

AGENDA				
RBK / GLA OAPF Officer Meeting				
Date:	20 th April 2015			
Time:	1:30 – 4:00pm			
Venue:	City Hall, Room 1.1E			
Attendees:	Viv Evans (RBK)	Eric Owens (RBK)	Sheree Aitken (RBK)	██████████ (RBK)
	██████████ (RBK)	Stewart Murray (GLA)	Justin Carr (GLA)	Colin Wilson (GLA)
	Beth Havelock (TfL)	Miles Price (BL)	Matthew Secker (BL)	John Adams (BL)
No.	Item			Owner
1.	Eden Walk Presentation			BL
2.	Appropriate Policy Route for delivering the OAPF ➤ Minor Modifications to the LP Update / Area Action Plan			RBK GLA
3.	Stakeholder Engagement - Progress & Options			All
4.	Project Management Resourcing			RBK
5.	Briefing & Availability of Sir Edward Lister			GLA
6.	Actions and Draft Agenda for OAPF Board Meeting Agenda (Friday 24 th April)			All
7.	Next Steps			All
8.	AOB			All
Next Meeting: TBC				

AGENDA			
Royal Borough of Kingston			
Opportunity Area Strategic Board			
Date:	24 th April 2015		
Time:	9:00 – 11:00am		
Venue:	Council Chamber, Guildhall , Kingston Upon Thames		
Attendees			
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Environment and Transport (DC)
RBK Officers	Bruce McDonald (CEO)	Roy Thompson, Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)
GLA Officers	Stewart Murray (SM)	Justin Carr (JC)	Apologies: Colin Wilson, GLA (CW)
TfL Officers	Richard De Cani (RDC)	Alex Andrews (AA)	RBK Secretariat: [REDACTED] (DL)
No.	Item		Owner
1.	Chair's Opening Remarks – The Growth Agenda and Recent RBK Events		KD
2.	Minutes and Actions of 22 nd January OAPF Board Meeting		KD
3.	Progress to date <ul style="list-style-type: none">➤ OAPF Progress➤ Development and Housing Regeneration Pipeline		VE
4.	Key Stakeholder Engagement Update <ul style="list-style-type: none">➤ English Heritage➤ Network Rail➤ British Land➤ Other Landowners➤ Future Stakeholders		All
5.	Transport <ul style="list-style-type: none">➤ Crossrail 2➤ mini-Holland➤ Transport Study Scope and Programme➤ Network Rail Services		RdC/AA
6.	Funding Strategy <ul style="list-style-type: none">➤ Project Funding➤ Delivery Funding		All
7.	Next Steps <ul style="list-style-type: none">➤ Opportunities/Challenges for RBK in delivering Growth➤ Post May 7th Scenarios		All
8.	AOB		All
Next OAPF Board Meeting: TBC (Q3)			

Kingston Opportunity Area – Strategic Growth Board
Friday 24 April 2015

Planning Policy Briefing Note

Purpose of this Note

To set out the planning policy context for an Opportunity Area, and to identify the issues and options for the Council to prepare an Opportunity Area Planning Framework (OAPF).

The Policy Context

The Council's key planning policy documents are the Core Strategy (2012), the Kingston Town Centre Area Action Plan (2008), as well as the London Plan (2015). Neither of the Council's two development plans make reference to an Opportunity Area, therefore there is lack of a local policy hook for an OAPF. The London Plan provides the policy and general support for a Kingston Town Centre Opportunity Area as follows:

London Plan (March 2015) Policy 2.13 'Opportunity Areas and Intensification Areas':

"Within the opportunity and intensification areas shown in Map 2.4, the Mayor will:
a) provide proactive encouragement, support and leadership for partnerships preparing and implementing opportunity area planning frameworks to realize these areas' growth potential in the terms of Annex 1, recognising that there are different models for carrying these forward... and
b) ensure that his agencies (including Transport for London) work collaboratively and with others to identify those opportunity and intensification areas that require public investment and intervention to achieve their growth potential.

Within LDFs boroughs should develop more detailed policies and proposals for opportunity areas and intensification areas."

The supporting text states that:

"Planning frameworks, investment plans and other spatial interventions for these areas should focus on implementation, identifying both the opportunities and challenges that need resolving such as land use, infrastructure, access, energy requirements, spatial integration, regeneration, investment, land assembly and phasing. With support from strategic partners, they should set realistic programmes and timescales for delivery. The Mayor will continue to work with boroughs and other delivery partners to ensure that the development capacity estimates for the Opportunity and Intensification areas are up-to-date, realistic and aligned with strategic as well as local priorities..."

Annex 1 Para. A1.4 specifically states:

"The Mayor is working with boroughs and other partners to identify, assess and realise the potential for new Opportunity and Intensification Areas in terms of Policy 2.13 including... in the Royal Borough of Kingston upon Thames (Kingston town centre)."

Developing a Kingston OAPF

Meetings have taken place with the GLA to assess potential approaches to a Kingston OAPF. These have highlighted the following policy issues:

- i. The Status of a Kingston OAPF - The fact that Kingston is not formally designated as an Opportunity Area in the London Plan, and there is no reference to the Opportunity Area in the Core Strategy or Kingston Town Centre AAP, means that no policy hook in the Borough's Development Plan exists. Therefore, an OAPF will lack statutory status and it will be difficult to give weight to such a document during the planning decision-making process for proposals in the Area. It is important that formal status of the Opportunity Area is achieved through policy.
- ii. Programme schedule – the preparation of an OAPF will need to be considered in relation to the London Plan and Borough's Local Plan. There are two issues in this respect:
 - a. Production of an OAPF ahead of the London Plan review
It is estimated that an OAPF will take 18 months to prepare, i.e. adoption in autumn 2016. A review of The London Plan has begun and is estimated for adoption in 2018. The preparation of an OAPF ahead of The London Plan will present the risk of the OAPF not conforming to a newly adopted London Plan, creating the need for a review of the OAPF.
 - b. Production of an OAPF ahead of the Borough's Local Plan review
The Council received advice from the Planning Advisory Service in June 2014, which recommended an update of housing evidence to inform a review of the Core Strategy (towards production of a Borough-wide Local Plan), rather than a review of the Kingston Town Centre AAP. Housing evidence is currently being developed to inform the Local Plan, i.e. a Strategic Housing Market Assessment (SHMA), which will be followed by a Strategic Housing Land Availability Assessment (SHLAA). Should the Council progress with an OAPF prior to the Local Plan review there will be a reliance on town centre sites, which will be premature when sites are to be identified/allocated across the Borough.

Options for an Approach to the OAPF

- i. The Status of a Kingston OAPF

During discussions with the GLA, the following options were proposed:

- a. Option 1: If there is no policy hook in either the London Plan or Local Plan the OAPF will be prepared as a non-statutory planning document and therefore carry limited weight in the decision-making process.
- b. Option 2: The GLA has proposed that the Kingston Opportunity Area and associated OAPF are referenced in the Minor Alterations to the London Plan (consultation is planned for May 2015). This would create a policy hook in the London Plan and the OAPF would be developed as Supplementary Planning Guidance to the London Plan. As the London Plan will gather weight as it progresses through its preparation stages, work on the OAPF could occur simultaneously.

- c. Option 3: The Council may produce an OAPF as an Area Action Plan, i.e. review the Kingston Town Centre AAP with an intensification of uses and expansion of its area boundary. Preparation would need to be simultaneous with the Local Plan to ensure that key housing and employment sites etc are identified across the Borough. This would allow a significant reliance for sites in the town centre, in line with intensification, with the remaining housing allocation being identified in the rest of the Local Plan.

All options are to be explored and legal advice is currently being sought regarding the most appropriate option. A verbal update will be provided at this Board meeting.

- ii. Programme Schedule

The Council will work closely with the GLA to ensure conformity with the London Plan as it progresses through its own policy review. In addition, the Council will assess the approaches taken by other London Boroughs to the preparation of an OAPF.

AGENDA				
RBK / GLA OAPF Officer Meeting				
Date:	6 July 2015			
Time:	4pm			
Venue:	City Hall, Room 3.1E			
Attendees:	Viv Evans (RBK)	Eric Owens(RBK)	Roy Thompson (RBK)	
	Kim Tagliarini (GLA)	Stewart Murray (GLA)	Justin Carr (GLA)	Colin Wilson (GLA)
	Alex Andrews (TfL)			
No.	Item			Owner
1.	Agreed to seek joint consultation with barrister. ➤ RBK to send over draft for counsel			RBK/GLA
2.	Timetables ➤ Work up project programme following Local Plan/London Plan adoption ➤ Work up project programme for adoption as statutory document in 2016			KT/EO
3.	Organise a public event for September			RBK
4.	Agreed exchange letters on agreement to procure/fund transport modelling ➤ TfL to draft letter for RBK to sign			AA
5.	Agreed to discuss the timetabling of CR2 to seek to identify when the routing of CR2 will gain material weight in decision making.			AA/VE
6.	Agree to set up two stakeholder groups. Statutory consultees and developers/landowners. ➤ RBK to look into widening the Kingston Futures Stakeholder group to cover the AP to avoid duplication ➤ Start list attendees of the two stakeholder groups.			RBK
7.	To draft a list of stakeholders to approach for financial contributions and a scale of contributions.			RBK
8.	Agree to arrange the next strategic board meeting for mid to late September ➤ GLA to send some possible dates			KT
9.	Circulate the major sites/pipeline list for information			VE
Next Meeting: TBC				

AGENDA				
RBK / GLA OAPF Officer Meeting				
Date:	6 July 2015			
Time:	4pm			
Venue:	City Hall, Room 3.1E			
Attendees:	Viv Evans (RBK)	Eric Owens		
	Kim Tagliarini (GLA)	Stewart Murray (GLA)	Justin Carr (GLA)	Colin Wilson (GLA)
	Alex Andrews (TfL)			
No.	Item			Owner
1.	Tolworth update			VE
2.	Policy route for adopting the AP <ul style="list-style-type: none">➤ 20016 v 2019			RBK/GLA
3.	Tall Buildings <ul style="list-style-type: none">➤ Tall Buildings Strategy➤ View Management Framework			RBK/ALL
4.	Resources for the AP			All
5.	Public ‘consultation’ event			KT
6.	Transport			AA
7.	Stakeholders			
8.	Update Key Sites <ul style="list-style-type: none">➤ Old Post Office➤ Eden Walk			VE
9.	Pipeline update			VE
10.	Next Steps			All
11.	AOB			All
Next Meeting: TBC				

