New Homes Ltd ● Family Housing Association ● Gleeson ● Hanover Housing Assoc. ● Hestia Housing (Kingston Womens Centre) ● Home Group ● Horizon Housing Group 	<ul style="list-style-type: none"> ● Moat Housing Society ● Molior London ● New Era Housing Association ● North British Housing Association ● Paragon Community Housing Group ● PML Building Services Limited ● Raglan Housing Assoc ● Rosemary Simmonds Memorial Housing Assoc. ● Shepherds Bush Housing Association ● SPH Housing ● St George West London ● Teachers Housing Association ● Terry Hill Design and build

<ul style="list-style-type: none"> ● Inquilab Housing Association ● Clerical Medical ● Kingston Churches Housing Association ● Kingston upon Thames United Charities ● Millat Asian Housing Association 	<ul style="list-style-type: none"> ● Thames Valley Housing Association ● Threshold Housing and Support ● Town and Country Housing Group ● Wandle Housing Association ● YMCA
Individuals	
<ul style="list-style-type: none"> ● Approximately 1,350 local residents on the Consultation Database 	
Infrastructure Providers	
<ul style="list-style-type: none"> ● EE ● EMF Enquires ● Environment Agency ● London Fire and Emergency Planning Authority ● London Fire Brigade 	<ul style="list-style-type: none"> ● Metropolitan Police ● Metropolitan Police Authority ● Thames Water ● Three ● UK Power Networks
Leisure	
<ul style="list-style-type: none"> ● AFC Wimbledon ● Campaign for Real Ale ● CAMRA - Kingston & Leatherhead Branch ● Chessington Young Mums Group ● Kingston Arts Council ● Kingston Centre for Independent Living ● Kingston Debating Society ● Kingston Museum ● Kingston Theatre ● Kingston Tour Guides ● Leatherhead Golf Club Ltd ● Lexum Leisure (McCluskeys) ● Malden Camera Club ● Malden Wanderers Cricket Club 	<ul style="list-style-type: none"> ● Minima Yacht Club ● Natural History Museum ● New Malden Tennis, Squash and Badminton Club ● Places for People ● PRO-ACTIVE South London ● River Thames Boat Project ● Rotunda ● Saheli (Asian Womens Group) ● Scout Association ● Surbiton Croquet Club ● Thames Sailing Club ● The Lawn Tennis Association ● The Theatres Trust
Older People	
<ul style="list-style-type: none"> ● Age UK Richmond upon Thames ● Kingston Pensioners Forum 	<ul style="list-style-type: none"> ● Older Peoples Partnership Board ● Staywell
Planning Interest	
<ul style="list-style-type: none"> ● Arnold Gilpin Associates Ltd ● Assent Environmental Planning ● Austin Mackie Associates Ltd ● Barton Willmore ● Bell Fischer Landscape Architects ● Bonsor Penningtons ● Boyer Planning ● Boyer Planning London ● Broadway Malyan ● Canadian and Portland Estates Ltd. ● Capitalise Assets LLP ● Cattaneo Commercial ● CBRE ● CgMs Consulting ● Chase & Partners ● Chessington Nurseries ● Cluttons LLP 	<ul style="list-style-type: none"> ● Indigo Planning Ltd ● Jones Lang LaSalle ● Kennet Properties Ltd. ● King Sturge LLP ● Kingston University Students Union ● Knight Frank LLP ● Lancashire Digital Technology Centre ● Level Ltd ● Lidl - Tolworth ● Linden Homes South East ● London Assembly ● Longmoore Regeneration Limited ● Malcolm Scott Consultants Ltd ● Marcus Beale Architects ● Metropolis Planning and Design ● Mineral Products Association ● Montagu Evans LLP

