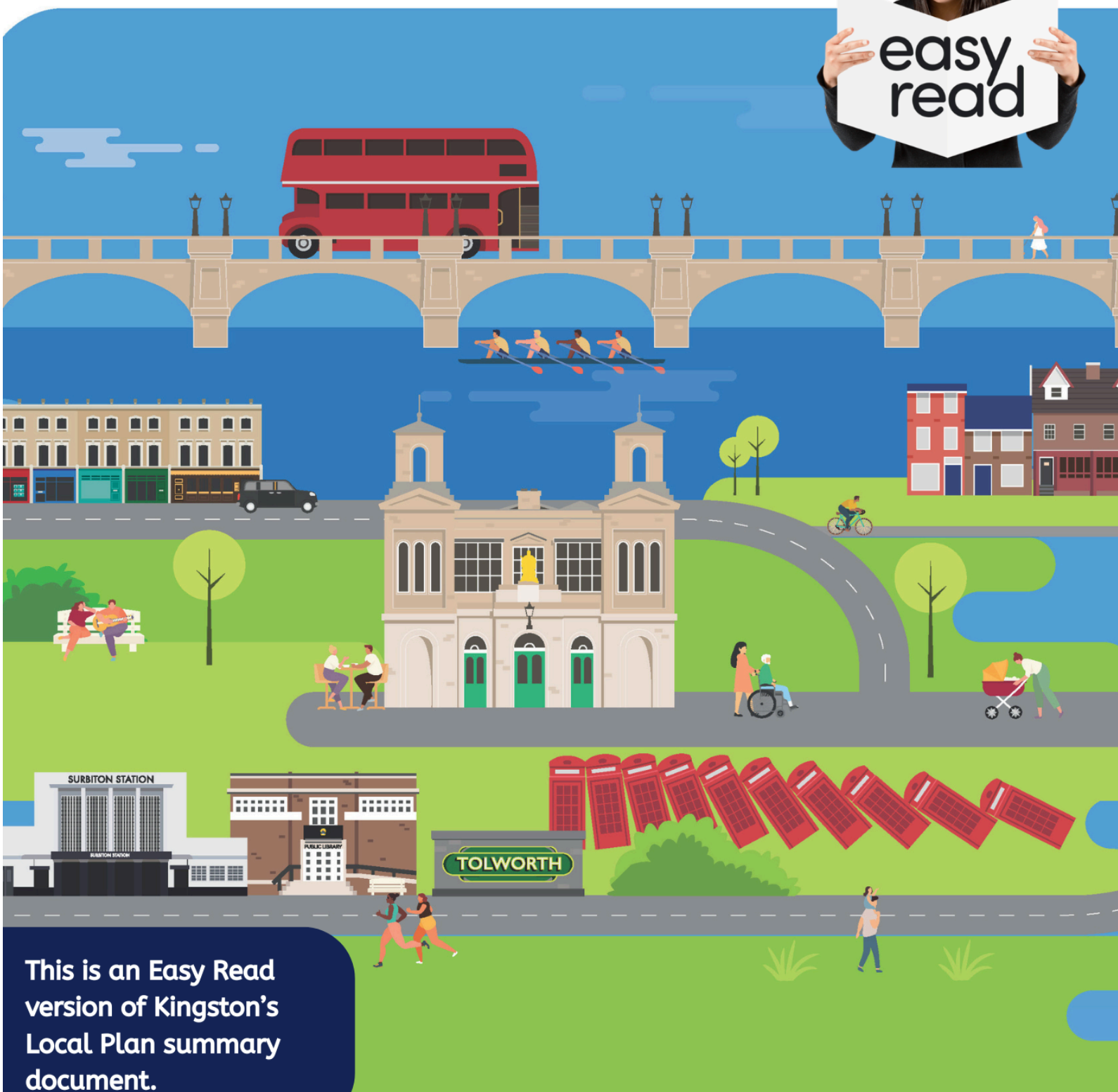


Kingston's Local Plan

Our Vision for Kingston 2028 - 2043 - Summary Document



This is an Easy Read version of Kingston's Local Plan summary document.

Publication Version of the Local Plan (Regulation 19) Consultation
6 July - 4 September 2026

www.kingston.gov.uk/localplan



THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

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What is the Kingston Local Plan?



- **Local Plan:** The plan for the future development (2028–2043) of the borough, created by Kingston Council with the community.



- **Development means:** building something new, changing how a building is used, or making changes to the land.
- Development can include buildings, streets, spaces and places.



- It sets out plans for new homes, spaces for new jobs, transport links, and green areas for people living and working in the borough, now and in the future.



- Following engagement with the community in 2022, we have reviewed your feedback on the first draft of the Plan.
- We are now pleased to share the final version (Regulation 19) with you.



- This final draft Local Plan sets a vision for the borough for the next 15 years.
- So, it is important we are clear in what we are trying to achieve and where we want to be by 2043.

What's changed?



- Since the last stage of engagement, there have been changes set by the UK Government in 2024.
- We must follow the new rules set by the Government which sets out how we plan for development in the future.



- Council's must now show they have looked at all the right options for new housing when creating the Local Plan.



- This means we need to find more land for a higher number of homes than before.
- We will still focus on **brownfield** sites but because of the amount of new homes needed we must look at spaces within the **Green Belt**.



Brownfield Land means:

- Brownfield land is land that has been built on before. It may be empty or not fully used now. Brownfield land does not mean private gardens, parks and allotments (**allotment is a piece of land to grow food**).

What is the Green Belt?



