

PART **B** POLICIES

5. Range of Uses, Employment Development and Housing
6. Urban Design and Environmental Quality
7. The Historic Environment
8. The Riverside
9. Transport and Access
10. Town Centre Management
11. Infrastructure Provision and Flood Risk



chapter

5

range of uses, employment development and housing





NATIONAL PLANNING POLICY CONTEXT FOR AAP POLICIES	
Planning Policy Guidance and Planning Policy Statements	<ul style="list-style-type: none"> • PPS1: Delivering Sustainable Development • PPS3: Housing • PPS6: Planning for Town Centres • PPS12: Local Development Frameworks • PPG13: Transport • PPG15: Planning and the Historic Environment • PPG16: Archaeology and Planning • PPG17: Planning and Open Space • PPS25: Development and Flood Risk

KEY OBJECTIVES 1 and 2:

- To maintain a diverse and sustainable economy, providing for business and employment development needs with a wide range of employment opportunities
- To enhance the quality and range of town centre uses and attractions and provide housing, including affordable housing

5.1 It is vital that Kingston’s strategic role as a location for business, shopping, services, culture, leisure and community facilities, higher and further education and public administration, is maintained and its range of attractions enhanced, so that it retains its diversity and vitality, in line with its status as a metropolitan centre. Realising the potential to provide additional homes, in mixed-use development, will help meet housing needs and achieve sustainable development. This approach is supported by PPS6 and the London Plan (see Chapter 2).

PART B POLICIES:

No.	POLICY
K1	New and Enhanced Shopping Facilities
K2	Shopping Frontages and Use of Upper Floors above Shops
K3	Markets and Street Stalls
K4	Employment Development within the Town Centre
K5	Public Administration, Police and Her Majesty's Courts Service
K6	Provision of Facilities for Arts, Culture, Tourism, Entertainment, Leisure, Recreation, the Community, Faith and Voluntary Sectors and Hotel accommodation
K7	Housing
K8	Higher and Further Education
K9	Design Quality in the Town Centre
K10	Town Centre Public Realm
K11	The Old Town Conservation Area
K12	Areas of Special Character
K13	Riverside Strategy
K14	The Hogsmill River
K15	Town Centre Road Network
K16	Public Transport
K17	Pedestrian Environment
K18	Cycling
K19	Other Measures to Improve Accessibility to Kingston town centre
K20	Town Centre Parking
K21	Managing the Town Centre
K22	Town Centre Infrastructure
K23	S106 Planning Obligations and Developer Contributions
K24	Flood Risk Management

5.2 The AAP contains detailed policies that seek to implement Objectives 1 & 2 including:

- Proposals for significant retail development to enhance Kingston's status as a sub-regional and Metropolitan shopping centre (policies K1–K3)
- Proposals to enhance Kingston's attraction to office based businesses, especially 'creative industries', by providing new offices as part of mixed use development and upgrading the existing office stock (policy K4)
- Maintaining and improving facilities for public administration, the police and court services (policy K5)
- Proposals to promote, enhance and diversify Kingston's attraction as a centre for culture, entertainment, hospitality, leisure and tourism (policy K6), including the opening of the Rose Theatre and the development of a quality hotel
- Maintaining and improving facilities for the faith, community and voluntary sectors (policy K6)
- Provision of housing as part of mixed use development (policy K7)
- Proposals for improving facilities for higher and further education (policy K8)

5.3 The scale of development proposed and mix of uses takes account of Kingston's role and catchment area, its physical capacity, the capacity of transport and other infrastructure, and the need to protect and enhance the character of the centre, its historic, built and natural environment.