<ul style="list-style-type: none"> ● Coal Pension Properties ● Colliers CRE ● Crest Nicholson ● Cunnane Town Planning LLP ● Cushman and Wakefield ● Dalton Warner Davis LLP ● David Lock Associates Ltd ● Davis Planning ● DE Headquarters ● Defence Estates Property Team ● Deloitte Real Estate ● Deloittes ● Denton Wilde Sapte ● Design Council ● Designature ● Development Planning Partnership ● DevPlan ● dp9 ● DPDS Consulting Group ● Drivas Jonas Deloitte ● DTZ ● Eden Walk Shopping Centre General Partner Limited ● Elborough ● Entec, Environmental and Engineering Consultancy ● ESA Planning Ltd. ● Evans Roden Myzen ● Farrer & Co ● Firstplan ● Fusion Online ● Fusion Online Ltd ● GL Hearn ● Hammerson plc ● Harper Planning ● Heaton Planning Ltd ● Hemingford Properties ● Her Majesty's Court Service ● HTA Design LLP ● Icen Projects Ltd 	<ul style="list-style-type: none"> ● Morley Fund Management ● Nathaniel Lichfield & Partners ● NHP Leisure Development Ltd ● Paul Dickinson and Associates ● PB ● Peacock and Smith Ltd ● PlanInfo ● Planning Mineral Products Association Ltd. ● Planning Potential ● Planware Ltd ● PPML Consulting Ltd ● Premier Inn Tolworth ● Quadrant Town Planning Ltd ● Quod Planning ● Rapleys LLP ● Reside Developments Ltd ● Robin Bretherick Associates ● RPS Planning ● Savills Commercial Ltd ● SLR ● Smith Jenkins ● Spiritbond ● SSA Planning Limited ● St George West London Ltd ● St James Group Ltd ● Tetlow King Planning ● TfL Planning ● The Crown Estate ● The JTS Partnership Ltd ● The Planning Bureau Limited ● The Theatres Trust ● Thomas Eggar LLP ● TPAC Ltd. ● Turley Associates ● Universities Superannuation Scheme Ltd. ● Waind Gohil Architects ● Walker Morris ● Warner Estates ● White and Sons Planning Consultants
<p>Political</p>	
<ul style="list-style-type: none"> ● Kingston and Surbiton Conservatives ● Kingston and Surbiton Constituency Labour Party 	<ul style="list-style-type: none"> ● Kingston Borough Liberal Democrats ● All Councillors at RBK
<p>Religious Groups</p>	
<ul style="list-style-type: none"> ● African Families Support Services ● Ahmadiya Muslim Association Surbiton ● All Saints Church ● Anglican Diocese of Southwark ● Church Commissioners ● Churches Together in Malden ● Everyday Church Kingston ● First Church of Scientist ● Institute of Tamil Culture ● Islamic Resource Centre ● Kingston and Surbiton District Synagogue 	<ul style="list-style-type: none"> ● Kingston Baha'is ● Kingston Chinese Association ● Kingston Liberal Synagogue ● Kingston Muslim Association ● Kingston Quakers ● Kingston, Surbiton and District Synagogue ● New Malden Methodist Church ● St Catherine of Siena RC Church ● Surbiton Community Church ● The Korean Church ● United Reformed Church