- London's Green Belt was created in 1938.
- It is an area of protected land around London.
- It helps stop the city from growing into the countryside.



- Since 1962, these borders have been treated as permanent, meaning they can only be changed for very special reasons.



- National planning policy means councils now need to review their borders if they have a need for new housing that cannot be met elsewhere in the borough.



- Some people think that the Green Belt is all “green” but this is not the case.
- Some of Kingston's Green Belt is open countryside and green fields.
- Other parts are privately owned or have already been built on.
- Some of this land is not open to the public and cannot be used by local people.



- Parts of this land have now been called ‘grey belt’ land by the Government and are required to be considered for development.
- **Grey belt land:** Low quality land which is not a good use of space for the Green Belt, meaning it could be suitable for development.

About this booklet



- This booklet gives a summary of the draft Local Plan.
- The Local Plan includes **policies**. Policies are the rules and guidance that help decide what can be built and how places should change in the future.



- The draft policies have been written using feedback from local people and organisations, where possible.
- They also reflect changes to planning rules made by the UK Government.



- This is **not** the full Local Plan. You can read the full **Publication Draft Local Plan** on our website: www.kingston.gov.uk/localplan.

Have your say



- The consultation is a chance for people to read the Publication Draft Local Plan and tell us what they think.



- Your comments will help us understand whether the plan meets the Government's requirements before it is examined.



Open

- The consultation is open from Monday 6 July 2026 until 11.59pm on Friday 4 September 2026.



- All consultation documents can be found on the council's engagement platform **Kingston Let's Talk**: www.kingstonletstalk.co.uk/planning/local-plan.
- **Policies map**: Shows on a map some policies in the Local Plan.



- At this stage (which is called a Regulation 19 consultation), comments should only be about the **soundness** and **legal compliance** of the plan, as well as whether you think the Local Plan has been created with different communities.



- **Soundness means**: A Local Plan is 'sound' when it has been made in line with the rules set out by the Government.
- **Legal Compliance means**: A check to make sure that the Local Plan has been prepared in the correct way according to national laws. This includes making

sure the council has shared information with the public properly, as well as other things.



- For more information on ‘**soundness**’ and ‘**legal compliance**’, see the glossary at the end of this document, or visit our engagement platform: www.kingstonletstalk.co.uk/planning/local-plan.



- If making comments, please let us know which part of the plan you are speaking about.



- You can give us your comments in a number of ways:

Complete the online form on our engagement platform:

www.kingstonletstalk.co.uk/planning/local-plan



- Complete a response form in any open borough library or at the Information and Advice Centre (Guildhall 2, High Street, Kingston, KT1 1EU) and return it to us using the stamped addressed envelopes provided



- Email the Spatial Planning Team at localplan@kingston.gov.uk
- Write to the Spatial Planning Team, The Royal Borough of Kingston upon Thames, Guildhall 2, High Street, Kingston upon Thames, KT1 1EU



- Printed copies of the Publication Draft Local Plan can be found in any open borough library or at the Information and Advice Centre (Guildhall 2, High Street, Kingston, KT1 1EU).

- You can also request different formats by using the contact details above, or by calling our Contact Centre on **020 8547 5000**.

Have your say



- We are visiting different parts of the borough to let people know about the draft new Local Plan and to answer any questions.
- If you would like to find out more, come and join us at one of our consultation events. More details can be found on our website:
www.kingstonletstalk.co.uk/planning/local-plan.

What happens next?



- After this consultation period, the Local Plan will be sent to the Secretary of State.
- **Secretary of State:** Someone who works in the Government and is in charge of making important decisions for the area they work in.



- A “Planning Inspector” will look at the Plan and check it is “sound” and “legally compliant”.
- **Planning Inspector:** Independent person who checks the Local Plan and decides if it has been prepared by following the law and Government requirements.



- Once the Inspector has looked at the Plan, they will write a report to say whether that Plan can go ahead.

Expected timetable for delivering our new Local Plan

2019

- Spring 2019 – We asked people for their first thoughts and ideas about Kingston's future.

2021

- Summer 2021 – We gathered feedback from residents, businesses and community groups.

2022

2023

- Autumn/Winter 2022–23 – We consulted on the first draft of the new Local Plan and asked for comments.

2026

- **Summer 2026 (where we are now)** – We're asking for your final comments on the Local Plan by 11.59pm on 4 September before it's submitted to the Government.
- Winter 2026 – The Local Plan will be submitted for independent examination.

2027

- Spring/Summer 2027 – An independent Planning Inspector will review the Plan and the comments received. They may organise a public event to talk about some topics in the Local Plan.
- Autumn/Winter 2027 – The Inspector will publish their findings and recommendations.

2028

- 2028 – If approved, the new Local Plan will be formally adopted and used to guide development in Kingston.

Our plans for Kingston



- The Local Plan sets out a vision for Kingston borough and also helps us to get ready for challenges facing our local area.



- We will make sure there are homes, jobs, and buildings that our communities need, whilst also looking after and improving our environment and green spaces.
- Kingston will be a great place for culture and design in southwest London.



- The character and appearance of our town centres and neighbourhoods will grow, creating attractive spaces where communities can come together for culture, leisure or work.

Character means: The quality of a building or area, which can be seen through its history, visual appearance and the way the area is used.



- We will take the lead in responding to the climate and biodiversity emergency.
- All development decisions will aim to be sustainable to create a greener and more biodiverse borough.

Biodiversity means: The variety of plants and animals and other living things in an area.



- The Local Plan will make sure we make the most of change over the next few years to build a better community for everyone.

