



Kingswood

‘To promote the development of Kingswood, meeting the community’s needs.’

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INTRODUCTION

16.1 Kingswood is of strategic importance and will be the largest development in the Humberside area over the CityPlan period. It will provide homes for some 12,000 people, up to 4,000 jobs and a wide range of shopping, leisure and community facilities. This development will not only help to meet the needs of new residents, but also those of other residents of the City, especially those who live nearby.

16.2 Development is broadly in accordance with the Structure Plan (1987) and subsequent Alteration (1993) as it is within the Hull Urban Area and supports urban regeneration. It will also relieve the pressure for developing Urban Greenspace within the City and adjoining strategic open spaces.

16.3 The possibility of a major, new community at Kingswood was identified following the decision in 1982 to plan for a new river crossing. The main landowners and the City Council agreed to jointly promote the project. The City Council approved a development brief following extensive public consultation and before current planning permission for most of the area was granted. Kingswood is a good example of private and public sector partnership in planning and implementing major, mixed use development proposals.

OBJECTIVES

16.4 To promote the development of Kingswood, meeting the community’s needs, by encouraging:

- a range of housing types and sizes, including affordable and special needs housing;
- a range of employment development, including a business and science park;
- a full range of shopping, leisure and community facilities;
- a good quality environment; and
- a good standard of accessibility for all sectors of the community, in particular by public transport, cycling and walking.

TOPICS AND POLICIES

Development of Kingswood

16.5 The total area of Kingswood is about 320 ha and is of strategic importance because of its size. The development of Kingswood will meet major housing and employment needs during the Plan period, and its scale and general programming are consistent with national and strategic guidance. It also promotes sustainable forms of development and lifestyles. It supports regenerating the main Hull Urban Area and protects valued open areas from inappropriate development. The mix of land uses and its location adjoining the Hull Urban Area should reduce the need to travel and minimise dependency on private cars. The major land uses included in the development brief for the area are shown in figures 16.1 and 16. 2.

K1 Development of the strategic Kingswood area will be supported.

Co-ordinating and phasing development

16.6 Reliable and robust mechanisms for co-ordinating both public and private sector resources are required because of the large size of the area and the long development period. For development purposes, Kingswood can be divided into three areas:

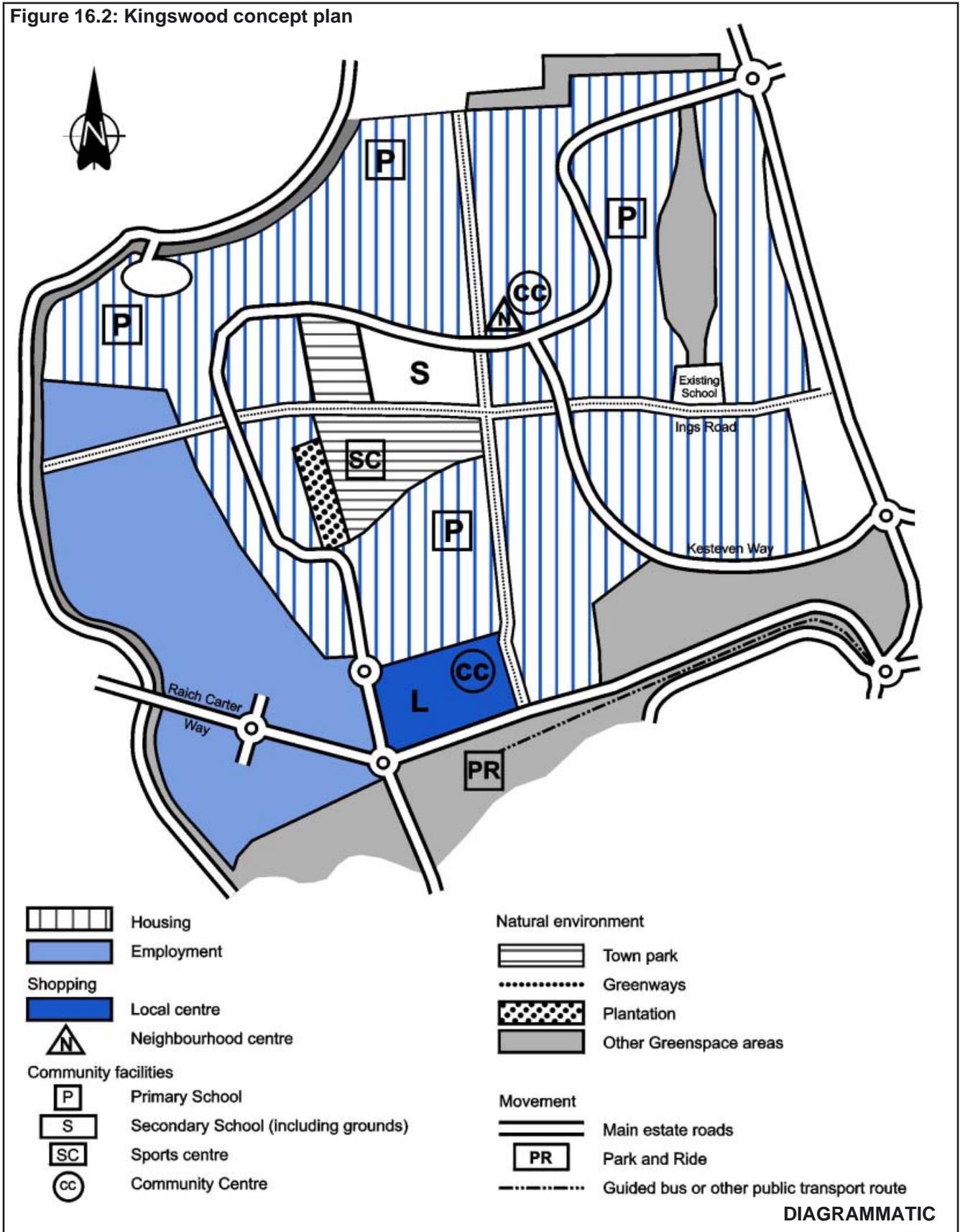
- land west of Engine Drain;
- land east of Engine Drain, north of Ings Road; and
- land east of Engine Drain, south of Ings Road.

