



K<sup>+</sup>20

# KINGSTON TOWN CENTRE AREA ACTION PLAN

Adopted July 2008



KINGSTON BRIDGE

BENTALLS

ALL SAINTS CHURCH

GUILDHALL

SURREY COUNTY COUNCIL

KINGSTON UNIVERSITY

KINGSTON STATION

WOOD STREET

CLARENCE STREET

KINGSTON LIBRARY AND MUSEUM

FAIRFIELD NORTH

RICHMOND ROAD

CLARENCE TREE

CROMWELL ROAD

ROTUNDA

LONDON ROAD

SKERWIE WALK

SKERWIE ROAD

HIGH STREET

PENRHYN ROAD

EDEN STREET

Royal Borough of Kingston upon Thames  
Local Development Framework



KINGSTON TOWN CENTRE  
**AREA ACTION PLAN**

Adopted July 2008



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## PART B

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# PART **A**

## THE PLAN AND ITS CONTEXT

- 1.0 Introduction and Background
- 2.0 Strategic and Local Policy Context
- 3.0 Characteristics and Key Issues
- 4.0 Vision, Objectives and Proposals



chapter

1

# introduction and background





## 1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Area Action Plan (AAP) for Kingston town centre is part of the Council's emerging Local Development Framework for the borough, as set out in the Local Development Scheme. It sets out planning policy for Kingston town centre over the period to 2020 and on adoption it will form part of the statutory development plan for the borough.
- 1.2 The need for action to shape the future development and regeneration of the town centre was recognised in 2001. Kingston is a successful metropolitan centre, but there were concerns about its attractiveness and vitality, following a loss of daytime visitors and an increasingly vibrant night-time economy. Several large development schemes were nearing completion and there was pressure for further development, set against a shortage of sites and land for town centre expansion.
- 1.3 These factors indicated a need to review existing planning policy for the town centre, as set out in the Unitary Development Plan, and to have a clear vision for the future. The Council's Executive endorsed the proposal to prepare a strategy for the town centre, to be known as K+20, in November 2002.
- 1.4 Specialist studies have been completed to provide a sound evidence base to guide the formulation of this AAP. They are available separately from the Council and through its K+20 website: [www.kingston.gov.uk/kplus20](http://www.kingston.gov.uk/kplus20)
- Retail Studies 2003 and 2006
  - Parking Study 2004 and Parking Strategy 2005
  - Old Town Conservation Area Studies 2003 – 2005
  - Transport Assessment 2004-2006
  - Secure Cycle Parking Study and Strategy 2004
  - Park and Ride Study 2002
  - Rapid Transit Study 2004
  - Office Survey 2005
  - Strategic Flood Risk Assessment 2007
  - Archaeology Overview 2006
  - Hotel Feasibility Study 2007



1.5 A high level of public and stakeholder involvement has been sought throughout the various stages in the preparation of the AAP. There was a community/stakeholder event in June 2003 to launch K+20 and identify key issues affecting the future development and well-being of the town centre, followed by consultation on Issues in 2004. In June 2005 there was a community/stakeholder event to launch the Preferred Option, followed by exhibitions and a statutory six week consultation period. There was informal consultation with key stakeholders on an initial draft of the AAP in 2006. Full details are set out in the Consultation Statement, which accompanies this Plan and which is available separately from the Council and through the Council's K+20 website [www.kingston.gov.uk/kplus20](http://www.kingston.gov.uk/kplus20). The Council is satisfied that the preparation of the AAP accords with the requirements of its Statement of Community Involvement.

1.6 The direction of the AAP has been shaped by the following factors:

- The policy context (national, London Plan and local planning policies)
- The Community Strategy and other relevant borough strategies
- The findings of the specialist studies
- Stakeholder and community engagement
- The characteristics and issues facing the town centre
- Transport considerations
- Development pressures
- Sustainability Appraisal of the likely social, economic and environmental effects of the Plan including the need for sustainable development, to protect the quality of life and ensure access for all

The Sustainability Appraisal Report (SAR) which accompanies this Plan is available separately from the Council and through the Council's K+20 website. [www.kingston.gov.uk/kplus20](http://www.kingston.gov.uk/kplus20)



1.7 The Plan addresses key issues and provides the spatial framework to guide future development and improvement. It involves a pro-active approach to promoting and managing change to ensure that Kingston remains a thriving and environmentally sustainable town centre. Failure to take action and to plan for growth and change could result in stagnation and loss of investment, pressure for inappropriate development and out of town development. The Plan sets out a Vision for the future, with objectives, policies and proposals to achieve the vision. It details how regeneration will be delivered and co-ordinated by the public and private

sectors working in partnership together with other agencies. It will be used to assess development proposals and planning applications. There are many opportunities for beneficial change to improve the natural, built and historic environment, as well as the quality and range of attractions and services to strengthen the local economy. The Plan identifies areas suitable for major change to accommodate new development and key areas for conservation and enhancement, notably the Old Town around the Market Place and the riverside, which have significant natural and cultural heritage value.