Sustainable Development Strategy (How Kingston will grow)



- The Local Plan's **Sustainable Development Strategy** balances future growth with the needs of the environment and the community.
- As part of this strategy, we are planning for nearly **20,000 homes to be delivered over the next 15 years.**



- **Sustainable development means:** Development that meets the needs of the present without affecting future generations in meeting their own needs.



New housing development will be directed towards:

- The most sustainable and accessible locations, including the borough's town centres and areas with good transport connections.
- **Green Belt** sites that have been identified as '**grey belt**' and are located in sustainable locations.
- **Brownfield** (previously developed) sites within the "Metropolitan Open Land".



- **Metropolitan Open Land (MOL):** Large pieces of land next to built up areas around London. This land acts like the Green Belt and is protected from development by planning rules.

Your feedback included:



- Mixed views on whether Kingston Town Centre should be the main focus for development.
- Some comments supported this focus while others suggested development should be more spread across the borough.

We are now suggesting to:



- Develop on brownfield sites within the borough.
 - This means building on land that has been used before, near town centres where people can easily walk, cycle or use public transport, and where shops and services are nearby.
- Review the borough's **Green Belt** and **Metropolitan Open Land (MOL)** evidence to see if any sites could be used to help meet the borough's housing and employment needs.



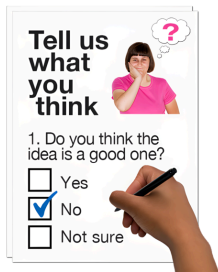
We will:



- List the requirements for new roads, schools, health services and other facilities.
- focus on the areas where the most new homes and buildings are planned.
- explain these requirements in the council's Infrastructure Delivery Plan.

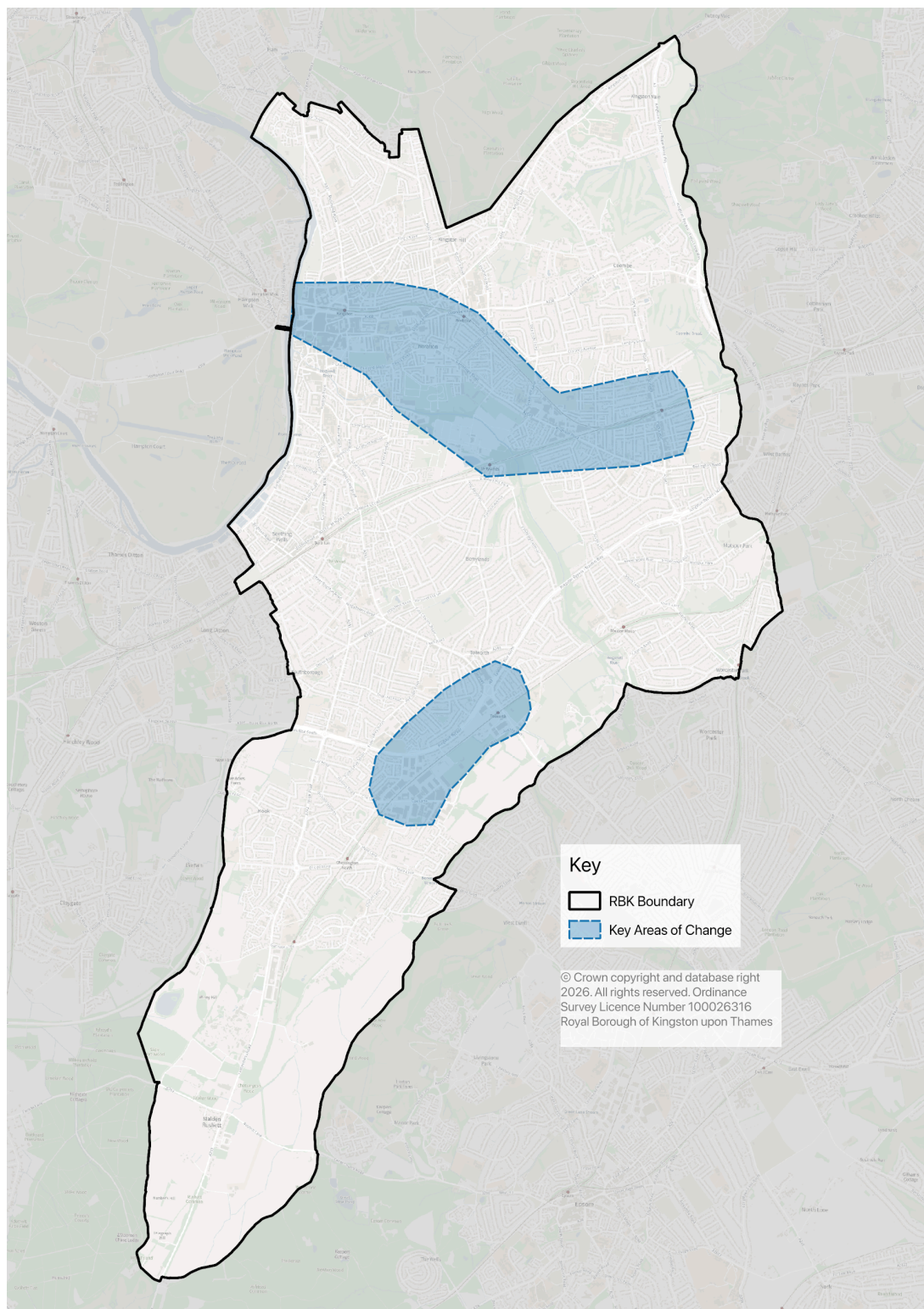


- Recognise the importance of the River Thames within Kingston, supporting both its value for activities and its role as a key transport route connecting to Hampton Court, Richmond and Twickenham.