Residents Associations

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| <ul style="list-style-type: none"> ● 1-14 Marlborough Gardens Residents Association ● Agar House Residents Association ● Alexandra Neighbours Association ● Alpha Road Estate Residents Association ● Alpha Road Residents' Association ● Ancaster Crescent Residents' Association ● Ash Tree Close Residents Association ● Avenue Road Residents Association ● Avenue Road Residents Association (ARRA) ● Barnsbury Crescent Residents Association ● Beauclere House Surbiton Management Ltd ● Blenheim Gardens Residents Association ● Blenheim Gardens Residents Association (BGRA) ● BRaG Residents Association ● Brockley Court (Surbiton) Residents Association Ltd ● Brook Road Residents Association ● Cambridge Gardens Residents Association (TA) ● Cambridge Road Community Association ● Cambridge Road Estate Residents Association ● Cambridge Road Estates Community Group ● Canbury Court Residents Association ● CARA ● Chantry Area RA ● Charter Quay Residents Association ● Chessington Court Residents Association ● Chessington District Residents Association ● Chessington Hall Residents Association. ● Chessington R.A ● Claremont House ● Clarence Street/ London House Ltd Residents Association ● Coombe House Estates Residents Association ● Coombe Park Residents Association ● Coombe Ridings Residents Association ● Coombe Roads Association ● Coombe Wood Conservation Area ● Crofts Residents Association ● Cumberland House Residents Association ● Dengrove Residents Association ● Dysart Avenue Residents Association ● Eaton Drive Householders Association ● Elgar Avenue Residents Association ● Ellerton and Bond Road Residents' Association ● Fairfield South (Kingston) Management Company Limited ● Fassett Road Residents Association ● Federation of Kingston Residents ● Federation of RBK Residents Associations ● Gateways Residents Association ● Glenbuck Studios Residents Association ● Gloucester Court Residents Association ● Groves Association ● Hatfield House Residents Association Ltd ● Hawks Road Residents Association | <ul style="list-style-type: none"> ● Kingsnympton Park Estate Residents Association ● Kingston Society ● Kingston Vale Residents Association ● Knights Park Residents Association ● Korean Residents' Society ● Lancaster Close Residents Association ● Lower Kings Road Residents ● Maeldune Residents Association ● Malden & Coombe Residents Association ● Malden Manor Residents Association ● Malden Rushett Residents Association ● Maple Road Residents Association ● Marlowe House Residents Association ● McDonald House Residents Association ● Melbourne Court (Surbiton) Residents Association ● Melford Close Residents Association ● Mill Street Residents Association ● Motspur Park Residents Association ● New Malden (Beverley Ward) Resident's Association ● Newborough Green Residents' Association ● Norbiton Village Residents' Association ● North Kingston Forum ● OADRA ● Old Kingston Road Residents Association ● One Norbiton ● Palmerston Court (Surbiton) No 2 Residents Association Limited ● Penners Gardens Residents Association ● Pennington Lodge Residents Association ● Queens Road Residents Association ● Ravensview Court Residents Association ● River Court Residents Association ● Rivermead (Surbiton) Residents Association Ltd ● Riverside Residents Association ● Royal Quarter Residents Association ● SCARA ● Scarriff Court Residents Association ● School Lane Residents Association ● Shane Court Resident Association ● South Hogsmill Valley Residents Association ● Southborough Residents Association ● Southwood Drive Residents' Association ● Spring Grove Residents Association ● St Mathews Residents Association ● Sunray and Egmont Residents Association (SERA) ● Surbiton Central Area Residents Association ● Surbiton Court Residents Association Limited (Flats 1-69) ● Surbiton Road Residents Association ● The Alexandra Neighbours Association ● The Grange Residents Association ● Tithe Barn Close Residents Association ● Tolworth South Residents Association ● Tudor Residents (Kingston) Ltd |
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<ul style="list-style-type: none"> • Herne Road Residents Association • Hightrees Residents Association • Hillside Court Residents Association • Hogsmill Valley Residents Association • Homington Court Residents Association • Hook Rise South Residents Association • Horsley Square Residents Co Ltd 	<ul style="list-style-type: none"> • Victoria Avenue Residents Association • Victoria, Albert & Church Road Residents Association • Wessex Close Home Owners Association • Westergate House Residents Association • Windsor Court Residents Association • Wolverton Ave Residents Association
Transport Providers	
<ul style="list-style-type: none"> • Civil Aviation Authority • Department of Transport Rail Group • Freight Transport Association- London and South East Region • Greater London Motorcycle Action Group • H R Richmond Ltd • Kingston Area Travellers Association • Kingston Cycling Campaign • Living Streets • London Buses 	<ul style="list-style-type: none"> • London Cyclists • London General Transport Services Ltd • London United Busway Ltd • Richmond and Kingston Accessible Transport • Road Haulage Association • South London Partnership • South West Trains • Sustrans • Transport for London - London Buses
Utilities Groups	
<ul style="list-style-type: none"> • Health and Safety Executive • London Ambulance Service 	<ul style="list-style-type: none"> • London Fire Brigade • Police and Community Working Group
Voluntary Groups	
<ul style="list-style-type: none"> • Kingston Voluntary Action 	<ul style="list-style-type: none"> • The London Community Foundation
Young People	
<ul style="list-style-type: none"> • Parents Forum 	<ul style="list-style-type: none"> • Youth Advisory Council