POLICY CONTEXT FOR CHAPTER 5	RANGE OF USES, EMPLOYMENT DEVELOPMENT AND HOUSING
London Plan	<ul style="list-style-type: none"> • 2A.9 The Suburbs: supporting sustainable communities • 3A.1 – 3A.10 Housing • 3A.11 Affordable Housing Thresholds • 3A.18 Social Infrastructure and Community Facilities • 3A.19 Voluntary and Community Sector • 3A.25 Higher and Further Education • 3B.1 – 3B.2 Economy and Offices • 3B.8 Creative Industries • 3B.9 Tourism Industry • 3B.11 Improving Employment Opportunities • 3D.1 – 3D.4 and 3D.6 – 3D.7 Town Centres; Retail; Arts and Culture; Sports Facilities; Visitors Accommodation and Facilities • 5E.1 Strategic Priorities for the South West London
UDP	<ul style="list-style-type: none"> • STR1 Housing Supply • STR2 Housing Need • STR4 Local Economy • STR5 Shopping and Town Centres • STR8 Diversifying Leisure Facilities • STR9 Community Services • H9 Low Cost and Affordable Housing
Community Strategy	<p>Vision:</p> <ul style="list-style-type: none"> • A diversified and balanced economy • A regional entertainment and cultural centre • A focus for tourism and leisure • Well maintained sustainable housing • A Learning community with Kingston University and Kingston College playing a central role <p>Local Economy:</p> <ul style="list-style-type: none"> • Priority 2 – Employment Growth • Priority 3 – Support and enhance Kingston town centre’s role as a key Metropolitan (sub-regional) centre within the London economy • Priority 6 – Support the growth of creative and innovative enterprises that can enhance the borough’s offer in tourism, culture and other sectors • Priority 7 – Delivering a knowledge and technology based economy, especially through working closely with Kingston University • Local Housing Priorities 1-4
Other Sources	<ul style="list-style-type: none"> • RBK Retail Update Study (2006) • RBK Retail Studies (2003) • RBK Hotel Feasibility Study 2007 • RBK Affordable Housing SPD 2006 • RBK Shopfront Design Guidance 2005 • Community and Voluntary Sector Background Paper 2006 • South London Office Capacity Study • Mayor of London: Town Centre Assessment (retail) 2004 • Mayor of London Creative London Strategy • Mayor of London SPG Affordable Housing • London Development Agency Economic Strategy

POLICY K1: NEW AND ENHANCED SHOPPING FACILITIES (Plan 4 and Proposals Map)

The Council will:

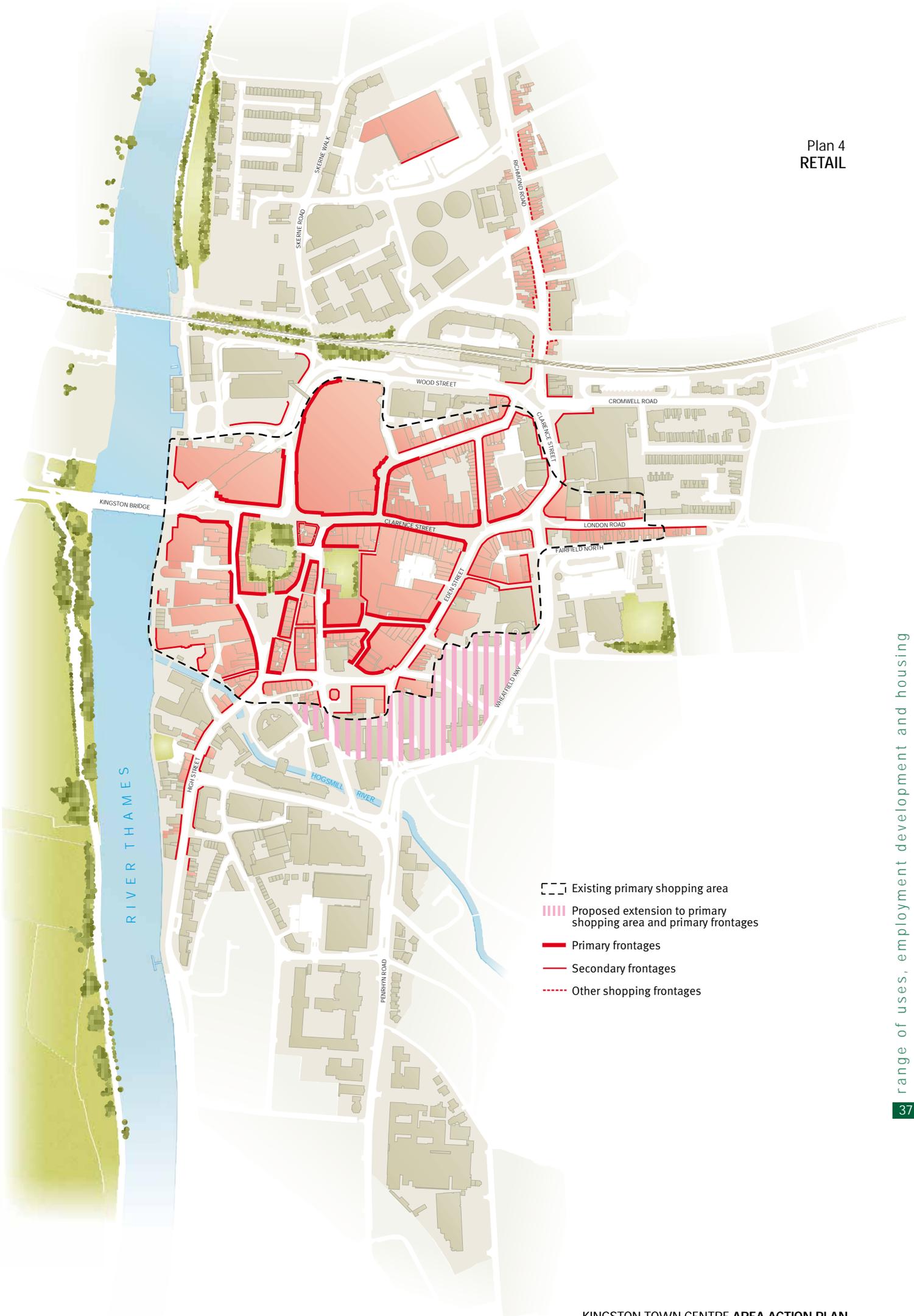
- Work with private sector land and property owners to provide 50,000m² gross additional retail floorspace for comparison goods by 2016, subject to the provision of necessary transport infrastructure as specified elsewhere in this Plan, through the promotion of new retail development on Proposal Sites P1, P2 and P3 to enhance and extend the Primary Shopping Area, improve vitality and viability and meet the needs of retailers and catchment area shoppers to maintain Kingston's retail role and status as a metropolitan centre and sub-regional shopping centre
- Seek to maintain the existing level of convenience goods floorspace
- Maintain and enhance the character of shopping streets
- Retain a mix of shop sizes within the Primary Shopping Area and require a mix of shop sizes within significant new retail development
- Grant planning permission for:
 - Landmark new retail facilities, as part of mixed use development on Proposal Sites P1, P2 and P3, provided that they complement existing facilities and are fully integrated and well connected to them, so as to improve the retail circuit for shoppers
 - Improvements and extensions to existing shops and shopping centres, provided that they achieve a high standard of design and relate well to their surroundings
- Keep under review the need and capacity for additional retail facilities