AGENDA			
Royal Borough of Kingston			
Opportunity Area Strategic Board			
Date:	29 th September 2015		
Time:	14:00 – 16:00		
Venue:	Meeting room 4.1e City Hall		
Attendees			
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Environment and Transport (DC)
RBK Officers	Bruce McDonald (CEO)	Roy Thompson, Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)
GLA Officers	Colin Wilson, GLA (CW)	Justin Carr (JC)	Kim Tagliarini (KT)
TfL Officers	Alex Williams (AW)		
No.	Item		Owner
1.	Introductions		KD
2.	Minutes and Actions of 24 th April 2015 OAPF Board Meeting		KD
3.	Feedback from the Kingston State of the Borough debate		KD
4.	KOAP Progress to date <ul style="list-style-type: none">➤ Advice from [REDACTED]➤ Resources and timeline➤ Stakeholder group		VE/KT
5.	Key policy update <ul style="list-style-type: none">➤ Draft SHMAA headlines		VE
6.	Key planning application update <ul style="list-style-type: none">➤ Post Office Site➤ Eden Walk shopping centre➤ Development and Housing Regeneration Pipeline		VE
7.	Transport <ul style="list-style-type: none">➤ Transport Study		AW
8.	Next Steps <ul style="list-style-type: none">➤ Opportunities/Challenges for RBK in delivering Growth		All
9.	AOB		All
Next OAPF Board Meeting: TBC (Q4)			

MINUTES
Royal Borough of Kingston
Opportunity Area Strategic Board

Date:	29 th September 2015
Time:	14:00 – 16:00
Venue:	Meeting room 4.1e City Hall

Attendees

Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Environment and Transport (DC)
RBK Officers	Bruce McDonald (CEO)	Roy Thompson, Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)
	██████████ (MD)		
GLA Officers	Colin Wilson, GLA (CW)	Justin Carr (JC)	Kim Tagliarini (KT)
TfL Officers	Alex Williams (AW)		

No.	Item	Action
1.	Introductions	
2.	Minutes and Actions of 24th April 2015 OAPF Board Meeting The minutes were agreed and all actions completed.	
3.	Feedback from the Kingston State of the Borough debate We are going out and about around the borough to debate with residents, we have Councillors on side and this seems to be going well. There are eight Kingston Conversation sessions in this phase being held across the borough, debating about growth and budgets. When residents have challenged and objected to things once we have explained why, then they have been engaging and debating.	
4.	KOAP Progress to date <ul style="list-style-type: none"> ➤ Advice from [REDACTED] Counsel's conference with [REDACTED] took place on 15 September 2015. Advice was sought on how to progress the production of the new Opportunity Area Plan in the most effective way to have material planning weight when considering planning applications. Written advice has yet to be received, but this is due the end of September early October. ➤ While written advice still awaited. Key messages are: <ul style="list-style-type: none"> ○ Risks with all options ○ Should be produced as a statutory DPD ○ Will require a full evidence base ○ It should be called the 'Kingston Opportunity Area Plan' (KOAP). ○ Infrastructure provision should be contained within the new KOAP Resources and timeline <ul style="list-style-type: none"> ➤ Stakeholder group VE ran through a list of the key stakeholders as well as the parties around the table. Kingston has attracted the national headquarters of Lidl, who will be coming to Tolworth with potential to employ 750 employees. This will be next to a new 8 story hotel which will have conference and restaurant facilities. 	

5.	<p>Key policy update</p> <p>➤ Draft SHMAA headlines</p> <p>We are in a contract with Mole Valley, Elmbridge and Epsom and Ewell to do a joint SHMAA. This is coming to a close with a draft completed which we have shared with the London boroughs around us.</p> <p>Some headlines – ownership of 2nd homes within the SHMAA area is at 74, which is the highest of all authorities. 20% of all housing stock is 4 bedrooms, 50% of housing stock is older than 1919. Deprivation is very low and earnings are at a 35% increase since 2002, and people who have a Degree is higher than the London and national average. House prices are higher than the London average and rents are increasing faster than London as a whole.</p>	
6.	<p>Key planning application update</p> <p>Viv Evans presented a Powerpoint presentation and tabled handouts.</p> <p>➤ Post Office Site</p> <p>The application from St George has gone from 21 stories to 19 and now it has been amended to 16 stories. There has been a great improvement to the previous plans and it is now going through the planning procedure with a decision date of 5th November. Historic Royal Palaces have withdrawn their objections and hopefully this may go through, with 328 units and 2 listed buildings being restored with mixed retail use on the ground floor.</p> <p>➤ Eden Walk shopping centre</p> <p>The application is about to be submitted on 30th October and the model shown in the presentation is as it was rather than what it is in the latest submission. There will be 380 residential units above a spectacular regeneration of the shopping centre with a Sky restaurant which will have views of Hampton Court. The public consultation attracted a debate around the height with two visits from Historic England. Presentation showed the views of the amended height at various locations around Kingston. There will be a design meeting tomorrow.</p> <p>➤ Development and Housing Regeneration Pipeline</p> <p><i>Gasholder site</i> – this is coming through at the moment for student and residential accommodation up to 9 stories high. This will include a Linear Park with mixed cycle and pedestrian use.</p> <p><i>A new Arts and Creative Industries Centre</i> for Kingston College on Richmond Road is complete and open.</p> <p><i>Hilton Doubletree Hotel</i> – the hotel is built and the contract has been signed just waiting for the hotel to be kitted out.</p> <p><i>Spennhill</i> – this has been sold to Meyer Bergman who have put in for affordable housing up to 16 stories high. Meyer Bergman are mostly shopping centres not a house builder, and they are refusing to engage with Kingston on design, we would struggle to agree on the current form.</p> <p><i>Lidl</i> – the decision has gone to Committee for their Headquarters in Tolworth.</p> <p><i>Tolworth Tower</i> – application from CNM Estates for new towers of different heights along the Broadway with 315 units and retail with 87 units in the tower from office to residential, with more modern office accommodation.</p>	

	<p><i>Kingston University Town House</i> – this has been granted permission for a public open space with landscaping and seating which at the moment is car parking, this will include mini – Holland going through it.</p> <p><i>Canbury Car Park</i> - Investra/Apache are financing this scheme for student accommodation with the tallest tower being 12 stories high with 10, 9 and 8 stories, this would create a total of 350 units. There will be a link into mini– Hollands and Linear Park, Gala Bingo will be redeveloped and restored as it has listed building status.</p>	
7.	<p>Transport</p> <p>➤ Transport Study</p> <p>The movement study has been signed off and the bus study has been commissioned jointly with TfL. 1st inception meeting was held in September and they are in the process of building the base model for early November. The key input is understanding the scale of growth. Various scenarios are being worked up at the moment with the Urban Design Officer and this will take 2 to 3 weeks to complete. Kingston to determine the scale of growth that they want and to work with GLA and TfL as well as talking to key stakeholders. A list is being made of key stakeholders to include in a stakeholder group.</p> <p>To bring forward a development scheme local plan to produce a new borough wide local plan by 2019. The funding strategy will need to be expanded to put together the implications of resources EO is working on this to include a more robust evidence base.</p>	
8.	<p>Next Steps</p> <p>➤ Opportunities/Challenges for RBK in delivering Growth</p> <p>GLA are having a meeting tomorrow about tenders and will appoint someone. Kingston Futures funding could be used to hire resources to work directly with this. The priority for Kingston is producing the borough plan and there may need to be some streamlining to be done. The commissioning of the car park study and writing the spec with the brief to go to the market with private and public centre parking will need to see what emerges from the capacity of work.</p> <p>There will need to be detail of the utility providers and infrastructure provision to support the OAP.</p> <p>Implications of the London Mayor elections – the implications would be what comes out from the Housing Bill and the fundamental changes. This hasn't been published yet so we don't know yet, but there may be issues around inclusion of a percentage of starter homes and what is the definition of a starter home.</p> <p>Figures show that Kingston is the lowest with house building, but this does not calculate the amount of additional bed spaces created due to the amount of house extensions that we have.</p>	
9.	<p>AOB</p> <p>None</p>	All
Next OAPF Board Meeting: TBC (Q4)		