Submitted representations

The list below represents the consultees who submitted representations by email/post in response to the formal consultation for the Planning Obligations SPD.

Statutory Consultees

- Transport for London
- Highways England
- Environmental Agency
- Surrey County Council
- Thames Water

Businesses and Landowners

- Sport England
- St George West London Ltd (Berkeley Group)

Planning Interest

- GL Hearn (on behalf of Tellon Capital)
- Savills Commercial Ltd (on behalf of Solum Regeneration)

Health

- Health and Safety Directive

Environment

- The Woodland Trust

Local Residents - Posted representations

In addition to the 11 consultees who responded to the online survey, a further resident posted their representation to the Strategic Planning Team.

Appendix 2 – Online Survey

Question 1a - To what extent do you agree that Section 1: Introduction clearly outlines the purpose of this Supplementary Planning Document including the identification of what planning obligations are, how they can be used and how their use has changed given the introduction of Kingston's Community Infrastructure Levy?

Question 1b - Do you have any comments?

Question 2 - Do you have any comments concerning the policy context concerning the policy of planning obligations set out in this chapter?

Question 3a - To what extent do you agree that the likely contributions laid out in Section 3 are fair, justified and deliverable?

Question 3b - Do you have any comments?

Question 4 - Do you have any comments with regard to the principles of management and monitoring procedures set out in Section 4 of the SPD?

Question 5 - Do you have any other comments in relation to planning obligations in the planning process, or any other matters that you deem important for this SPD consultation?

Question 6a - Are there any parts of the SPD that are unclear?

Question 6b - If so, please specify.

Question 7a - Do you think that the Planning Obligations should incorporate the information being consulted on as part of the Financial Viability in Planning SPD?

Question 7b - If yes, please comment.

Appendix 3 – Surrey Comet Press Notice

AUGUST 12, 2016

► Announcements - Public Notices

NOTICE OF CONSULTATION ON PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT AND FINANCIAL VIABILITY IN PLANNING SUPPLEMENTARY PLANNING DOCUMENT: CONSULTATION DRAFT



The Royal Borough of Kingston upon Thames issues this notice to invite representations on two of the Council's Draft Supplementary Planning Documents (SPD):

1. Planning Obligations SPD
2. Financial Viability in Planning SPD

This is in line with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Subject Matter of the Supplementary Planning Documents:

Planning Obligations SPD

Given the introduction of the Community Infrastructure Levy (CIL) which enables local authorities to generate revenue from developers to fund community infrastructure needs, the role and scope of planning obligations has been scaled back to focus primarily on delivering affordable housing, addressing site specific infrastructure needs, and to contribute to local infrastructure when this is not captured by the CIL. This SPD outlines the approach the Council will take in securing planning obligations in the future.

Financial Viability in Planning SPD

The Financial Viability in Planning SPD has been created in response to the National Planning Policy Framework (2012) which puts financial viability assessments at the centre of planning decisions - on both planning applications, and in the development of planning policy. The SPD intends to provide clarity to developers and stakeholders by setting out the overarching principles the Council will adopt for financial viability assessments and outlines its intention to make assessments more transparent and accessible.