K1 replaces UDP Policies KTC1 Shopping Facilities in Kingston town centre and KTC3 Small Shop Units

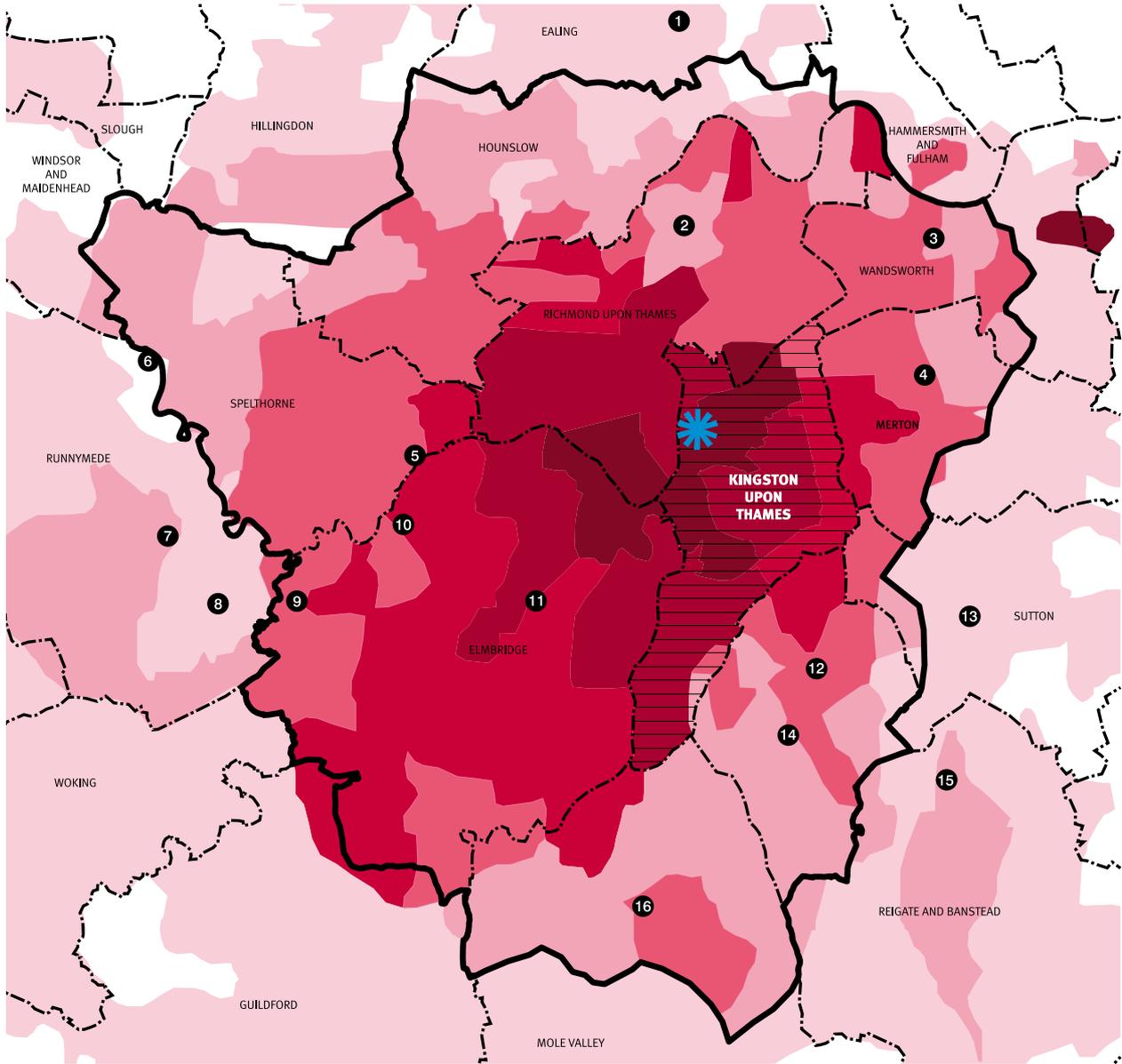
5.4 The retail sector is crucial to the health of the local economy in terms of its attraction to businesses, investment and visitors. Kingston's high quality shopping facilities were identified as one of its top attractions in the early stages of community engagement. At Preferred Options stage, 58% of respondents supported the provision of landmark new shopping facilities. The existing Primary Shopping Area is relatively compact and focussed on Clarence Street (Plan 4). With the exception of a new supermarket on Richmond Road, there has been no major retail development since the completion of the Bentall Centre and John Lewis department store in 1992.