- Read more about our **“Draft Sustainable Development Strategy”** in chapter 3 of the Local Plan.
- If you believe this chapter is not “sound” or “legally compliant”, we want to hear from you. Give your feedback in our response form or come and meet us at one of our events.

Figure 3.1 – Map for Key Areas of Change in the borough



Kingston and North Kingston Neighbourhood



- Kingston Town Centre is at the heart of our borough.
- With over 28 million visitors every year, it is important that Kingston's Town Centre continues to be competitive.



- As Kingston town centre changes, it will grow to have more businesses, housing and spaces for the community, such as the new Unilever offices and the Kingston Leisure Centre opening in 2027.

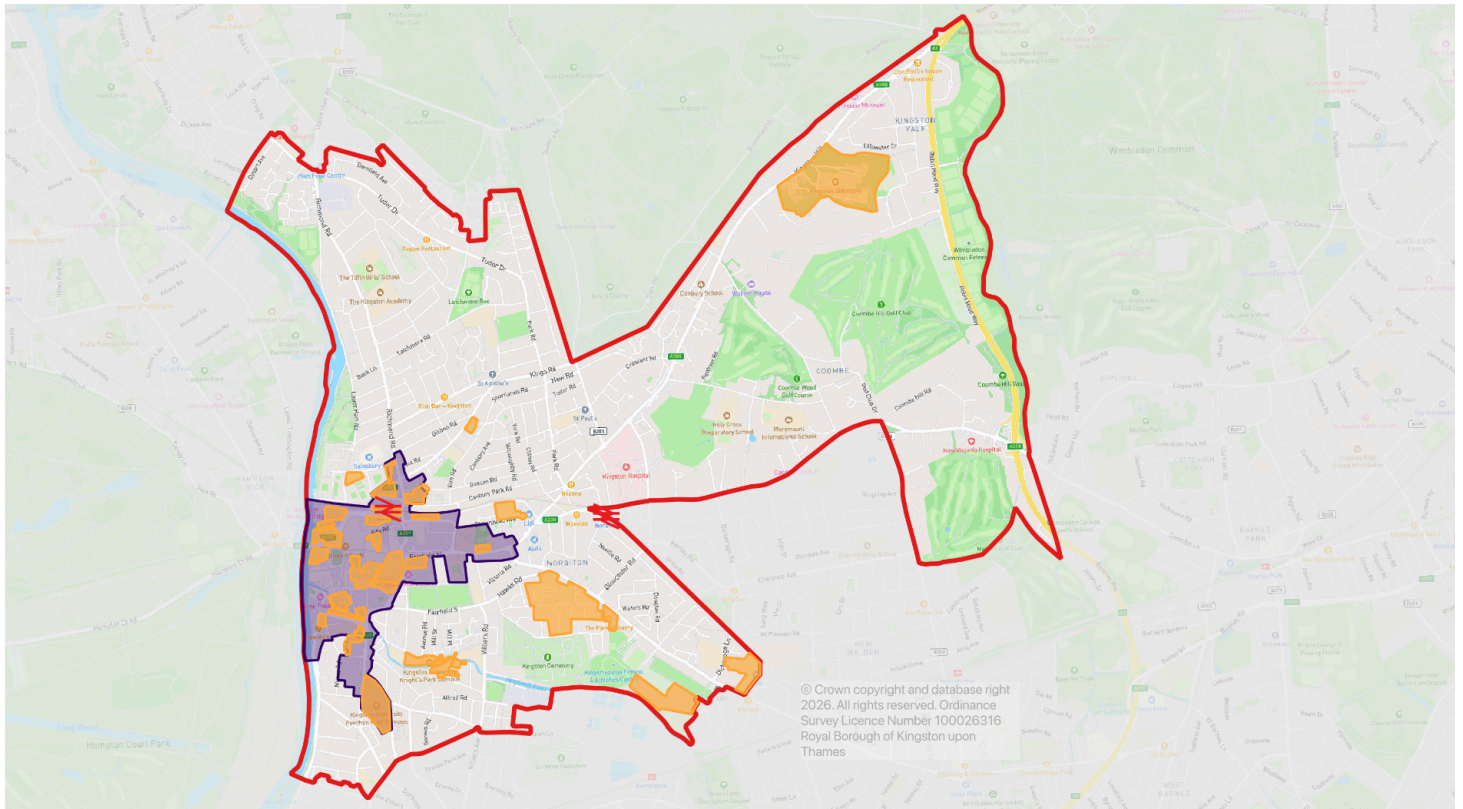


- The council aims to make the neighbourhood safer and easier to access by walking, cycling, using wheelchairs and mobility scooters, while protecting our history and beautiful riverside spaces along the Thames and Hogsmill rivers.



- This follows local people's feedback and visions for the future of the town centre in the "Kingston Town Centre Vision" (2023).

Figure 3.3 Map showing Kingston and North Kingston Neighbourhood (purple zone shows the town centre and orange zones show sites allocated for development)



Your feedback included:



- Requests to recognise the neighbourhood outside of Kingston Town Centre – such as the River Thames, areas of North Kingston and smaller industrial areas.
- Requests for the River Thames to be looked after, including protecting the wildlife which live there.

We are now suggesting to:



- Support Kingston's Town Centre by bringing money into its retail, culture, and leisure facilities.



- Support the delivery of new homes on previously developed land, in well-connected locations.