Public Consultation Period

The Draft SPDs will be the subject of a eight-week period of formal consultation from **9.00am Friday 12th August to 23.59pm Friday 7th October 2016.**

Comments and representations in respect of the draft SPDs can be made in the following ways:

Online: visit www.kingston.gov.uk/consultations to complete a simple survey

Email: localplan@kingston.gov.uk

Post: Strategic Planning, Royal Borough of Kingston upon Thames,
Guildhall 2, High Street, Kingston upon Thames, Surrey, KT1 1EU

Views on the draft SPDs should be submitted to the Council by 23.59pm on Friday 7th October 2016. All representations received will be taken into account and reported alongside the SPDs to Growth Committee when considering adoption.

Printed copies of the draft SPDs are available for inspection at all libraries within the borough during their normal opening hours, and at the Council Offices at the Information and Advice Centre on the ground floor of Guildhall 2 from 9am-5pm Monday to Friday.

Appendix 4 – Letter sent to consultation database

Directorate of Place
Head of Planning and Regeneration – Viv Evans



RESPONDENT DETAILS
REDACTED FOR
CONFIDENTIALITY

Strategic Planning Team
The Royal Borough of Kingston upon Thames
Guildhall 2
High Street
Kingston upon Thames
KT1 1EU

Tel: 020 8547 5002
Email: localplan@kingston.gov.uk
Website: www.kingston.gov.uk

12 August 2016

Dear Mr.

CONSULTATION ON TWO DRAFT SUPPLEMENTARY PLANNING DOCUMENTS (SPD): THE PLANNING OBLIGATIONS SPD AND THE KINGSTON FINANCIAL VIABILITY IN PLANNING SPD FOR THE ROYAL BOROUGH OF KINGSTON UPON THAMES.

In 2012 the National Planning Policy Framework (NPPF) set out the government's vision for sustainable development. The NPPF made financial viability assessments an important consideration in both plan/policy making, and in the consideration of planning applications. Similarly, in 2010 the government introduced the Community Infrastructure Levy (CIL) Regulations allowing local authorities to generate revenue from developers to support the infrastructure needs made necessary by the proposed development, such as transport and energy facilities. In November 2015 Kingston Council adopted their borough-wide CIL.

In response to the above, consultation is beginning on two Supplementary Planning Documents (SPD) which when adopted will become part of the Kingston Local Plan. This is in line with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012. We are inviting you to give your feedback - below is an outline of the content of these documents and ways in which you can have your views heard.

Draft Planning Obligation SPD

The CIL largely replaces the use of Planning Obligations, which previously were the main tool available for local authorities in securing developer contributions to local infrastructure. Planning obligations will however remain in use but will be scaled back to focus predominantly on the delivery of affordable housing, addressing site-specific measures to make development acceptable in planning terms when this cannot be achieved through the application of conditions alone, and to contribute to local infrastructure when this is not captured by the CIL.

The Planning Obligations SPD outlines the approach Kingston will take in securing Planning obligations. Specifically, the document outlines the policy context, management and monitoring procedures, as well as the nature planning obligations are likely to take and an outline of the circumstances in which they will be sought across the following areas:

- Affordable housing;
- Community Safety and Visitor Management;
- Employment Development, Training and Business Support;
- Site Specific Transport Requirements;
- Public Open Space, Play, Biodiversity and Public Realm;
- Leisure, Culture, Heritage and Community Facilities; and
- Sustainable Construction/Climate Change and Flood Risk

Kingston Financial Viability in Planning SPD

The NPPF, the London Plan and subsequently the Kingston Core Strategy, require that development proposals are subject to rigorous viability appraisals. Robust viability assessments allow local authorities to ensure development proposals are deliverable in a way that balances planning objectives and are important in ensuring the implementation of adopted planning policies which form the basis of the delivery of sustainable development.

A range of different guidance has resulted in a diverse approach to viability assessments. The Draft Kingston Financial Viability in Planning (SPD) intends to provide clarity to developers and stakeholders by setting out overarching principles for how the council will approach viability assessments. Specifically, the SPD provides detail regarding the Council's expectations and requirements for different components of financial viability appraisals and outlines the Council's intention to make financial viability assessments more transparent and accessible by making them available to the public.