5.5 The Retail Studies (2003 and 2006), which underpin this AAP, identify significant expenditure growth for comparison goods within Kingston's wide catchment area (Plan 5). They recommend that Kingston needs to enhance its retail offer and provide new facilities to meet the needs of catchment area shoppers and remain

attractive to them, so that it does not lose market share from the main part of the catchment area to other centres, including Croydon and Guildford, both of which have new shopping facilities planned. The 2003 Capacity Study and further work since then identify physical capacity for around 50,000 sqm (gross) additional floorspace in the town centre, through redevelopment and intensification of existing facilities within the Primary Shopping Area (PSA) and through its extension onto underused sites. Insufficient capacity was identified within the existing PSA to accommodate the forecast need. There is more than sufficient retail expenditure growth to support 50,000 sqm (gross) additional floorspace for comparison goods (a 20% increase) up to 2016. The Studies found that there is relatively limited need for additional floorspace for convenience goods to serve Kingston's relatively local catchment area and no requirement to allocate sites.



Plan 5
**RETAIL CATCHMENT AREA
 FOR KINGSTON TOWN CENTRE**



Kingston Town Centre Penetration Rate (%)
 Based on Postcode Sector.



- Kingston Town Centre
- 1** Ealing
- 2** Richmond
- 3** Wandsworth
- 4** Wimbledon
- 5** Sunbury
- 6** Staines
- 7** Chertsey
- 8** Addlestone
- 9** Weybridge
- 10** Walton on Thames
- 11** Esher
- 12** Ewell
- 13** Sutton
- 14** Epsom
- 15** Banstead
- 16** Leatherhead

5.6 The Retail Studies estimate floorspace needs to 2016, rather than to the end of the Plan period in 2020. This is because there are inherent uncertainties involved with extending estimates that far into the future. The reliability of the expenditure, population and other base data sets reduces as the time period lengthens. In common with the approach of the London Plan, which extends to 2026 but estimates retail need only to 2016, the Council will keep the need and capacity for additional retail facilities under review. Appendix 1 considers the retail hierarchy, the impact of the Plan's proposals on neighbouring town centres and Kingston's relationship with other strategic shopping centres.

5.7 The provision of new shopping facilities advocated by this policy (K1) would address issues raised in the Retail Studies and provide larger shops to meet retailer requirements, allow the relocation of existing retailers requiring more space, provide space for new retailers, and enhance shopping facilities overall. The London Plan and supporting documents, the SRDF and the Community Plan support the growth and enhancement of shopping facilities proposed in this AAP.

5.8 The provision of a range of shop sizes is important to meet shopper and retailer needs, from small independent traders to high street multiples and department stores, and to maintain diversity and interest. In some areas including the Old Town Conservation Area, Castle Street, Fife Road, Old London Road and Richmond Road, small shops form an important part of the character of the area. They offer variety and individuality, and provide premises for local independent and specialist traders, which community engagement has emphasised as being very important.

5.9 The Retail Studies and the work with developer Hammerson (see paras.3.6 and 12.8) have identified opportunities for new retail facilities, through redevelopment and intensification of some existing facilities within the primary shopping area, to the north and south of Clarence Street (Plan 3 Sites P1 and P2), including parts of the Eden Walk Shopping Centre and through extending the primary shopping area to the south and east to revitalise and develop the underused and unattractive Ashdown Road car park sites (P3) and parts of site P4. This would provide high quality retail in the southeast part of the town centre which lacks attractions and a better distribution of retail facilities across the town centre. At present major retail attractions are focussed at the western end of Clarence Street. Part C of this AAP details policies for Proposal Sites P1-P4.



