**Chessington District Residents’ Association**

**REPORT ON HOUSING NUMBERS FOR ROYAL BOROUGH OF KINGSTON FOR THE PERIOD 2019 – 2041 BASED ON THE REVISED BASIC ANNUAL BUILD NUMBERS OF 964.**

**REPORT PREPARED BY RJ WARE 12/11/’19**

**EXECUTIVE SUMMARY**

1. **Annual Build Rates**
   * Reduced from 1,364 to 964 a reduction of 30%
2. **Opportunity Area (OA)**

* How many designated for Kingston?
* General Draft London Plan 2,500 extra homes per OA
* For Kingston 4,500 per OA. Why

1. **CrossRail2**

* Addition homes allowance to sustain Crossrail 2 16,009

1. **Questions**

* Arising from statistical data provided by MofLO

1. **Calculations**

**A] Scenario 1 – Without Crossrail 2**

* 40% increase in population and homes from current level from 2019 up to 2041
* An additional 26,200 homes in Kingston over 2019 – 2041 period of which some

13,500 will be for outsiders - who/why

* An additional 70,000people living in Kingston of which 36,000 will be outsiders –

who/why

* Population increase will be 4 times the national average between 2019 – 2041

**B] Scenario 2 – With Crossrail**

* 68.5% increase in population and homes from 2019 to 2041
* An additional 46,500 homes in Kingston over 2019 – 2041 period of which some

33,780 will be for outsiders – who/why

* An additional 132,000 people living in Kingston which 90,200 will be outsiders -

who/why.

* Population increase over 6 times the national average

1. **Conclusion**

* Scenario 1 will be extremely challenging to deliver requirements by 2041
* Scenario 2 considered impossible to deliver requirements by 2041

1. **Annual Build Rate:-**
   * As you are aware this figure for Kingston has recently been reduced from 1,364 to 964. This is not an inconsiderable reduction of 400 unit or almost 30% of the original value. This gives cause for concern as to how the Mayor of London’s Office (MofLO) work out such figures going 22 years into the future. One has to wonder if there is any science in it or just a finger in the air on the basis that “should cover us”. This annual figure produces a homes surplus over the 22 year period of 8,474 homes to that needed to house the MofLO predicted population growth for Kingston of 34,000. This represents a 2/3rds population growth increase to their advised increase. Why and who are they for?
   * This is without the advised additional 9,000 x 2.67 = some 24,000 people to be squeezed into Opportunity Areas which nobody in Kingston was properly consulted on but appears to have been agreed by the wheelers and dealers and the movers and shakers. Democracy in the Borough is not dead but it is taking a severe hammering.
   * We should thus not be prepared to accept 964 at face value but be given the details of how it was calculated/derided
2. **Opportunity Areas:-** 
   * These can only be designated by the MofLO. It is inferred in the New Local Plan that there are to be two but this needs confirming.
   * Abstract from the draft New London Plan(dNLP):- “***SD1***[***2.1.1***](https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-2-spatial-development-patterns/growth-corridors-and#r-2.1.1) ***Opportunity Areas*** *are the capital’s most significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity. Opportunity Areas typically contain capacity for at least 5,000 net additional jobs or* ***2,500*** *net additional homes or a combination of the two”. (which believe is interpreted as if homes fell by 500 jobs could increase by 1,000)*
   * From the figure below also from the MofLO Box 1 states 9,000 homes whereas the dNLP above states 2,500 which if you times by 2 equals 5,000. So which is it?



1. **CrossRail 2:-**

* CrossRail 2 link:- <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/london-plan/chapter-2-spatial-development-pattern/crossrail-2>
* Abstract and table from the MofLO the London Strategic Housing Land Availability Assessment (SHLAA) 2017

|  |  |  |  |
| --- | --- | --- | --- |
|  | **SHLAA baseline** | **Crossrail 2 Scenario Capacity (2019 - 2041**) |  |
|  | SHLAA large site baseline within Crossrail 2 Station Impact Areas (2019 to 2041) Net additional capacity (large sites) | Net additional capacity (large sites) | Total large site capacity CR2 Scenario (2019 - 2041) |
| Kingston upon Thames | **10,928** | **16,309** | 27,237 |