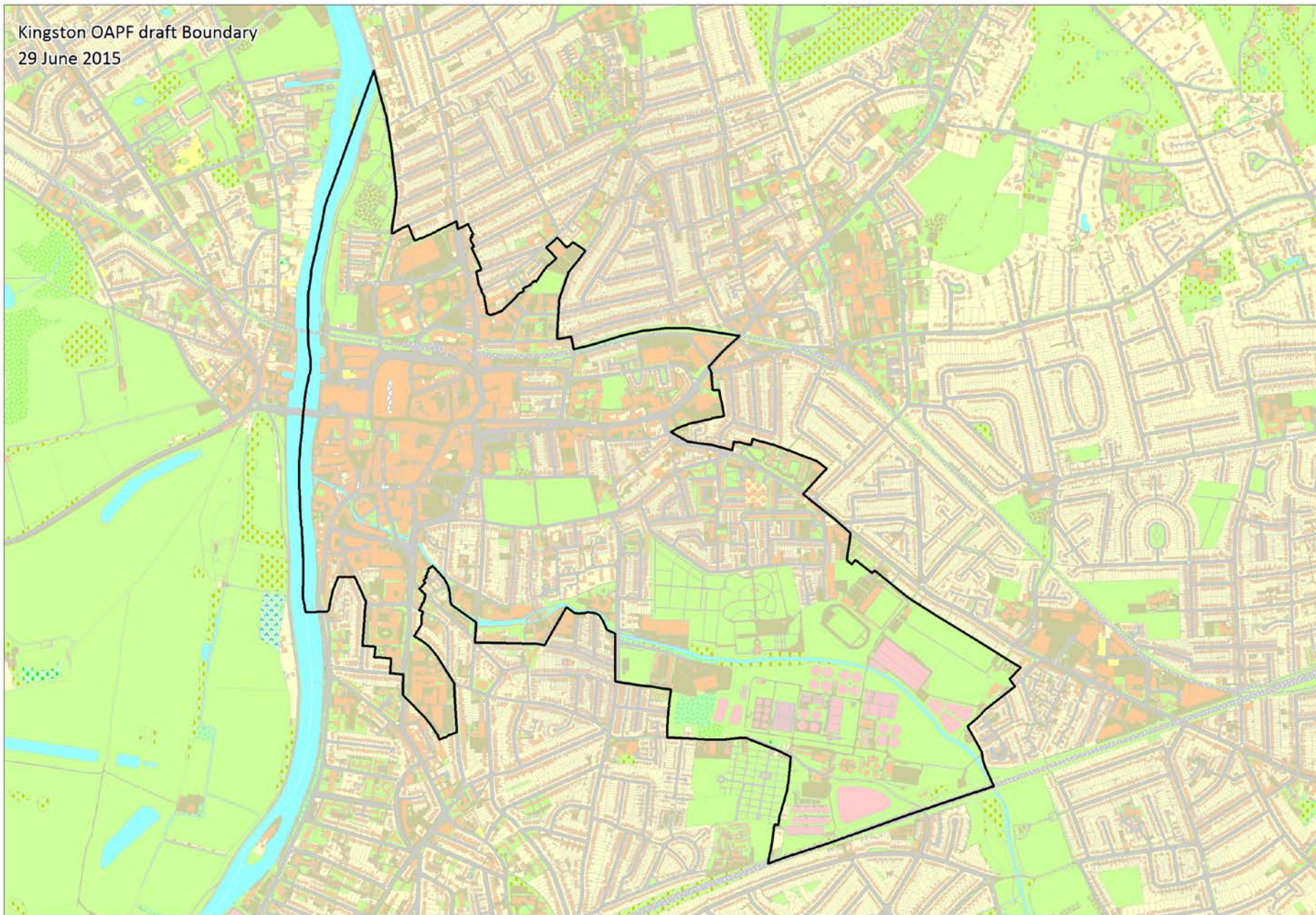
AGENDA			
Royal Borough of Kingston upon Thames			
Opportunity Area Strategic Board			
Date:	28 th January 2016		
Time:	10:00 – 12:00		
Venue:	City Hall		
Attendees			
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Regeneration (DC)
RBK Officers	Roy Thompson, Acting CEO and Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)	
GLA Officers	Stewart Murray (SM)	Colin Wilson, GLA (CW) Justin Carr (JC)	Kim Tagliarini (KT)
TfL Officers	Alex Andrews (AA)		
No.	Item		Owner
1.	Introductions		KD
2.	Minutes and Actions of 29 th September 2015 OAPF Board Meeting		KD
3.	KOAP Progress to date <ul style="list-style-type: none">➤ Development capacity Study - update➤ Project Plan➤ Resources and timeline		KT
4.	Key policy update <ul style="list-style-type: none">➤ Kingston LDS➤ Housing Zone submission➤ Status of other briefs within Area Plan boundary (Cambridge Road Estate, Riverside Area)		VE
5.	Key planning application update <ul style="list-style-type: none">➤ Tolworth Tower➤ Post Office Site➤ Eden Walk shopping centre➤ Development and Housing Regeneration Pipeline➤ Achievements in the last 18 months		VE
6.	Transport <ul style="list-style-type: none">➤ Update on baseline modelling➤ Bus infrastructure update➤ Parking Study (VE)➤ Crossrail 2		AA/VE
7.	Next Steps <ul style="list-style-type: none">➤ Tolworth Area Plan relationship to KOAP. Forming part of an urban extension linked to CR2.➤ DIF study overlap with AP and transport study		KT/AA
8.	AOB		All
Next OA Board Meeting: TBC (Q4)			

MINUTES				
Royal Borough of Kingston upon Thames				
Opportunity Area Strategic Board				
Date:	28 th January 2016			
Time:	10:00 – 12:00			
Venue:	City Hall			
Attendees				
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Regeneration (DC)	
RBK Officers	Roy Thompson, Acting CEO and Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)	Eric Owens (Group Manager Strategic Planning and Regeneration) (EO)	
GLA Officers	Stewart Murray (SM)	Colin Wilson, GLA (CW) Justin Carr (JC)	Kim Tagliarini (KT)	
TfL Officers	Alex Andrews (AA)			
No.	Item			Action
1.	Introductions			
2.	Minutes and Actions of 24 th September 2015 OAPF Board Meeting Minutes agreed.			
3.	KOAP Progress to date 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	<p>looking at an increase of 4 posts. The Estate Regeneration team will be a more structured team, with an Economical Development team and we will be rebalancing the existing resource. Planning for Growth project will need to set up the stakeholder group, and will need the support from Kingston. 2 consultants are already interested so this does need to be done soon, as well as engagement with the public.</p>	
4.	<p>Key policy update</p> <ul style="list-style-type: none"> ➤ Kingston LDS <p>Following on from the advice received from [REDACTED] [REDACTED] we are going to merge the Local Plan and the OAPF and bring the revised LDS to DC Growth Committee for approval. RBK will bring a 'direction of travel' document in late Spring.</p> <ul style="list-style-type: none"> ➤ Housing Zone submission <p>CRE is in the early stages of the Housing Zone and there is a need to produce a master plan for that site. Bid was submitted on 23rd January for 11 sites with 1700 homes, hoping to start development on site in this financial year 17/ 18.</p> <ul style="list-style-type: none"> ➤ Status of other briefs within Area Plan boundary (Cambridge Road Estate, Riverside Area) <p>Eden walk development brief has been adopted and sits under the core strategy. Riverside SPD will be commissioned in around 6 8 weeks showing how we treat the riverside from Canbury Gardens to the southern quarters.</p> <p>Mini Holland in the OA – Station Plaza is affected by Wheatfield Way and about to go to public engagement in the Spring up to station plaza through to Kingston Bridge to design a new bridge over the road and remodelling the Plaza. We are waiting for a design brief to come through and will on site in about 18 months.</p>	
5.	<p>Key planning application update</p> <ul style="list-style-type: none"> ➤ Tolworth Tower <p>Resolution to grant planning permission will be this month, they have made significant changes. There were objections and a petition with Ward Members lobbying against it. The Committee considered it acceptable. This is the first key regeneration site outside the town centre.</p> <ul style="list-style-type: none"> ➤ Post Office Site <p>Decision was made to refuse this site. The current amended scheme was shown on the slide, 12 story sits between the old post office and the exchange, St George have reduced to 8 and taken off some of the mass and bulk. There have been a couple of meetings with local residents groups and there has been a change in material and design which has been received more favourably. Further comments received from Historic England and no longer objecting on the grounds of impact on the Grade II listed buildings. This will be returning to Committee on site 25th February.</p> <p>GLA will be doing a top up stage 1 report in February due to the changes. GLA want the decision at Committee immediately to expedite the stage 2.</p> <ul style="list-style-type: none"> ➤ Lidl Headquarters in Tolworth <p>Gateway are the consultants employed by Lidl to do the parking and traffic study. GLA have met at Pre app and have asked for more information. They need to provide this to enable a decision to be made. This is going to the Mayor on 11th February. Hotel is being constructed by Whitbread at the moment on the site adjacent to Lidl. Impacts of these schemes on Tolworth Roundabout will need careful assessment. Need to start scoping Tolworth in the local plan.</p> <ul style="list-style-type: none"> ➤ Eden Walk shopping centre <p>Changed committee date to come in March and to GLA at the end of March</p> <ul style="list-style-type: none"> ➤ Development and Housing Regeneration Pipeline <p>Presentation.</p>	

	<p>➤ Achievements in the last 18 months</p> <p>VE ran through the progress in the last 18 months, although the debate locally is raging around dwellings with a lot more developments coming through the system. The growth over the last few years has been quite considerable.</p> <p>Images were shown of the current developments in the pipeline, the Tolworth Site is going for decision in February then to GLA who had a meeting with Meyer Bergman who have done everything that they have been asked to do. They are guaranteeing a delivery of 702 dwellings, they want to re plan once they have permission.</p>	
	<p>Transport</p> <p>➤ Update on baseline modelling</p> <p>The issue to look at is the property deals and exchanges with network rail and Council land, application for Cromwell Road bus station will need to look at Eden Street in the medium term we cannot leave this how it is. We need some help from TfL to deal with Eden Street. The bus arm of TfL seems to be more influential and this is proving quite challenging such as mini-Holland. Strategy document has started and talks with British Land and the outcome of the work here how we phase the future of the land and moving the bus station around. With the Eden quarter development the multi story car park will be taken out for 18 months or even 2 years soothe pressure will be more. 4 major schemes there at the moment so there needs to be a short tem solution found immediately.</p> <ul style="list-style-type: none"> ➤ Bus infrastructure update ➤ Parking Study (VE) ➤ Crossrail 2 <p>Engaged heavily and stakeholder and there is an event next week VE is attending which the Mayor will chair. Kingston is making the case for CR2 as well as CR2 making the case. Then the issue is of how to fund it.</p>	
6.	<p>Next Steps</p> <p>➤ Tolworth Area Plan relationship to KOAP. Forming part of implications linked to CR2. The boundary as it stands does not benefit the OA for Kingston. Sites in the town centre are being brought forward in advance of the OAPF. GLA agree that the OAP should go into the new Local Plan. Will be looking at options for growth in London to see what is available for opportunity areas, inside town centres with the proposed route for CR2. Kingston CR2 and OAPF to look across the borough at what can be used as a direction of travel document, local plan and OAPF. There are issues around having multiple papers and multiple consultations.</p> <p>Need to look at widening the scope of the OA, with other areas coming forward. Need to do a 'with and a without' scenario because of CR.</p> <p>➤ DIF study overlap with AP and transport study</p> <p>What will make this document more meaningful and what would the timeline look like. Hold back on the local plan. Timelines need to be plotted and think about what the boundaries would look like, and what the implications for RBK may be of aligning with the borough plan. GLA are proposing to bring forward the new London plan as fast as possible.</p>	
7.	<p>AOB</p>	
<p>Next OA Board Meeting: Tuesday 5th April 2016</p>		

Kingston OAPF draft Boundary
29 June 2015



Issues with current approach

- Most of the opportunity area is already planned. K+20, North Kingston Design Brief, Eden Quarter SPD. Live applications Eden Shopping Centre and The Old Post Office Site.
- Sites in the town centre too small for anything more than a sites allocation document.
- Major opportunities for growth such as Tolworth are excluded.