POLICY K2: SHOPPING FRONTAGES AND USE OF FLOORS ABOVE SHOPS (Plan 4 and Proposals Map)

The Council will control the use of premises in shopping streets through the exercise of its planning powers to safeguard and enhance the vitality and viability of the town centre:

- Primary Frontages: proposals for a change of use, including through redevelopment, from retail (Class A1) to other uses at ground floor level will not be permitted
- Secondary Frontages: proposals for a change of use, including through redevelopment, from retail (Class A1) to financial and professional services (Class A2) or restaurants and cafes (Class A3) at ground floor level will be permitted, provided that the proposal would not result in a concentration of non-retail uses
- Other Frontages: changes of use, including through redevelopment, of existing shops (Class A1) to other uses appropriate to a shopping frontage, such as: drinking establishments (Class A4), hot food take-away (Class A5), community service offices and meeting places, surgeries and consulting rooms, entertainment and recreation uses, police use and facilities for public administration will be considered on their merits.

The Council will use its planning powers and Supplementary Planning Documents to improve the design of shopfronts to enhance the quality of the streetscene.

Planning permission will be granted for the change of use of upper floors above shops to residential, offices or other appropriate service or community uses, which maintain or enhance the character and vitality of the centre and broaden the range of services.

K2 replaces UDP Policies KTC2 and KTC5

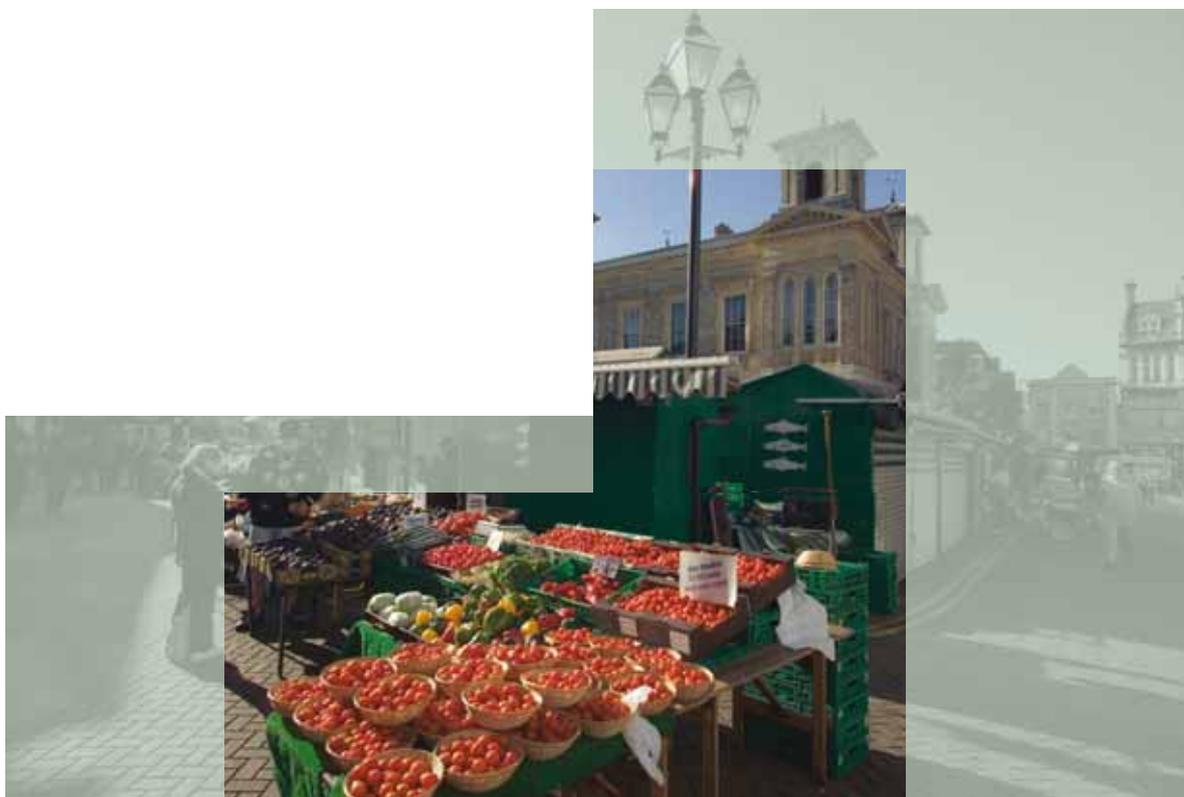
- 5.10 The character and attractiveness of Kingston's shopping streets are attributes which the Council and the community seek to maintain. The control of changes of use from A1 retail is necessary to protect the vitality and viability of the Primary Shopping Area. Primary frontages are focussed on Clarence Street, Church Street, the Market Place and the Eden Walk Centre (Plan 4 and Proposals Map). New retail facilities will extend the Primary Shopping Area and provide additional primary frontages.
- 5.11 Secondary frontages complement the main retail core and are appropriate locations for a range of services ancillary to retail uses, such as banks and building societies (A2 uses), restaurants and cafes (A3 uses), which meet customer needs, add to the centre's diversity and vitality and provide activity outside shopping hours. However, the cumulative impact of non-retail uses in a shopping street can adversely affect customer footfall and overall attraction by creating inactive frontages and a change in character.
- 5.12 Space above shops, if not required for storage, is often underused or vacant and can provide useful office accommodation, consulting rooms for small businesses and employment, or relatively cheap residential accommodation, suitable for students.
- 5.13 The Market Place is Primary Frontage and retail activity contributes to its vitality in the daytime. At night the Market Place lacks activity and attractions. The opening of the theatre, may bring with it pressures for A3 restaurant uses which would be open on Sundays and in the evenings and could add vitality to the Market Place. Additionally, the provision of larger shop units, as part of the significant retail development planned on Proposal Sites P1 – P3 as part of the Eden Quarter, could lead to a relocation of retailers to the new shops and the need for a strategy to manage change in the Market Place and its environs. Attention was drawn to this by the Council's retail consultants, who have assessed the impact of proposed new retail on the existing primary shopping area. The Council will keep this situation under review.