* This gives details of what the MofLO feels applicable for the densification of housing numbers mainly around stations for the introduction of CrossRail 2
* CrossRail 2 has been earmarked to provide the ability to support 200,000 new homes and 200,000 new jobs mainly but not entirely located in the GLA.
* Cost of CrossRail 2, at latest finger in the air ball park figure, £30 billion and due to be complete by 2033 but to be realistic nobody knows when it will start and even whether it will actually become a reality.
* Government will fund 50% taxpayers, council tax payers, businesses and developers the balance
* For details on proposals on how this might be funded see the following link below:- <file:///C:/Users/44779/Documents/Documents/Crossrail%202/london_first_payingforcrossrail2.pdf>
* We would draw your attention to the highlighted text stating *linked to existing or potential improvements in public transport connectivity and capacity* and would query whether there is a degree of double accounting here in that there is allowance for additional houses in OA as well as an allowances in the *Crossrail 2 Scenario Capacity (2019 - 2041)* above?

1. **Questions/Information Requirements.**

* ***From Item 1 Annual Build Rate*** -

Substantiation of the newly advised annual build target of 964 units which produces a

considerable surplus of homes to that needed to house the GLA predicted population

increase of the Borough

* ***From Item 2 Opportunity Areas(OA)*** –

Number of Opportunity Areas proposed?

Number of additional home units in designated OA’s:- 2,500 per OA or 4,500 per OA?

Substantiation of the additional figures for homes in OA’s.

Is our interpretation of the relationship homes and employment for OA’s correct?

* ***From Item 3 CrossRail 2*** –

Which figure in the 2017 SHLAA table above is correct?

Substantiation of the figure.

There are supposed to be 10 stations that CrossRail 2 will service in the Borough what are

the inclusions for additional homes to each station?

1. **Calculations**

**DATA**

* For mid 2019 approx population of Kingston 181,000
* Ditto approx number for homes 67,800
* Thus average occupancy level per dwelling 2.67persons
* Projected period for the New Local plan mid 2019 to mid 2041 = 22 years
* Increase in population of the borough over that same period as advised by MofLO 34,000. This was previously advised as 23,000 so the enhanced figure needs substantiating by MofLO.
* Annual build rate 964No
* Projected number of homes to be built in the Borough excluding additional

provisions for OA’s and for CrossRail = 22 x 964 target build as advised

by MofLO = 21,208

* Homes required for advised expansion of the actual Boroughs population

increase 34,000/2.67 = No of homes 12,734

* Surplus between the target build and that needed by residents of Kingston 8,474
* Additional homes in densification of OA over and above that for the general surrounding areas not designated OA’s 9,000
* Ditto around train stations 16,309

Total number of additional homes over and above that required by

Kingston’s projected organic population growth of 34,000 33,783

**In Scenario 1**:- that is without CrossRail 2 and for that reason also reducing the OA target from 9,000 additional home allowance for the standard 5,000 for general London Boroughs.

1. Actual number of homes targeted 21,208

2. For densification of OA 2 x 2,500 5,000

Total 26,208

This means even without CrossRail 2 the population of Kingston will be expected to grow by 26,208 – 12,734 = 13,474 x 2.67 = 35,976 in addition to its expected growth of 34,000 as advised by the MofLO an increase in the growth rate of 106% and a total growth of 35,976 + 34,000 = approx 70,000.

Thus on this Scenario 1 the total increase in the Boroughs population over 22 years will rise by 26,208 x 2.67= say 70,000 which is almost a 40% increase on its mid 2019 total of 181,000 or on average 2% per year.

**Some relevant statistics:-**

1. The Government expect the population of the UK to rise generally from the current level of 66.5m to 73.5m by 2041 an increase of 10.5% in 22 years or say just under 0.5% per year
2. Population of GLA mid 2019 - 9,128,340 with a population of 10,776,400 predicted mid 2041= an increase of **18% in 22 years** or just over 0.8% per year. So from current data London’s population is growing some +60% faster than the country generally. The 34,000 increase advised by the GLA ties up closely with the genaral18% rise for the whole of Greater London.