Figure 16.1: Kingswood - major land uses by area

Housing	170
Employment	50
Urban Greenspace community facilities	} 100
Shopping	
Total	320 hectares

Kingswood

Figure 16.2: Kingswood concept plan



Kingswood

16.7 The overall development of Kingswood will be co-ordinated and phased jointly by the City Council and developer in accordance with the 1994 Planning Permission, the Kingswood Concept Plan as shown in Figure 16.2 and the key land use features of the 1994 Section 106 Agreement as outlined in Figure 16.1. This provides for the development of Kingswood for residential, retail, office and industrial purposes with associated leisure, social and community facilities and infrastructure on 276 ha, generally conforming with figure 16.1 and the commitments shown in the Proposals Map. For each phase of development, Design Briefs shall give detailed guidance on land use, densities, services routes, road systems, landscaped areas and, in residential areas, play areas.

Land west of Engine Drain

16.8 This land is privately owned. The City Council granted outline planning permission for a range of land

uses and also entered into a planning obligation with the land owner to secure the development of the following facilities:

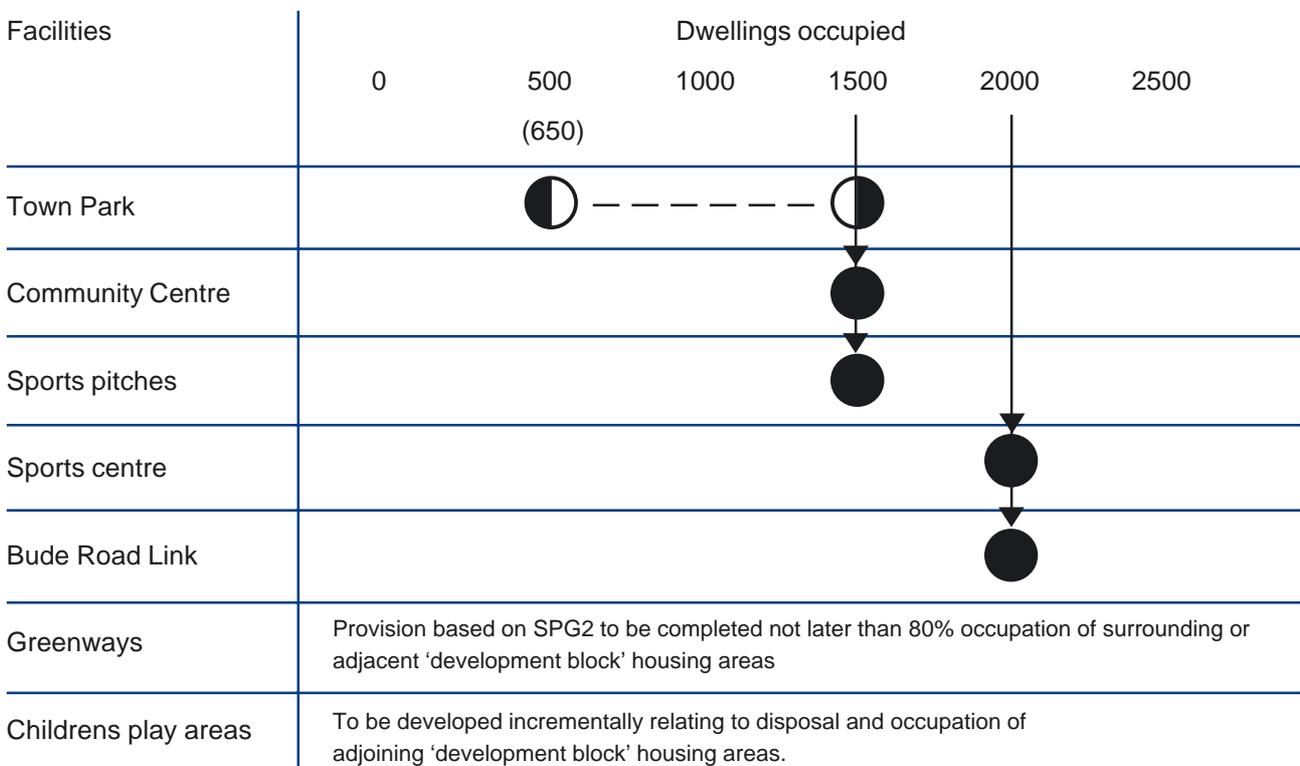
- a town park;
- other areas of Urban Greenspace;
- children's play areas;
- a community centre; and
- a sports centre.

The Planning Obligation also established a link between dwellings being occupied and providing community and leisure facilities as shown in figure 16.3.

16.9 The County Council was a partner in promoting development at Kingswood. As Highway Authority, it entered into equivalent legal agreement, under Section 278 of the Highways Act 1990, with the private land owner to ensure that traffic generated by the

Figure 16.3 Kingswood: the basis of the Section 106 Agreement.

Occupation of dwellings and provision of Urban Greenspace and other social and community facilities



development was accommodated by improvements to the transport system. Contributions by the private land owner to transport infrastructure were agreed.

Land east of Engine Drain, north of Ings Road