POLICY K3: MARKETS AND STREET STALLS

The Council will retain and enhance the Ancient Market and the Monday Market through its role in managing and licensing markets and will maintain the number of street stalls and ensure that they are well designed and well sited.

K3 replaces UDP Policy KTC4

- 5.14 The Ancient Market in the Market Place and the Monday Market on the Cattle Market car park are important features which contribute to local choice and diversity and add vitality to Kingston's shopping attraction. The Ancient Market is protected by Royal Charters.
- 5.15 The Council needs to promote and invest in both markets to improve their facilities and ensure that they remain attractive and competitive to shoppers. It will continue to attract specialist markets to the Market Place to encourage more visitors and trade and will keep under review improvements to arrangements for servicing, refuse collection, litter control and storage and the design of market stalls.
- 5.16 Street stalls can also add diversity, though they need to be well designed and well sited, so that there is no adverse impact on retail frontages, pedestrian movement or the streetscene.



POLICY K4: EMPLOYMENT DEVELOPMENT WITHIN THE TOWN CENTRE

The Council will promote the town centre as an office and business centre and improve the quality and range of office and business accommodation by encouraging and supporting:

- development proposals that incorporate high specification B1 office space, in a range of unit sizes, especially in the vicinity of Kingston Station (Proposal Site P10);
- the redevelopment and improvement of the existing office stock;
- the provision of workshop, studio, exhibition space and offices suited to the needs of the 'creative industries' sector.

Development proposals resulting in a net loss of B1 office floorspace will only be acceptable if office floorspace is re-provided as part of mixed-use development of the site, or the loss of the office floorspace is outweighed by the achievement of other AAP objectives through the proposed development. The Council will achieve these policy aims through promoting the development of the Proposal Sites identified in Part C of this Plan, and through the consideration of planning applications for the development of these and other sites in the town centre.

The Council will play an active role with partner organisations to increase the number of jobs and maintain a wide range of employment opportunities and to identify and address skill and training needs for town centre businesses.

K4 replaces UDP Policies STR21 and KTC7

5.17 The London Plan, the London Development Agency's Economic Strategy and the Mayor of London's Creative London Strategy recognise the importance of strong and diverse economic growth, especially in fast growing sectors such as the creative industries (fashion, design, information communication technologies (ICT), publishing, arts and media) and tourism. They recognise the need to support creative industries through the provision of suitable premises (flexible office, studio, workshop, exhibition and incubator space), business advice and improving skills. This can help local communities to be more sustainable. The London Plan places greater emphasis on enhancing the business environment and strengthening suburban office markets, which have been losing their attraction and need to be consolidated and rejuvenated.

5.18 Maintaining "A diversified and balanced economy" which is healthy and sustainable is one of the main elements of the Community Plan Vision for the Borough. The Council wishes to ensure that a sufficient range of rewarding employment is available for local residents, to reduce the need to commute out of the borough to work and aid sustainability; to support the growth of Kingston's existing business sectors and attract activities in the growing sectors referred to in para. 5.17.