Hierarchy of documents

- Direction of Travel
- Kingston Opportunity Area Plan
- Local Plan

Options

Move OA plan up

- Direction of travel OAPF



- Kingston OA Plan
- Local Plan

Move the OA plan down

- Direction of travel document

- Kingston OA Plan

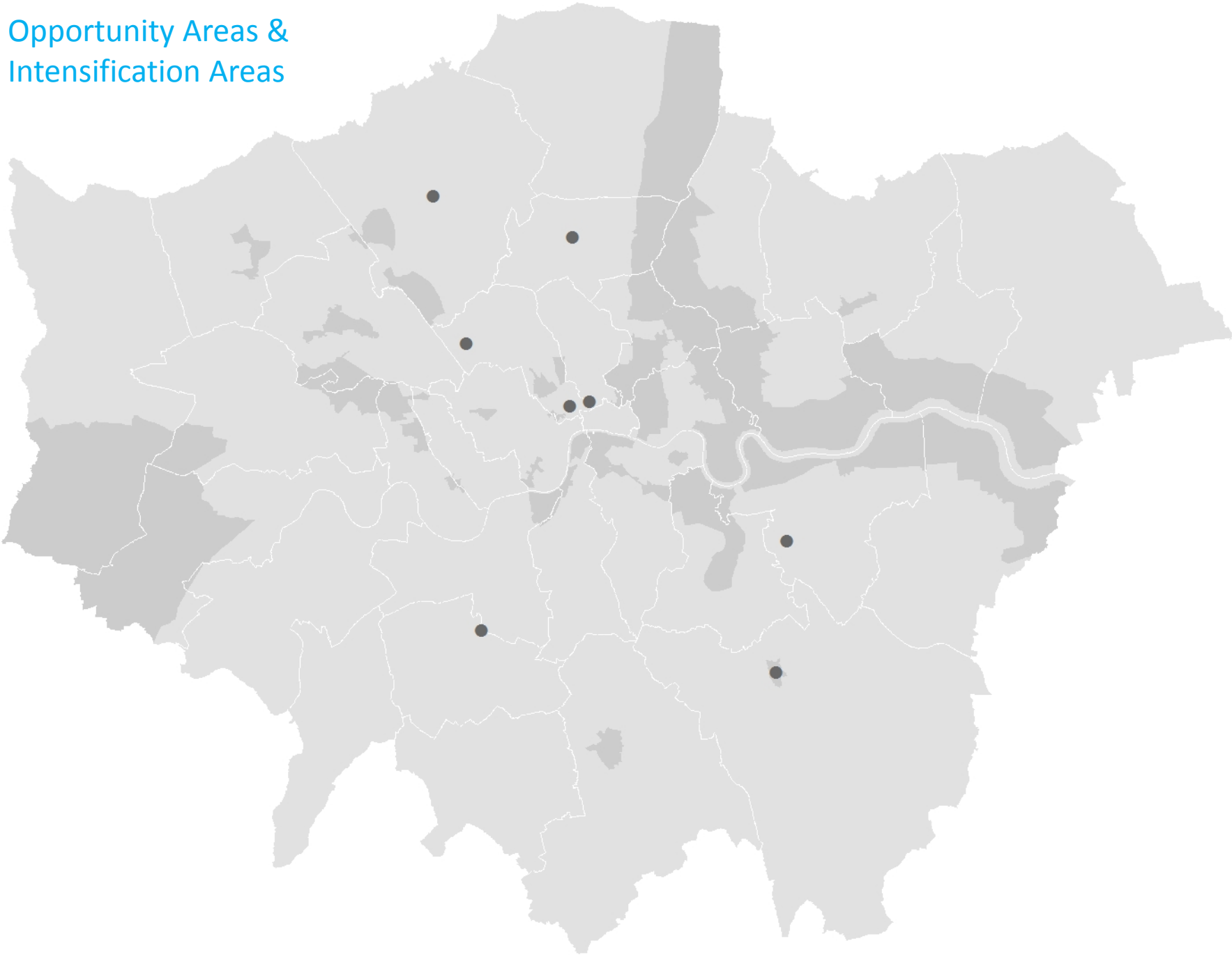


- Local Plan including a chapters which form part of a OA plan

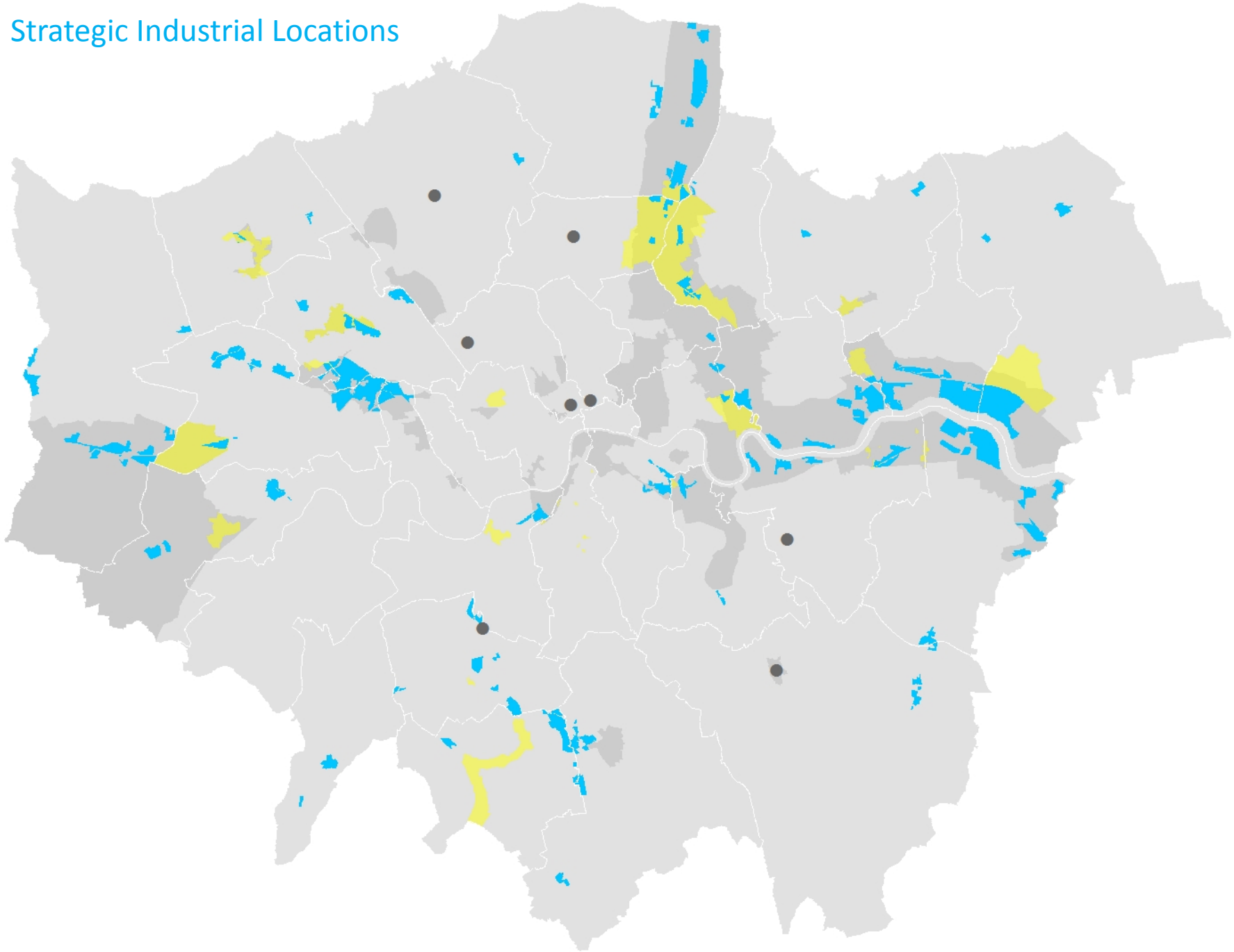
Growth - Areas of search

- Out of and in-town retail
- Utilities land
- Waste land
- Edge of boroughs
- Industrial land – strategic and local
- Council Estates / Public Land
- Areas with pre-planning applications
- Overlooked areas
- Crossrail 2
- London Land Commission
- Smaller sites of 'white land'

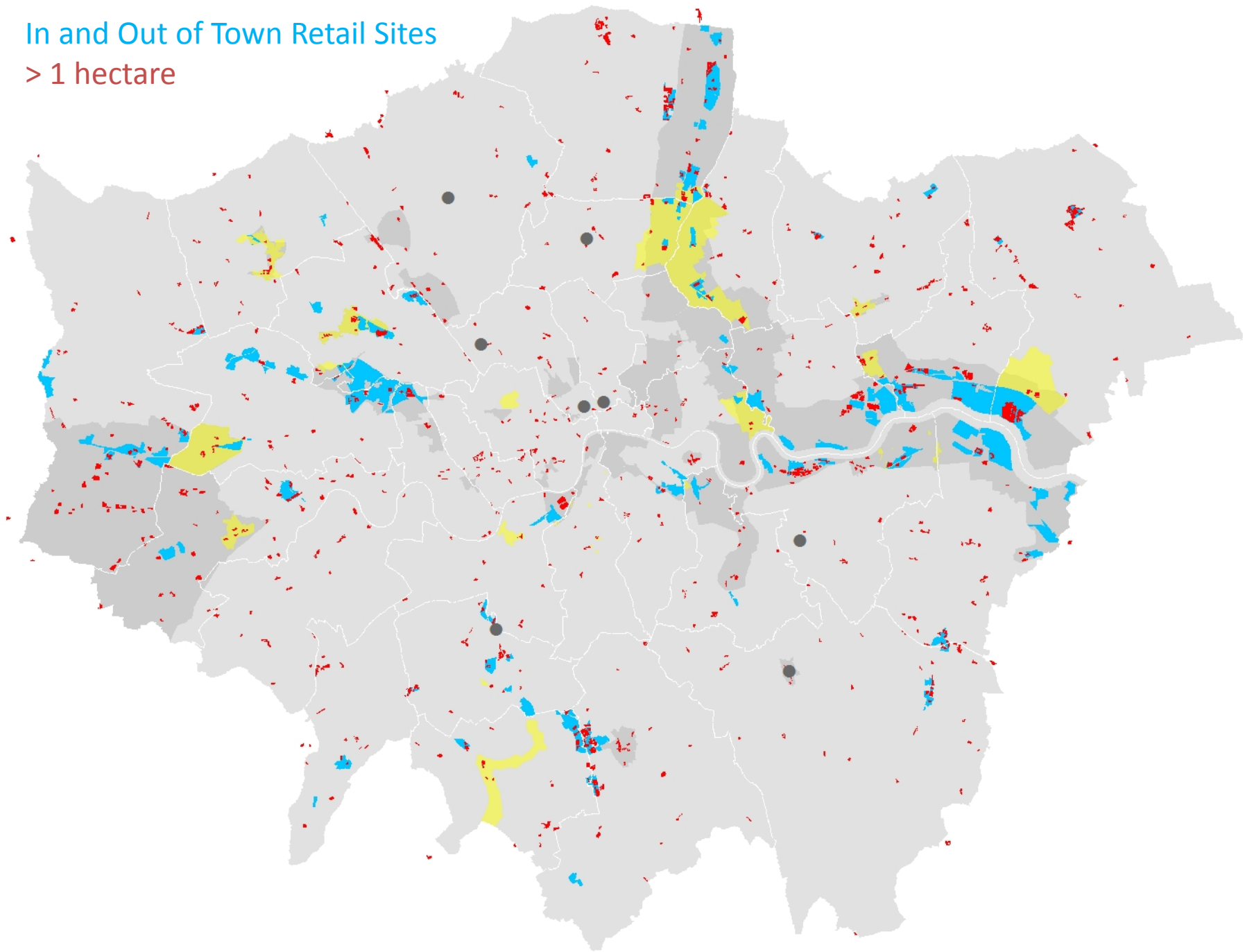
Opportunity Areas &
Intensification Areas