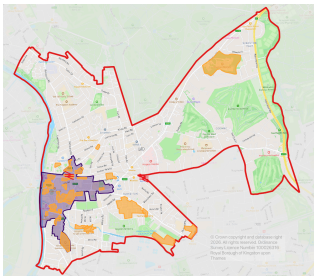


- Support the development of a successful **night-time economy**.

Night-time economy: Economic activity where main business hours are between 6pm and 6am (e.g. restaurants, theatres, pubs).



- Support and meet the need for more high quality office space.



- Change the boundaries of Kingston Town Centre to include Canbury Business Park and nearby industrial sites, while taking out the homes next to Canbury Gardens.



- Support the continued re-development of the Cambridge Road Estate.



- Support the continued improvements to Kingston University's buildings and spaces.



- Look after the old buildings in Kingston Town Centre including the Ancient Market Place and key landmarks such as All Saints Church and Kingston Bridge.



- Protect Kingston's parks and encourage funding to improve their facilities.



- Protect and improve routes for walking, cycling, using wheelchairs and mobility scooters.
- This includes routes to places like the Thames Path, Kingston Bridge and Richmond Park.



- Deliver a new leisure facility in Kingston Town Centre, which is currently being built.



- Introduce a new policy to protect the wildlife and local rivers.

New and Old Malden Neighbourhood



- New Malden has lots of culture, it is home to the largest Korean community in Europe as well as large Tamil and Sri Lankan communities.



- New Malden is a District Centre in the London Plan (2021).
- It has a mix of homes, community spaces, shops and small businesses.
- Old Malden is a quieter residential area where people live.



- **District Centre means:** A local area that provides convenience goods, services and the infrastructure for nearby communities. These centres are easily accessible by public transport, walking, and cycling.



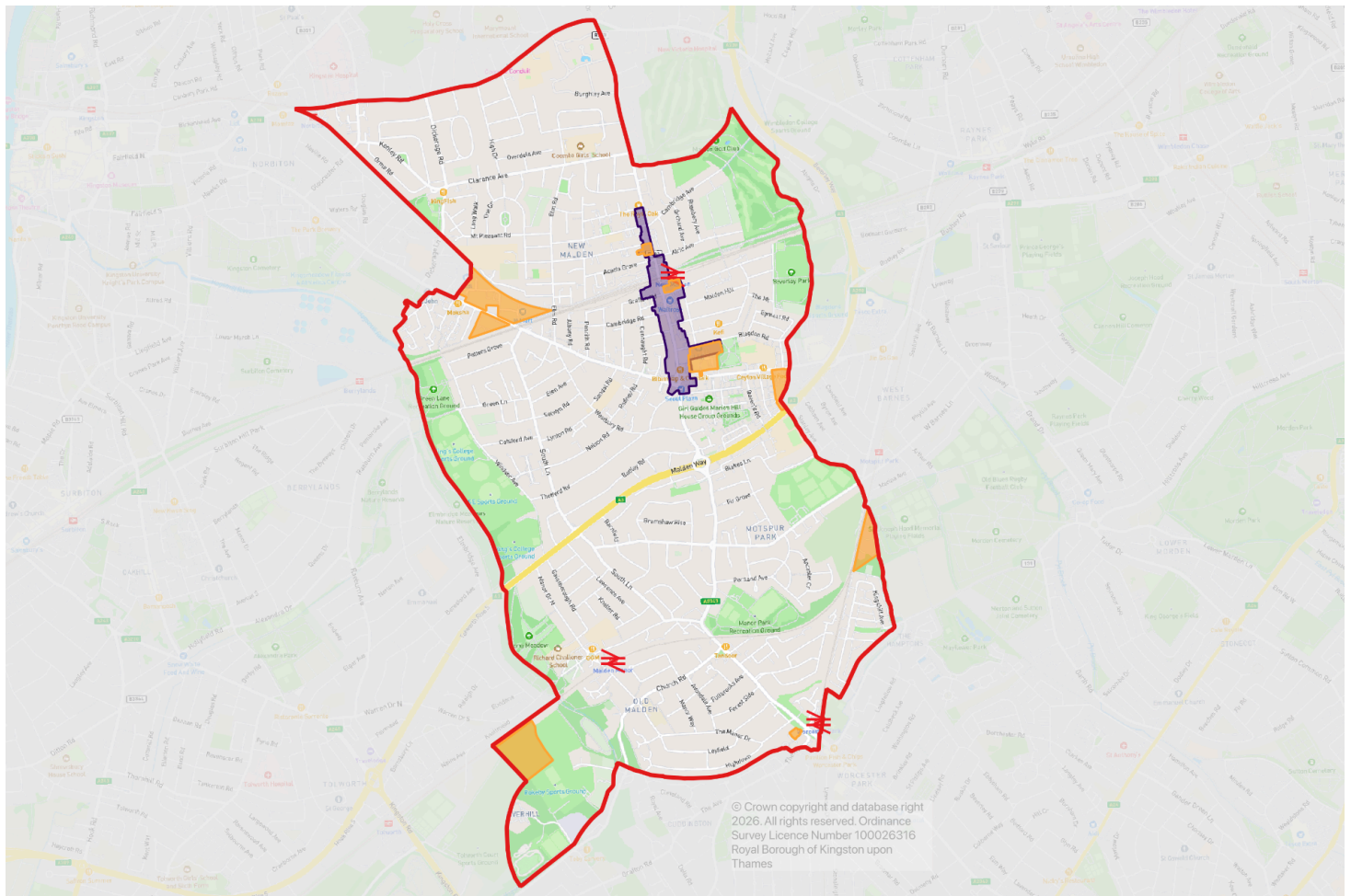
As the neighbourhood changes, new development should:

- Fit in with the local area.
- Protect important heritage buildings and places.
- Improve the local neighbourhood for residents.