5.19 Recognising the town centre's strategic role as a centre for employment and economic development and revitalising it as a business location as well as a retail centre, through the variety of measures identified is vital in order to achieve a balanced approach to sustainable economic growth. The town centre is a sustainable location for some of the significant employment growth forecast for London overall, concentrated in service sectors that require quality offices such as finance and business services and knowledge based creative industries and tourism. Office based businesses and organisations already provide over 6,000 jobs in the public and private sectors (33% of town centre employment) and make an important contribution to the local economy, (see Employment Analysis Background Paper).

5.20 Providing good quality offices and improving the skills base of residents are particularly important as they will help to meet business needs and make the town centre more attractive to businesses. The Office Survey graded two thirds of the office stock as B – quality. The majority of businesses employ less than 50 people and unmet demand has been identified for small, quality offices in a range of sizes up to 465m² (5,000 sq ft). At Preferred Options stage, 59% of respondents supported the provision of new or refurbished offices.

5.21 The knowledge intensive, innovative and high value-added creative industries sector is a particular strength of Kingston University with around 3,000 students studying creative subjects. Kingston College also plays an important role in this sector. A feasibility study for a Creative Industries Centre, commissioned by the Council and partners Kingston University, Kingston Innovation Centre and South London Business in 2005, supported the need and potential for an incubation facility, in the form of a suitable low cost property, to help entrepreneurs in the creative industries sector start and develop their businesses. It also identified a need for a range of move-on space including workspace, studio space and offices. Partnership working will help to address issues such as the mismatch between the skills of the local workforce and the needs of businesses in the town centre, including the retail sector. Through the Local Area Agreement, the Council is seeking to provide training to improve retail skills in partnership with Kingston College's Centre of Vocational Excellence in Learning.



POLICY K5: PUBLIC ADMINISTRATION, POLICE AND HER MAJESTY'S COURTS SERVICE

The Council will work with partner organisations, including central government agencies, the Metropolitan Police and Her Majesty's Courts Service (HMCS) to maintain and enhance facilities to meet changing service and accommodation needs. Kingston's judicial role should be maintained and enhanced and the Council will work with HMCS to help them meet requirements for improved Court facilities.

- 5.22 As a metropolitan centre, Kingston is an appropriate, accessible location for a range of central and local government, Police and Court services. They provide a range of employment opportunities and a significant number of jobs, both of which are important in maintaining the diversity of the local economy. The town centre plays an important judicial role with Crown, County and Magistrates' Courts, plus associated support services, including legal practices. Engagement with HMCS and the Police has identified requirements for improved facilities to meet a range of changing needs.



POLICY K6: PROVISION OF FACILITIES FOR ARTS, CULTURE, TOURISM ENTERTAINMENT, LEISURE, RECREATION, THE COMMUNITY, FAITH AND VOLUNTARY SECTORS AND HOTEL ACCOMMODATION

The Council will:

- Grant planning permission for proposals which enhance or diversify the range of arts, culture, entertainment, leisure and recreational facilities, subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and residential uses
- Refuse planning permission for proposals involving the loss of such uses, unless replacement facilities are provided
- Grant planning permission for a high quality full service hotel with conference and banqueting facilities on Proposal Sites P12 or P17, subject to satisfactory access and parking provision, and assess other hotel proposals on their merits against relevant policies
- Work in partnership with faith, community and voluntary sector organisations to maintain and enhance their facilities and resist proposals which involve a net loss of such facilities

K6 replaces UDP Policies KTC9 and KTC12

5.23 Further enhancement and diversification of the range of arts, cultural, entertainment, leisure and recreation attractions was supported by 82% of respondents at Preferred Options stage, especially evening attractions to appeal to a wider range of residents and visitors. The After Dark Strategy, which will address concerns about the evening and night-time economy through improved management and maintenance of the town centre and improved late night transport is discussed in Chapter 10 of this AAP.





- 5.24 Tourism is a key driver of London's economy and ranks second only to financial services (in terms of employment and wealth creation). It includes visitor accommodation, attractions, events, festivals, restaurants and sporting facilities. The town centre is well placed to promote tourism and attract more visitors to support its facilities, as well as heritage and shopping attractions and the riverside. The Olympics, together with the Pan London and South London tourism strategic approach of promoting a wide range of facilities away from Central London to accessible locations, provides an important opportunity for Kingston.
- 5.25 The Hotel Feasibility Study confirms that Kingston requires additional quality hotel provision in the town centre to provide accommodation for business and leisure visitors, including a large format events facility, to add to the range of attractions and increase tourism. Part C of this AAP allocates Proposal Sites P12 Northern Riverside and P17 the former Power Station/EDF site for hotel development. A Library Feasibility Study has also been completed to assist in formulating proposals to improve Kingston Library, either on its existing site or within the core of the centre.