From the above Kingston population is being forced to grow 4 times faster than 0.5% for the national average in Scenario 1 even discounting the provisions for CrossRail 2. As for GLA generally at 0.8% this will probably increase across the board once CrossRail 2 is factored in as the other Boroughs with the line running through them or extending out to them over ground, similar to Kingston, being particularly subjected to densification.

**In Scenario 2**:- With CrossRail 2 and with the OA target for 9,000 additional home allowance and the 2017 SHLAA of 16,309.

1. Actual number of homes targeted 21,208

2. For densification of OA 2 x 4,500 9,000

3. Crossrail 2 Scenario Capacity (2019 - 2041) Net additional capacity (large sites) 16,309

Total 46,517

This means with CrossRail 2 the population of Kingston will be expected to grow by 46,517 – 12,734 = 36,783 x 2.67 = 90,200 in addition to its expected growth of 34,000 as advised by the MofLO an increase in the growth rate of some 290% and total population increase of 90,200 + 34,000 = approx 124,200.

Thus on this Scenario 2 the total increase in the Boroughs population over 22 years will rise by 46,517 x 2.67 = say 124,200 which is just over 68.5% increase on its mid 2019 total of 181,000 or on average a growth rate of over 3% per year. So in this Scenario Kingston will be forced to grow over six times faster than that projected for the national average.

All the above calculations have ignored Kingston’s homeless families which were reported in the Kingston Comet of 30th May 2019 as numbering 798 and costing the Council £8m per year. We are not sure if these were included in MofLO figure of 34,000 so have no means of accurately assessing how they affect the figures but in the scheme of things the numbers have only very marginal impact on the data presented above.

The Borough residents in either of these Scenarios are justified in asking why should Kingston be subjected to such an unsustainable level of over development. Have we ever been advised in detail when MofLO started to set the various targets or their compounding impact on the Borough. No to a great extent we have had to work it out for ourselves. Sustainable development and good design are the golden threads that are supposed to run though all these New Development Plans but with this level of densification you can probably forget about those aspirations as we have already seen with Meyer Homes and a recent project in Kingston deemed unsuitable by the planning inspectorate. If these targets are delivered and there has to be severe doubts that this can actually be achieved in the time spans given the politicians may be able to tick the numbers box but will have totally failed the population of Kingston in terms of wellbeing and any feel good factor in a future Kingston where if left unchecked developers will build development that deliver substantial profit rather than sustainable communities.

One of the most important issues is what is Kingston’s Plan B for the severe delays there will be to the delivery of Crossrail 2 and a Plan C for its possible total cancellation. We have to be assured that nothing is built until needed in regards to servicing or facilitating Crossrail 2 until it has passed its 1st reading by Parliament. Then it’s not definite as demonstrated in the case for HS2. We have to be assured by the Council that thousands of homes will not be allowed to be built in the Borough based on a piece of infrastructure that will arrive very late or possibly not at all.

There is absolutely no doubt that Kingston has been earmarked for densification even if Crossrail did not materialize to the extent that its population growth is, from the data presented to date, anticipated to rise by 4 times the national average. Kingston is also being earmarked as a terminus at its over ground stations for the southern end of Crossrail 2 which will increase its population growth rate to over six times that of the national average.

What we need to ask the political parties at the forthcoming general election:-

1. Are they aware of the extent of the densification of Kingston?
2. Do they think it’s set at acceptable levels?
3. What do they think of the Mayors growth plan and policies for housing in London?
4. What are their policies and what would they change.
5. Can London keep growing putting further pressures on local infrastructure or is there a limit when enough is enough.
6. Do people and families have to be forced to live in flats to accommodate ever greater numbers and if they resist are they NIMBY’s
7. What do they think of more local employment?
8. Should City and Central London businesses be encouraged to decentalise to spread some of London’s wealth generating to the regions.
9. Should there be restrictions on new businesses in central London.
10. Does London have to actually keep growing and if so why?
11. Is it feasible and sustainable to offer discounted prices and rents on accommodation in London with some of the most expensive land prices in the world.
12. Do they think the major house builders and developers are the best way forward for delivering housing growth and sustainable communities?
13. Should public land be sold to developers so that they get the planning gain on it when they sell it as part of a development especially where the land could be a substantial percentage of the total cost of the development element?

**END**