16.10 This area, covering some 80 ha, is owned by the City Council. Outline planning permission has been granted for a range of land uses and most of the area is likely to be developed after the privately owned land. The area will be developed for housing and ancillary uses, with requirements for providing Urban Greenspace and community facilities similar to the early phases of Kingswood.

16.11 Requirements for housing, a school site, neighbourhood park, other Urban Greenspace and a community centre will be the subject of future design briefs. There is a particular need for a landscaped buffer to the open countryside to the north of the area.

Land east of Engine Drain, south of Ings Road

16.12 This area is privately owned and has both outline and full planning permission, and is being developed in accordance with the development brief.

K2 The overall development of Kingswood will be co-ordinated and phased jointly by the City Council and developers.

Protecting the environment

16.13 Kingswood's position on the edge of the established Hull Urban Area and with the agreed mix of uses provides a good basis for a development that will have an overall acceptable impact on the environment. An environmental assessment was carried out by the main private land owner and used in deciding the planning application. It indicated that the farmland is of poor quality with little nature conservation value. However, some hedgerows and trees and the Ash Plantation should be kept within the proposed development.

16.14 The overall layout and design of individual buildings should minimise the use of non-renewable materials and achieve the best standards of energy efficiency.

16.15 The Kingswood development could create potential conflict with nearby farmland by trespass. Development proposals near to farmland should be designed to minimise the opportunity for trespass.

K3 (a) Development retaining existing hedgerows and trees will be supported.

(b) Development with an overall layout and building design minimizing environmental effects and achieving high standards of energy efficiency will be supported.

(c) Development near to farmland minimising the opportunity for trespass will be supported.