- 5.26 Faith (religious) and community facilities provide accommodation for a wide range of activities and services, including worship, meetings, advice and events, which play an important role in the social infrastructure of the town centre and add to its diversity and interest. The vibrant and developing community and voluntary sector has over 30 organisations working in partnership with the Council and other statutory organisations to provide advice and services. Improved facilities are needed, including accessible and affordable premises, with reception facilities, offices, meeting rooms, storage and exhibition space to meet the requirements of Government programmes which aim to build capacity in the sector to increase the scale and scope of their public service delivery. There are advantages of locating organisations together so that they can share resources, network and support small developing organisations. The emerging Local Infrastructure Development Plan, led by Kingston Voluntary Action, is examining opportunities for premises in the town centre to house these organisations.

POLICY K7: HOUSING

Provision is made for around 1000 new homes to be built in the town centre over the period 2006 – 2020 as part of mixed use development to meet a range of housing needs, including private and affordable housing with a range of flat sizes together with around 500 bedspaces in managed student accommodation. Affordable housing is required in accordance with UDP Policy H9 and the Affordable Housing SPD (2006) or subsequent Local Development Documents. New housing should meet Lifetime Home (or subsequent) standards, incorporate renewable energy and sustainable construction techniques and at least 10% of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

K7 replaces UDP Policy KTC8

- 5.27 Community engagement at Issues Stage revealed 59% support for more housing, including mixed-use developments above shops. At Preferred Options, there was less support (52%) and concerns were raised about increasing densities, lack of family and affordable housing and availability of support facilities such as schools. Additional housing will meet a range of housing needs, mainly in higher density flats as part of mixed use development, but also through the conversion of upper floors above shops.
- 5.28 All Proposal Sites except P14, P15 and P16 have potential for housing and an initial assessment of suitable sites indicates that there is scope for around 1000 additional homes and 500 bedspaces in managed student accommodation. More detailed assessments taking account of massing, townscape and infrastructure considerations may result in this figure being revised. This approach is consistent with GLA support for maximising housing provision through high density, mixed-use development in town centres, subject to adequate social and other infrastructure being provided. The importance of adequate infrastructure provision is addressed in Chapter 11 of this AAP Policy K22.



- 5.29 The majority of recently built housing in the centre comprises one and two bedroom flats. A wider mix of flat sizes, including larger flats is required to meet a wider range of needs, including family housing. The detailed siting of housing within individual Proposal Sites will need to take account of the location of other town centre uses to provide a satisfactory residential environment.
- 5.30 Meeting Lifetime Home standards and requirements for wheelchair accessibility will promote social inclusion and accord with the London Plan (Policy 3A.5). New housing should incorporate best environmental practice, with sustainable construction and renewable energy measures (Policy K9) in order to contribute to sustainability.

- 5.31 The University has a shortfall of managed student accommodation, which has implications for the local housing market, as increasing numbers of houses and flats, within and around the town centre are rented out to students, reducing the supply of locally available family housing. At present there is no managed student housing in the town centre, though a scheme is due for completion on Proposal Site P12. The provision of student housing in the town centre within Proposal Sites P4, P8, P10, P11, P19, and P20 will help to address this issue and the Council will work with the University to ensure suitable provision.



POLICY K8: HIGHER AND FURTHER EDUCATION

The Council will work with Kingston University and Kingston College and will support in principle, the provision of improved facilities on the University's Penryhn Road campus (Proposal Site P16) and College sites in Kingston Hall Road and Richmond Road (part of Proposal Site P19). Proposals should be of a high standard of design, relate well to their surroundings and safeguard visual and residential amenity.

- 5.32 Kingston University and Kingston College play a major role in the town centre and creating 'A centre of excellence for learning', with the University and the College playing a central role is a Community Plan priority. At Preferred Options, 62% of respondents supported new University and College Facilities. Partnership working between the Council and the University in 2005/2006 looked at various aspects of the University, including its wider social and economic benefits, in connection with community concerns about its impact on the town centre and surrounding area.
- 5.33 A Strategic Liaison Committee has been set up to formalise this dialogue and the University has improved its liaison and communication with the local community through regular meetings and newsletters.
- 5.34 The University is continuing to expand and their Penryhn Road campus requires significant improvement to the quality of the buildings and spaces to provide a satisfactory standard of academic, teaching and ancillary space and to accommodate growth. The new John Galsworthy building was completed in 2007 and additional proposals emerged in 2007. Student residential accommodation is covered under Policy K7.
- 5.35 Kingston College completed development at their Kingston Hall Road site in 2003/04, which provided new teaching space, residential accommodation, a sports hall and a theatre, but some further enhancements are required. Significant improvement of the Richmond Road site is dependent upon decommissioning of the adjacent gas holder site, as a result of policies adopted by the Health and Safety Executive. In the meantime, there is potential for smaller scale improvements. In view of the uncertainty about the future of the gas holder site, the College will need to investigate additional accommodation elsewhere for the short to medium term.