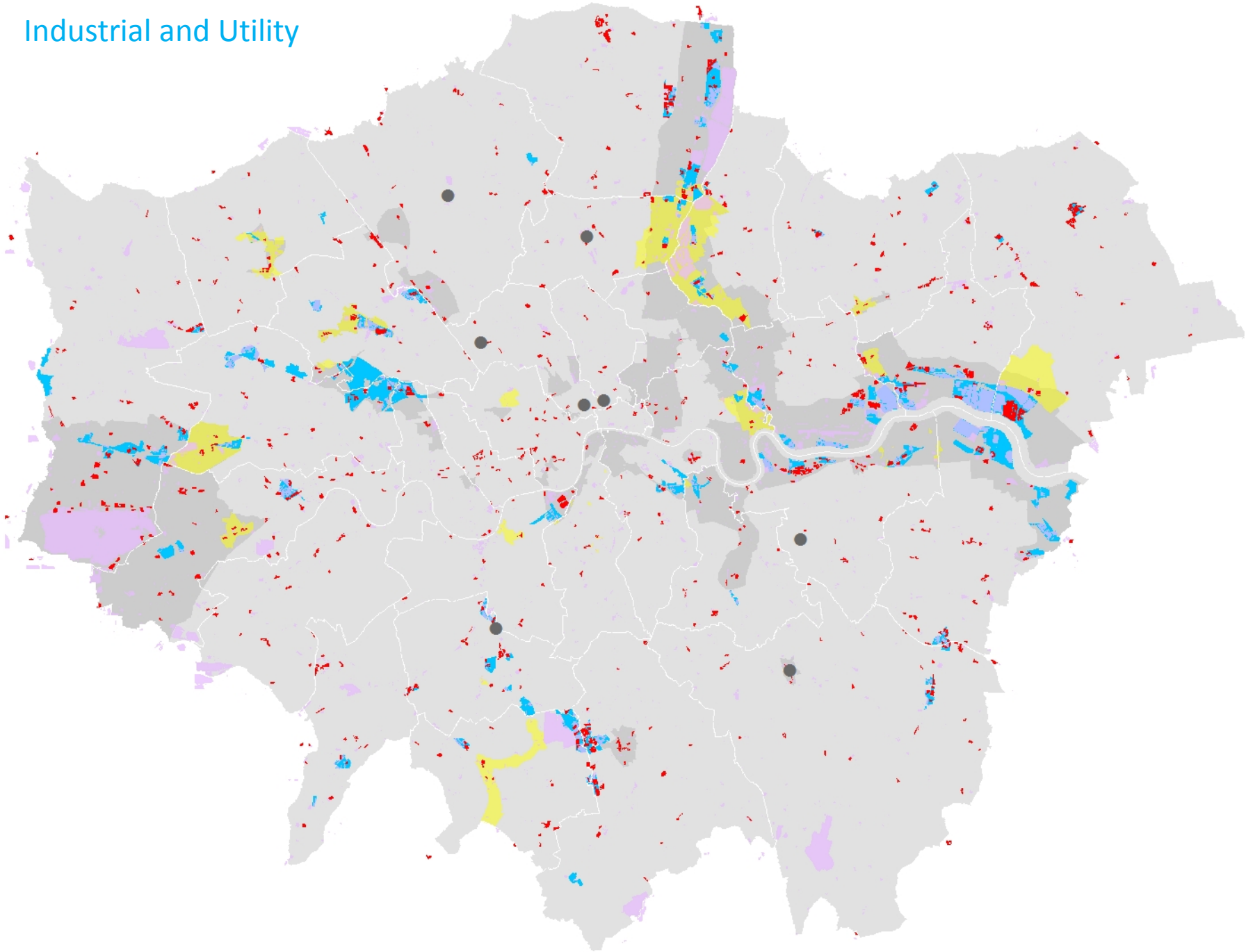
Strategic Industrial Locations



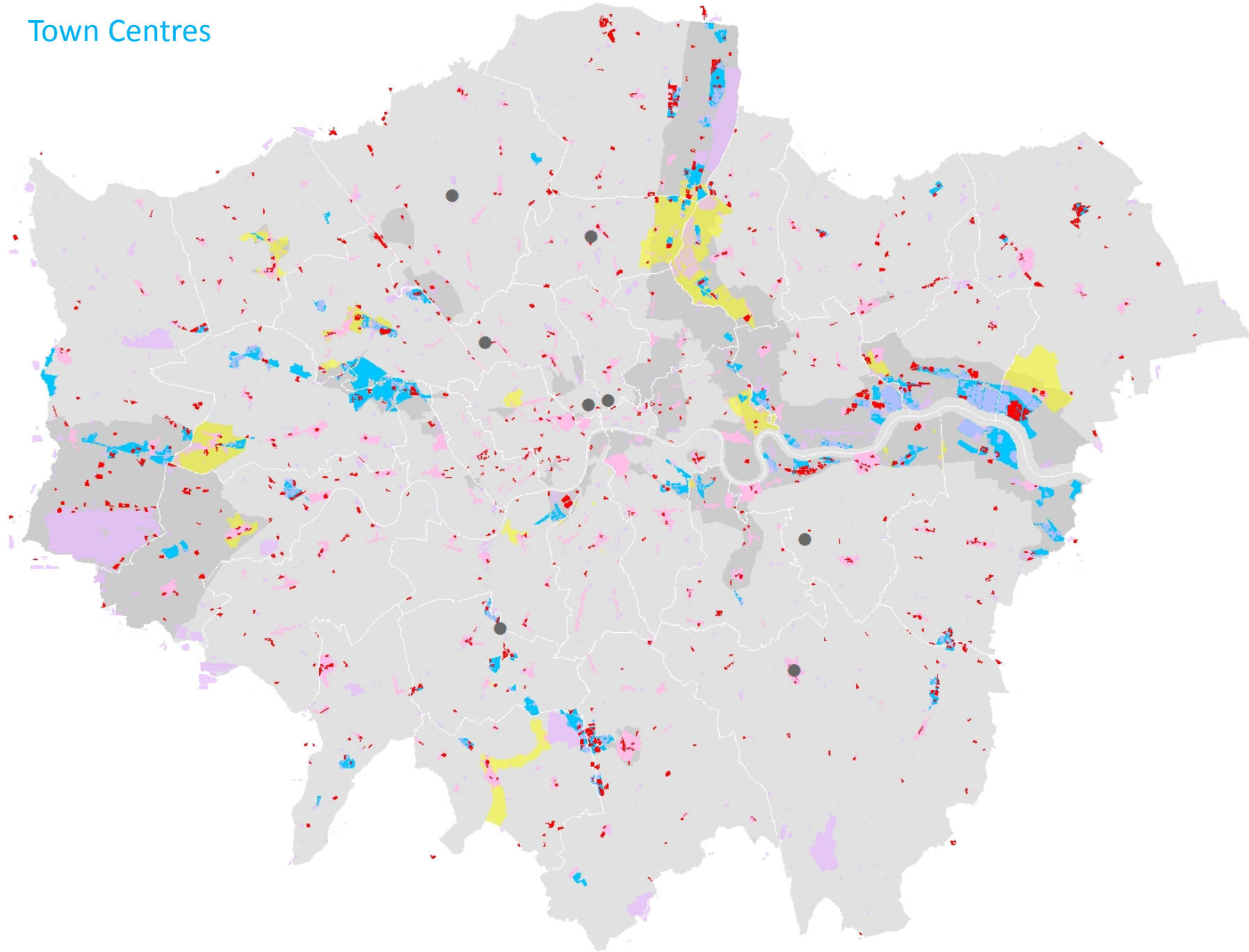
In and Out of Town Retail Sites
> 1 hectare