- There are also plans to improve the neighbourhood's **biodiversity**, improve public spaces, and celebrate the area's diversity and culture.

Figure 3.4: Map showing New and Old Malden Neighbourhood (purple zone shows the town centre and orange zones show sites allocated for development)



Your feedback included:



- Support for improvements to green spaces and the opening up of routes along the Hogsmill River.
- Requests to bring more culture to the area.
- Requests to keep the focus on the high street.
- Requests to improve connections to New Malden and the rest of the borough.

We are now suggesting to:



- Support improvements to Cocks Crescent and the area around New Malden train station, including developing better public spaces.



- Improve public access to the Hogsmill River and Beverley Brook.
- Improve green spaces and park facilities.



- Support festivals and cultural events in New and Old Malden, building on the celebrations already led by local Korean, Tamil and other communities.

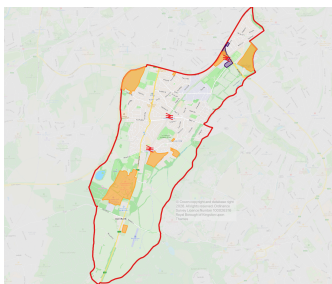


- Look after The Groves and Presburg Road Conservation Areas, the Grade II listed New Malden War Memorial and local landmarks such as the United Reformed Church steeple.



- Look after the high street as a place for shopping and leisure.

South of the Borough Neighbourhood



- The South of the Borough Neighbourhood covers the area south of the A3, including parts of Tolworth, Chessington, and Malden Rushett.
- Tolworth has good transport links, and is home to the Lidl UK head office.



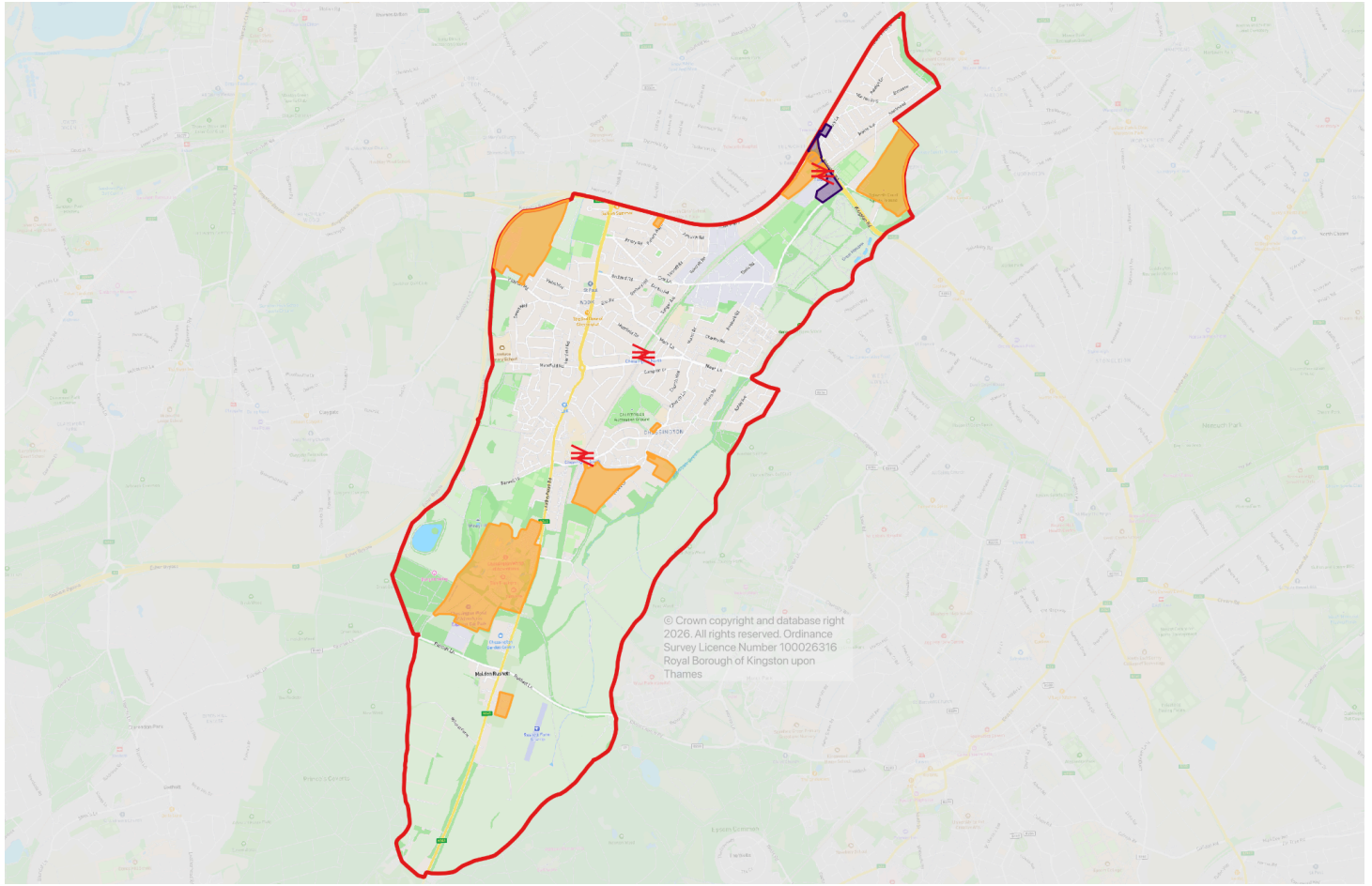
- Chessington World of Adventures is in this area and is important for the borough's economy because it provides jobs and attracts visitors.
- While parts of the neighbourhood have been looked at to help meet the borough's housing needs, the Local Plan will aim to make sure that the Green Belt continues to be protected from unfit development.