Housing

16.16 The development programme is based on ultimately building nearly 5,000 dwellings, with over 2,800 of them expected to be completed by 2006. Most of the housing on the privately owned land will be for owner occupation, with affordable and special needs housing being provided.

16.17 A high quality of design and layout, providing Urban Greenspace and community facilities is important. An attractive, pleasant environment is essential for the people setting up home at Kingswood. As well as meeting their needs it helps to promote the area as an attractive place to live. The housing areas should be divided into development blocks, contained in a landscaped setting, providing pedestrian and cycle links to social, community and leisure uses.

K4 Housing development including affordable and special needs housing will be supported.



New housing at Kingswood

Employment

16.18 Kingswood is an attractive location for a wide range of modern employment uses, including business and science park development with improved road links and, in the longer term, developing public transport systems. Over the period of the CityPlan, the Kingswood employment area can meet local needs and provide employment for the wider north and east Hull area. Kingswood has the potential to provide up to 4,000 jobs in a range of manufacturing and service businesses.

K5 Employment development including a business and science park will be supported.

New Urban Greenspace

16.19 Providing high quality Urban Greenspace at Kingswood is a major part of the overall development strategy. After housing, it is the predominant land use with some 80 ha to be laid out in a wide variety of Urban Greenspace types. An Urban Greenspace

strategy will be prepared to retain and enhance existing features and establish a landscape plan. Key elements of the strategy will be a 'Town Park', a network of greenways and structural landscaping, joint use secondary school playing fields and accessible and safe play facilities.

K6 The development of new Urban Greenspace will be supported.

Shopping

16.20 The increasing population in the area provides the opportunity to plan for high quality shopping accessible to both car and non-car customers. Increased population also helps to justify new shopping developments, if the impact on the vitality and viability of existing centres is acceptable.

16.21 A variety of new forms of shopping are proposed. New shopping is proposed in a local centre north of Bude Road with a food superstore of more than 7,000m² (gross) and a range of local shops on a site of some 10 ha. Additional shopping, in particular local convenience shopping, will be considered as development progresses.

K7 Shopping development will be supported.

Community facilities

16.22 A broad range of community facilities is required to maximise the attractiveness of Kingswood. In total, the area may require four new primary schools and a secondary school. Two community centres and a sports centre form part of the S106 Agreement. In general, the widest range of facilities serving the new community is supported. In the early phases of development many facilities are likely to be located in the local centre north of Bude Road. Later on, they may be dispersed in other small local centres to provide

easy access to the growing community.

K8 The development of community facilities will be supported.

Movement

16.23 As a major development with a wide range of land uses, Kingswood's location on the edge of the Hull Urban Area will help to reduce reliance on the private car and increase the attractiveness of other modes of transport. The main estate distributor road system should be designed to reduce speeds, increase safety and meet the needs of all users, especially public transport, emergency vehicles, cyclists and pedestrians. Traffic calming measures should be included in the layout of housing areas. Public transport improvements will include a Park and Ride site south of Bude Road. A route for guided bus, or a similar attractive public transport system, is protected south of Bude Road. Neighbourhoods and community uses will be linked to each other and surrounding areas by a network of pedestrian and cycle routes.

K9 The development of transport infrastructure reducing the need to use private cars and increasing the choice of travel modes will be supported.

IMPLEMENTATION

16.24 Policies will be put into practice in a number of ways. The following table is a quick reference guide showing how the policies of the chapter are likely to be implemented. A broad explanation of each feature is given in the General Policies, implementation, monitoring and review chapter.

16.25 Key agencies and consultees involved in implementing policies are listed below:

- East Riding of Yorkshire Council;
- house builders;
- private land owners; and
- housing associations.

Policy	Putting Policies into practice						
	Control over development	Liason with others	Promotion of development opportunities	Public & Voluntary resources	Private Resources	Supplementary Planning Guidance	
K1 Development of Kingswood	✓	✓	✓	✓	✓	✓	
K2 Co-ordinating and phasing development	✓	✓	✓			✓	
K3 Protecting the environment	✓	✓			✓	✓	
K4 Housing	✓		✓		✓	✓	
K5 Employment	✓		✓		✓	✓	
K6 New Urban Greenspace	✓			✓	✓	✓	
K7 Shopping	✓		✓		✓	✓	
K8 Community facilities	✓		✓	✓	✓	✓	
K9 Movement	✓	✓	✓	✓	✓		