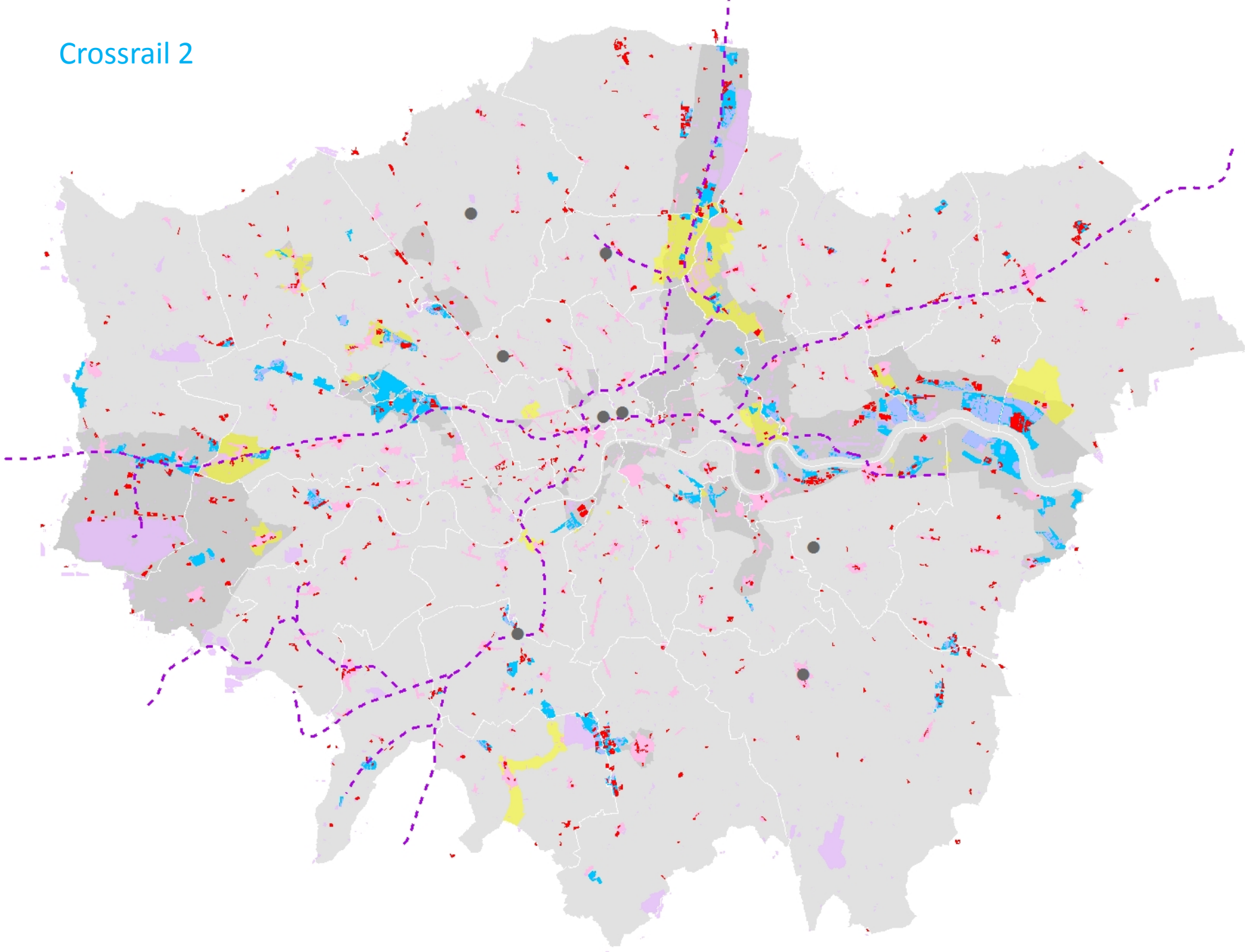
Industrial and Utility



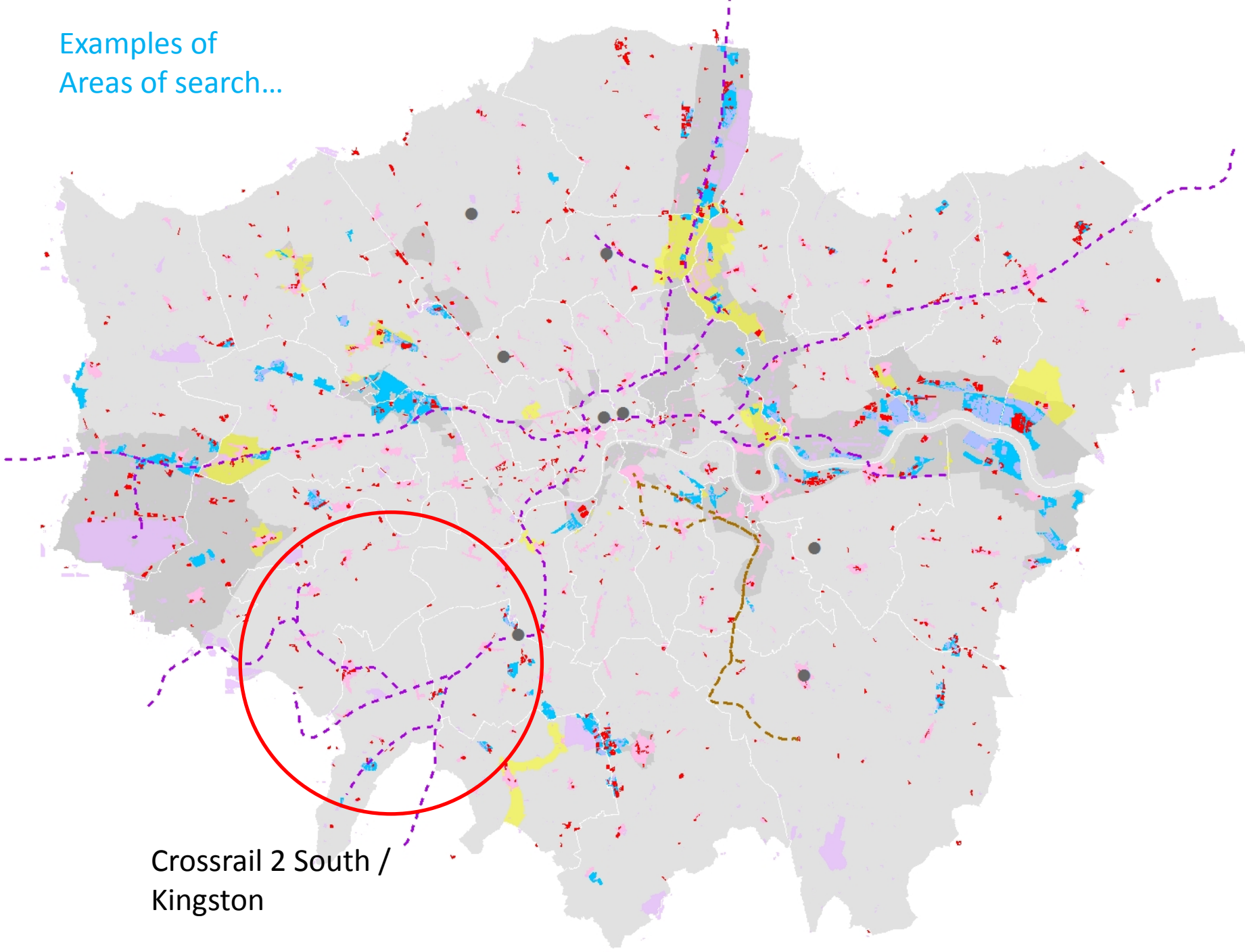
Town Centres



Crossrail 2



Examples of
Areas of search...



Crossrail 2 South /
Kingston

Context has changed

- We have the proposed Crossrail 2 route with 10 stations in RBK (TfL masterplanning along the route)
- Timetable for the new London Plan and new Mayor's Direction of Travel document removes the need for the document to be a DPD.

Kingston Crossrail OAPF

- Broaden the scope of the document to look at opportunities for growth across the borough.
- Show the benefits of releasing and rationalising land uses around the Crossrail stations to protect the surrounding low density residential/sensitive areas. It will strengthen the arguments for taller denser developments in Kingston town centre and around Tolworth.
- It will be a good overarching policy document for the local plan to follow on from.
- On plan this could be presented as satellite areas around stations or as a corridor along the CR2 line.

Benefits of widening scope of OA

- Move away from the site allocation approach. This can be picked up in the Local Plan which will speed up production of the OAPF document.
- Make the most of Crossrail 2.
- Lead discussions on growth and development across the borough of Kingston. Comprehensive strategy for growth and change in the borough of Kingston not just Kingston town centre e.g Tolworth
- Could be used as RBK's Direction of Travel document.
- Dovetail and steer TfL Crossrail 2 masterplans

AGENDA			
Royal Borough of Kingston upon Thames			
Opportunity Area Strategic Board			
Date:	5 th April 2016		
Time:	14:000-16:00		
Venue:	City Hall		
Attendees			
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Sir Edward Lister, GLA Deputy Mayor (EL)	Cllr David Cunningham, RBK - Portfolio Holder Regeneration (DC)
RBK Officers	Roy Thompson, Acting CEO and Director of Place (RT)	Viv Evans (Head of Planning and Transport) (VE)	Eric Owens (EO)
GLA Officers	Stewart Murray (SM)	Colin Wilson, GLA (CW) Justin Carr (JC)	Kim Tagliarini (KT)
TfL Officers	Alex Andrews (AA)		
No.	Item		Owner
1.	Introductions		KD
2.	Minutes and Actions of 28 th January 2016 OAPF Board Meeting		KD
3.	City in the West <ul style="list-style-type: none">➤ Progress to date➤ Timescales➤ Resourcing		KT/All
4.	Kingston Opportunity Area Plan – working draft 2016 <ul style="list-style-type: none">➤ Progress to date➤ Status of the document➤ Next steps➤ Resourcing		KT/All
5.	Development Scenario Testing <ul style="list-style-type: none">➤ Presentation of findings➤ Comments		KT/All
6.	Key planning application update <ul style="list-style-type: none">➤ Eden Walk shopping centre➤ Meyer Homes Tolworth➤ others		VE
7.	Transport <ul style="list-style-type: none">➤ Tolworth VISSIM model - update➤ Crossrail 2➤ Mini tunnels		AA
8.	Next Steps <ul style="list-style-type: none">➤ Post Mayoral election➤ Review way forward for City in the West document➤ Review way forward for Kingston OAP		KT
9.	AOB		All
Next OA Board Meeting: TBC (Q4)			

City in the West

Looking for growth

Crossrail 2 Delta / Kingston

Croydon-Wimbledon Tram Link / Brown Belt

Lower Sydenham

The map displays the Greater London area with various transport routes and growth potential. Key features include:

- Transport Routes:**
 - Crossrail 2 Delta / Kingston:** Indicated by a red dashed line.
 - Croydon-Wimbledon Tram Link / Brown Belt:** Indicated by a green dashed line.
 - Lower Sydenham:** Indicated by a blue dashed line.
- Growth Potential:** Shaded areas in yellow, orange, and red represent different levels of growth potential.
- Other Features:** The map includes a network of roads, rivers, and other infrastructure.