- The council will also support and look after current open spaces in the neighbourhood, such as the Tolworth Court Farm Local Nature Reserve.

Open space means: All types of green and paved outdoor areas. It includes parks, gardens, playgrounds, playing fields, green spaces on housing estates, churchyards, community gardens, and river corridors like the River Thames.

Figure 3.5: Map showing South of the Borough Neighbourhood (purple zone shows the town centre and orange zones show sites allocated for development)



Your feedback included:



- Requests to look at the Gypsy and Traveller population in the South of the Borough due to a lack of sites.
- Continued support to look after the Green Belt and open spaces.
- Requests to support Tolworth Court Farm nature reserve.
- Requests to improve active and public transport connections with the rest of the borough.

We are now suggesting to:



- Include Tolworth Railway Station and the new Lidl Head Office in the area we call Tolworth town centre.
- This will allow us to plan the area around Tolworth Station effectively, supporting new shops, leisure, offices, and homes.



- Continue looking after Green Belt sites.
- Support improvements to open spaces.
- Provide new homes on some grey belt sites in well-connected locations.



- Support economic growth in the neighbourhood, including the three industrial estates and the Chessington World of Adventures Resort.
- Support to help businesses grow and create new jobs.



- Improve spaces and facilities for the community across the neighbourhood to meet the needs of residents.



- Look at Tolworth Court Farm local nature reserve as an important space for biodiversity and area of green space.



- Work with partners to meet the need for spaces for Gypsy and Traveller communities in the borough.



- Protect the Tolworth Depot and Chessington Railhead Strategic Freight Sites.
- Continue working with Transport for London (TfL) and Surrey County Council for transport improvements throughout the neighbourhood.

Surbiton Neighbourhood

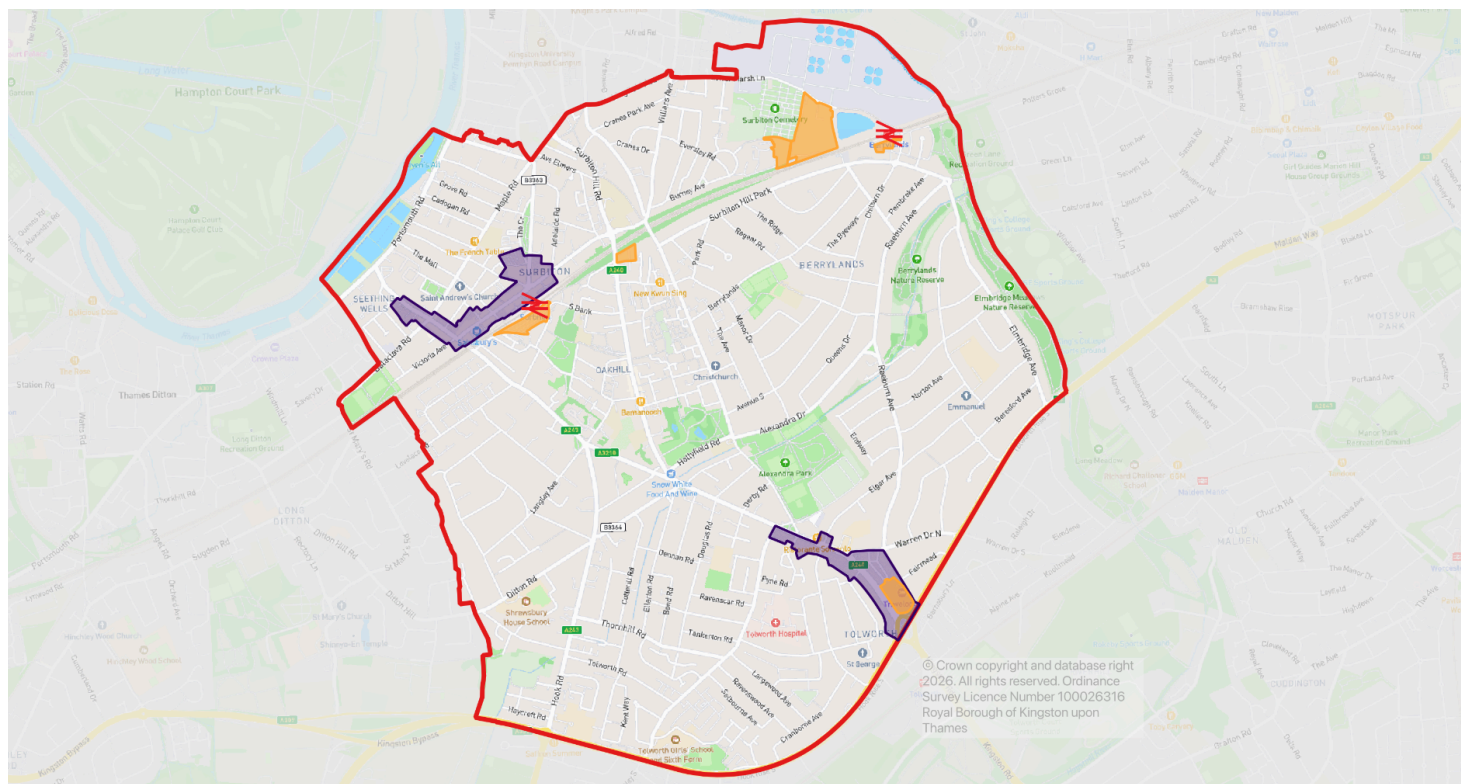


- Surbiton is a well-connected suburban area known for its beautiful Victorian buildings, independent shops, cafés and close location to the River Thames.
- **Suburban area:** An area where people live just outside a big town or city. They are usually quieter than a city centre.
- The neighbourhood has a busy town centre and fast railway links into central London, with a welcoming, community feel.