The feedback received from these consultations will be used to finalise the SPDs before they are adopted. Upon adoption the SPDs will become a material consideration in the determination of planning applications and in decisions regarding plan and policy making. We want to hear your views on these important documents. You can let us know what you think in the following ways:

Consultation Period

The consultation period runs from **09:00 on 12 August 2016 to 23:59 on 7 October 2016.**

Our preferred method of responding is using the online survey however there are many ways in which you can share your views:

Online: visit www.kingston.gov.uk/consultations to complete a simple survey

Email: localplan@kingston.gov.uk

Post: Strategic Planning, Royal Borough of Kingston upon Thames, Guildhall 2, High Street, Kingston upon Thames, Surrey, KT1 1EU

Drop in events:

- Saturday 13th August - Hook Centre (09.00-13.00)
- Saturday 20th August - Surbiton Farmers' Market (09:00-13:00)
- Tuesday 23rd August - Hook Centre (14:00-18:00)
- Thursday 25th August - Kingston Night Market (16:00-20:00)

For more information on events, please regularly check: <https://www.kingston.gov.uk/events>

You can download a PDF version of the documents by visiting the Council's consultation portal – www.kingston.gov.uk/consultations. Alternatively, printed copies of the document are available for inspection at all Borough libraries during their normal opening hours, and at the Council Offices at the Information and Advice Centre on the ground floor of Guildhall 2 from 9am – 5pm Monday to Friday. If you have any questions about this letter, please contact the Strategic Planning Team at localplan@kingston.gov.uk or on 020 8547 5002.

Consultation Database Update

We are updating our planning policy consultation database and if you would like to receive future consultation notifications by email, please contact us at localplan@kingston.gov.uk to update your contact preference. Alternatively, please let us know if you no longer wish to receive planning policy consultations from us so we can remove you from our consultation database.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'EO', with a long horizontal flourish extending to the right.

Eric Owens

Interim Group Manager – Strategic Planning & Regeneration and Internationalism
The Royal Borough of Kingston upon Thames

Appendix 5 – Social media posts

 **Kingston Council**
Published by Shantel Burns [?] · 19 August · 🌐

We will be at Surbiton farmer's Market tomorrow from 9am-1pm to hear your views on our live planning consultations. Come and have your say at https://www.kingston.gov.uk/.../come_and_have_your_say_at_a



Come and have your say at a planning drop-in event
The Royal Borough of Kingston upon Thames

Come and have your say on the Council's live planning issues that affect the environment in Kingston. Date: 20th August 2016 Location: Maple Road 1
KINGSTON.GOV.UK | BY THE ROYAL BOROUGH OF KINGSTON UPON THAMES

99 people reached

👍 Like 💬 Comment ➦ Share



Write a comment...

 **Kingston Council**
@RBKingston

There are a number of public consultations taking place at the moment. Have your say here - kingston.gov.uk/consultations

Consultations closing in August

- Future of Housing Services - closing on Friday 26 August
- Direction of Travel - closing on Monday 29 August
- Draft Cocks Crescent SPD - closing on Monday 29 August
- Statement of Community Involvement - closing on Monday 29 August
- Gambling Act 2005 - closing Wednesday 31 August

Consultations closing in September

- Draft North Kingston Development Brief - closing Monday 5 September
- Duty to Cooperate Scoping Statement - closing Monday 5 September
- Contributions Policy Consultation - closing Thursday 8 September
- RBK Decant Policy - closing Friday 9 September

Consultations closing in October

- Draft Planning Obligations Supplementary Planning Document (SPD) - closing Friday 7 October
- Financial Viability in Planning Supplementary Planning Document (SPD) - closing Friday 7 October

To find out more and have your say, visit www.kingston.gov.uk/consultations.



RETWEETS 13 LIKES 2



2:43 PM - 17 Aug 2016