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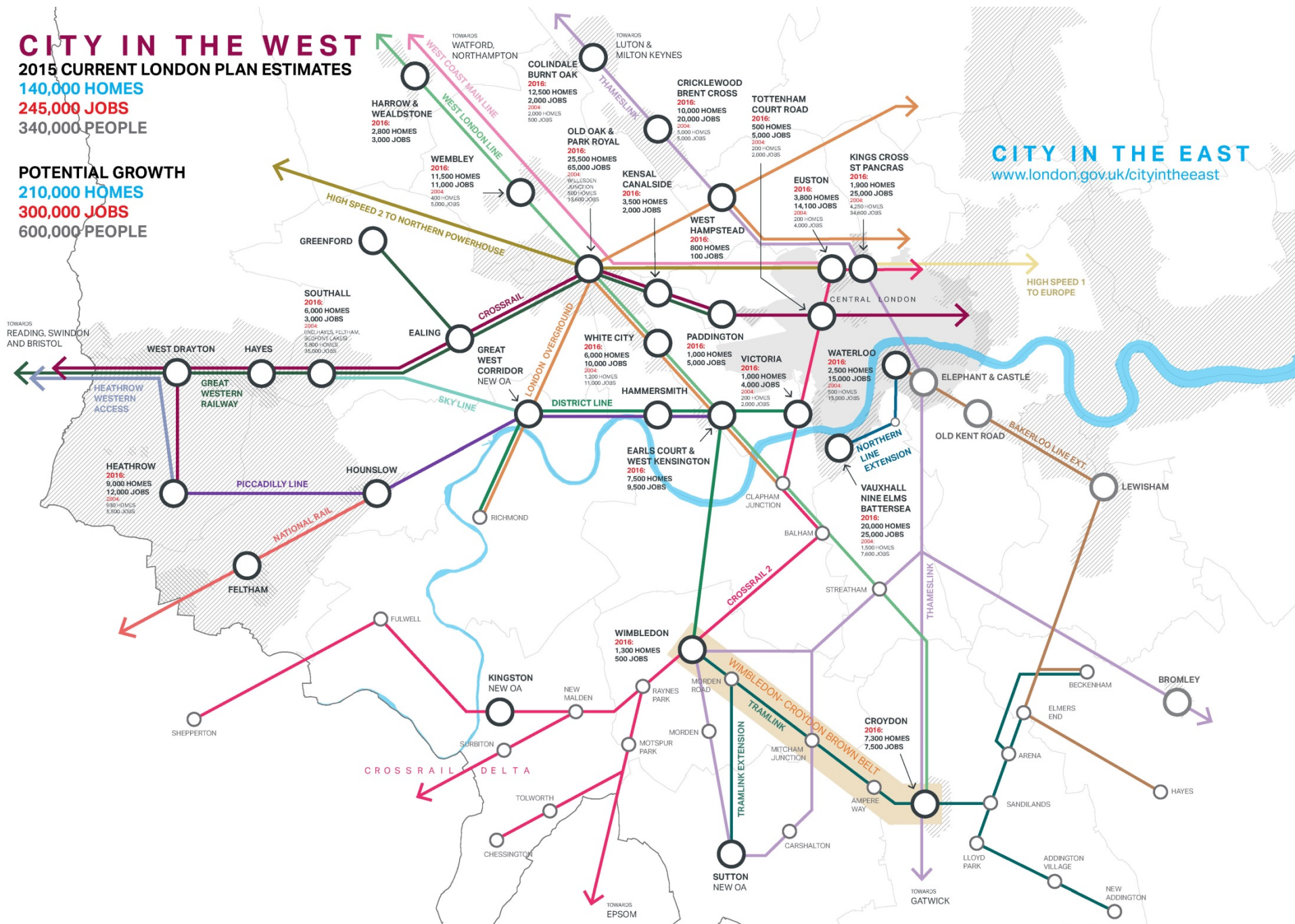
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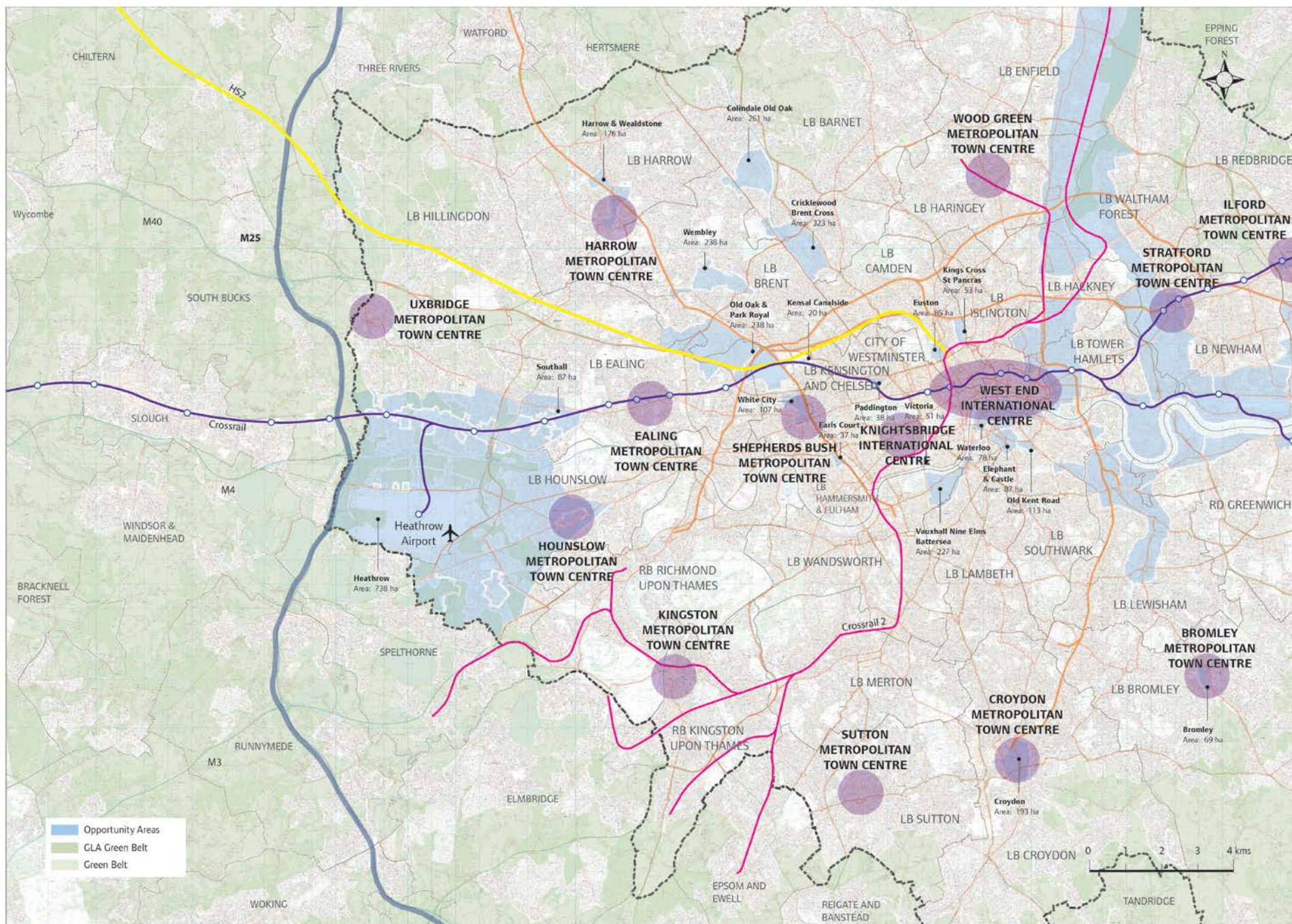
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- Growth Potential:** Shaded areas in yellow, orange, and red represent different levels of growth potential.
- Other Features:** The map includes a network of roads, rivers, and other infrastructure.

340,000 PEOPLE

600,000 PEOPLE

www.london.gov.uk/cityintheeast

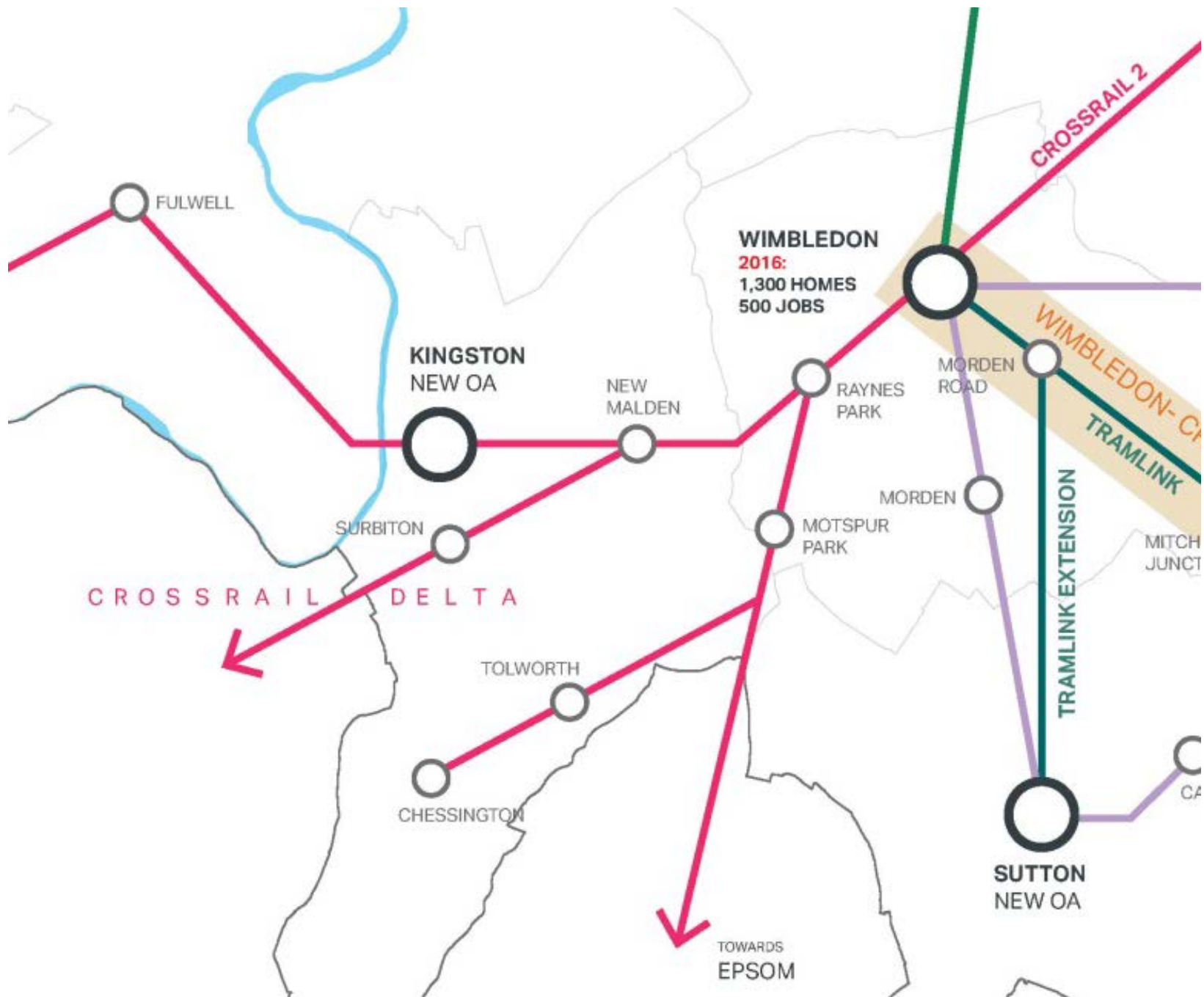


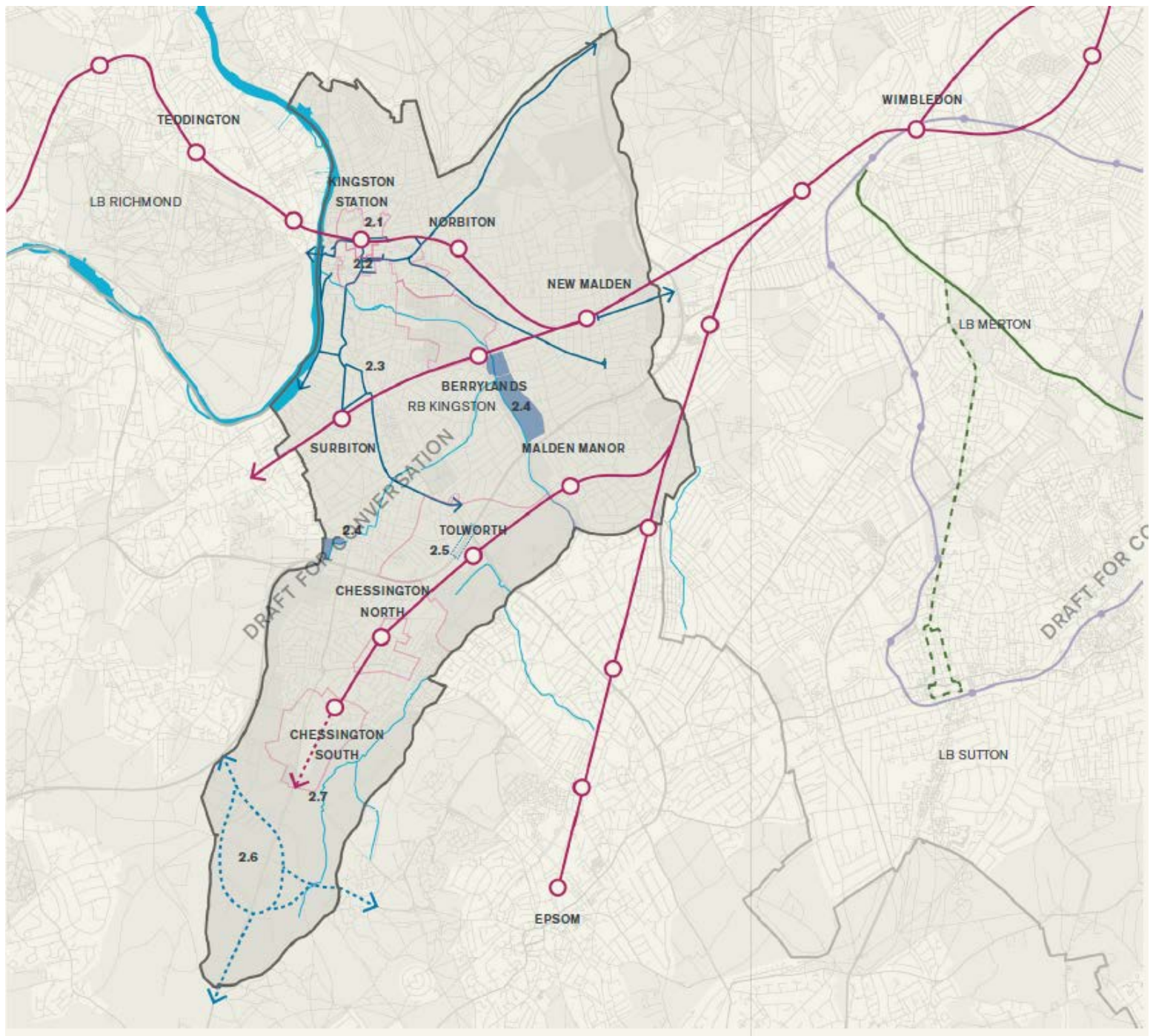


City in the West - Next steps

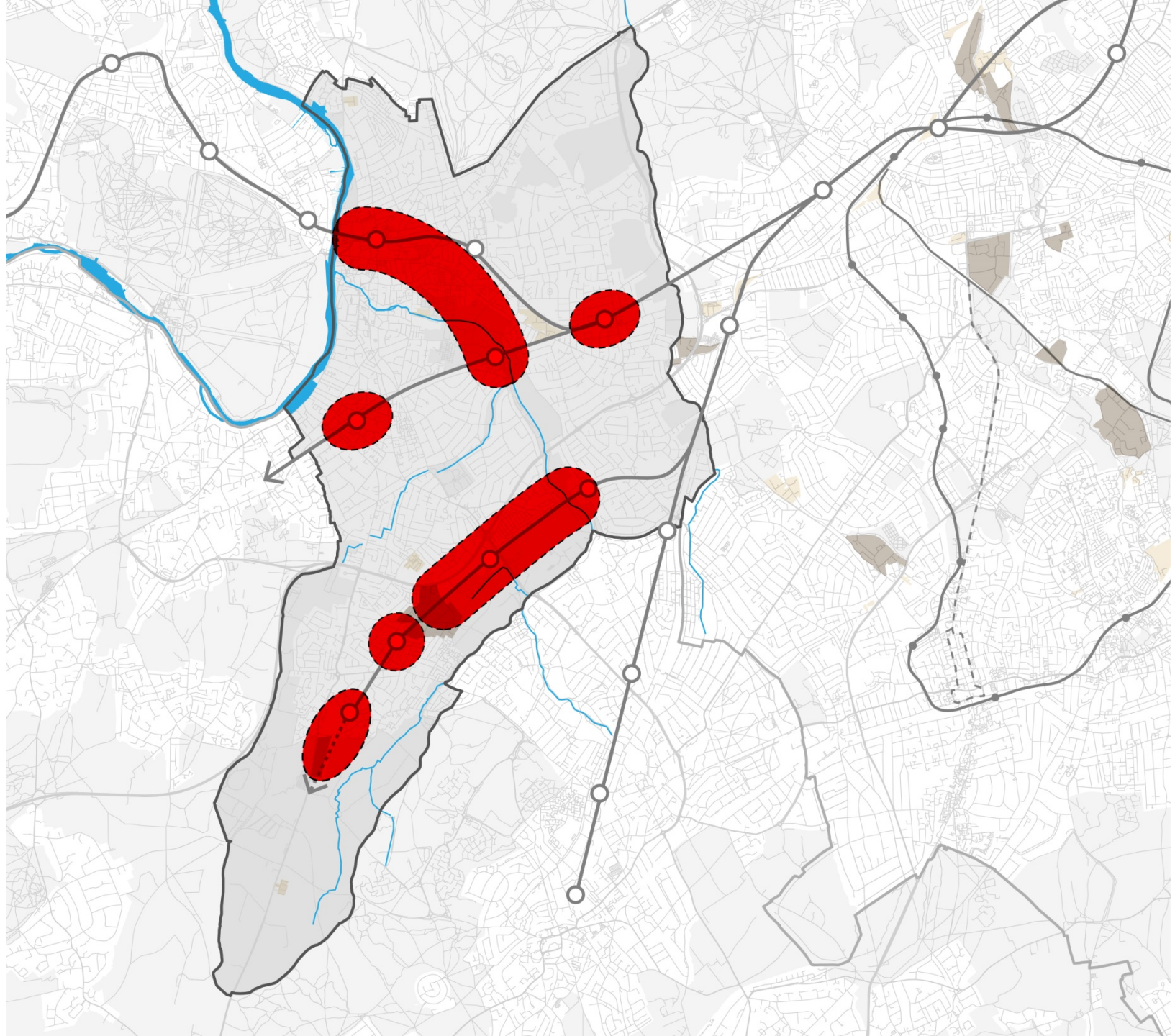
- In process of securing GLA resources to finish the document
- Follow similar format to the City in the East document
- Deadline June 2016

1 page withheld





1 page withheld



3 pages withheld

Way forward

- Title of document
 - Direction of travel for the Kingston Opportunity Area
- Status of document
 - Explicitly linked to London Plan policies on town centre intensification & intensification around transport improvements.

Way forward continued...

- Taking the document forward with new Mayor
- New London Plan
- Resources
 - Mapping/DTP/GIS
- Timescales

12 pages withheld

Next steps

- Review findings
- Widen the study area to include the other growth areas
- Resources and timetable next iteration of the study

AGENDA			
Royal Borough of Kingston upon Thames			
Opportunity Area Strategic Board			
Date:	21 th September 2016		
Time:	13:30-15:30		
Venue:	City Hall		
Attendees			
Elected Members	Chair Cllr Kevin Davis, RBK - Leader (KD)	Jules Pipe, GLA Deputy Mayor (JP)	James Murray, GLA Deputy Mayor (JM)
	Cllr David Cunningham, RBK - Portfolio Holder Regeneration (DC)		
RBK Officers	Roy Thompson, Director of Place (RT)	Viv Evans (Head of Planning and Regeneration) (VE)	Eric Owens (EO)
	Charlie Adan, CEO, RBK (CA)		
GLA Officers	Stewart Murray (SM)	Colin Wilson, GLA (CW)	Kim Tagliarini (KT)
TfL Officers	Alex Andrews (AA)		
No.	Item		Owner
1.	Introductions		KD
2.	Minutes and Actions of 5 th April 2016 OAPF Board Meeting		KD
3.	Kingston Policy update Direction of Travel – draft 2016 update <ul style="list-style-type: none">➤ Consultee responses➤ Timetable for adoption Local Plan <ul style="list-style-type: none">➤ Progress to date Tolworth Area Plan <ul style="list-style-type: none">➤ Progress to date		VE/KT/All
4.	Development Scenario Testing <ul style="list-style-type: none">➤ Presentation of findings		KT/All
5.	Kingston Opportunity Area Planning Framework <ul style="list-style-type: none">➤ Proposed scope of work and timetable➤ Resources➤ Transport study➤ DIF		ALL
6.	Tolworth Applications <ul style="list-style-type: none">➤ Meyer Homes Tolworth➤ Lidl➤ VISSIM model update➤ Proposal for Transport improvements Tolworth roundabout		VE AA AA
7.	Crossrail 2 update		AA
8.	AOB		All
Next OA Board Meeting: TBC (Q4)			