- Nearby, Tolworth District Centre sits across both Surbiton and the South of the Borough neighbourhoods.
- Our policies have been drafted to make sure we have high-quality development which protects green spaces and the area's history and culture in its development.

Figure 3.6: Map showing Surbiton Neighbourhood (purple zone shows the town centre and orange zones show sites allocated for development)



Your feedback included:



- Requests for Queen's Promenade and Elmbridge Meadows to be acknowledged.
- Requests to improve public spaces and facilities in the town centre.
- Requests to look after different trees in Surbiton.
- Requests to note the different building types in the neighbourhood.

We are now suggesting to:



- Support the town centres and bring money into local businesses.
- Improve public spaces, working with local groups to create spaces for the community to enjoy.





- Support car-free development in areas with good public transport connections.

- Look after and improve riverside paths.
- Look after wildlife areas.



- Improve the neighbourhood's parks, streets, and open spaces to encourage more outdoor-based activity.



- Support the delivery of new homes near Victoria Road, whilst looking after and celebrating the area's history.



- Improve links so that public transport is easily accessible from routes used by local cyclists, wheelchair users, mobility scooter users and walkers.



- Protect the biodiversity of trees where possible and if trees are to be cut down, plant them again.

Planning new development

Climate change



- Tackling the climate emergency is at the heart of the council's vision for the future of our borough.
- Many of the impacts of climate change, such as extreme heat, flooding and less water, will affect the lives of residents.



- **Climate change means:** Long-term changes in temperature, rain, wind and all other aspects of the earth's climate caused mainly by the increased amount of harmful gases in the atmosphere.



- The council said that climate change is an emergency in 2019 and is committed to supporting the borough to become net-zero carbon by 2038.
- **Net-zero carbon means:** Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.



- The Council's Climate Action Strategy, published in 2024, sets out the steps and actions needed to meet this target.



- This chapter sets out measures set by the council in the planning process to meet its climate targets.

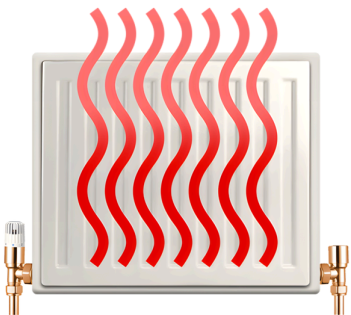
Your feedback included:



- People highlighted the importance of rewilding and tree planting.
- Worries about flooding and water quality.
- Support to improve current buildings, whenever possible, rather than building new buildings.



- Worries that the construction of new buildings can cause carbon emissions and concerns over how to address this whilst meeting the housing targets.
- Worries that new housing would cause too much waste for the local area to manage.



- Requests to promote different power and heating sources.
- Requests to improve air quality in the Tolworth area.



- Suggestions to support the River Thames Scheme (a project aimed at reducing the risk of flooding from the Thames).
- Worries of sewage and pollution into rivers.

We are now suggesting to:



- Require major development projects to be net zero carbon.
- If this can't be met, the builders must pay a carbon fee.



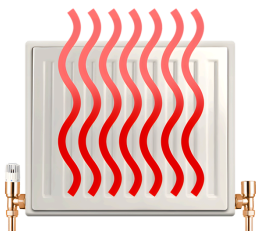
- Require all new developments to improve poor air quality.
- Highlight the air quality focus areas (central Kingston and on the A3 in New Malden/West Barnes).



- Create rules for building in areas that are at risk of flooding.
- Use our Strategic Flood Risk Assessment to make decisions.



- New buildings must include built-in greywater recycling systems unless it is impossible or too expensive.



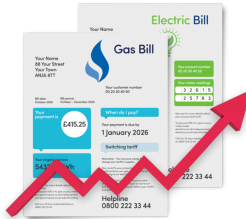
- New homes must use the “London Plan’s Cooling Hierarchy” to lessen the chances of a home overheating.



- Provide more detail about how we can connect more buildings to shared heating systems.



- Require new development to use water wisely.
- They should meet national water-saving standards.



- Support people who want to improve their building's energy use.



- Make sure new development complies with the South London Waste Plan (SLWP) on waste storage.



- Discourage development in areas at risk of flooding. Where development in flood-prone areas can't be avoided, they must include long-term climate change measures. We will use the the borough's Strategic Flood Risk Assessment to decide these measure



- Read more about our draft climate change policies in chapter 4 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give your feedback in our form or come and meet us at one of our events.

Design and heritage



- To make sure this change is successful, the council aims to meet the highest standards of design to deliver attractive and sustainable places.



- This chapter explains how the council plans to support development while looking after our history and environment.

Your feedback included:



- Worries about the impact of tall buildings on the character of Kingston.
- Developers should do more to involve local people before they apply for planning permission.



- Worries that a 'views management' policy is not enough.

We are now suggesting to:



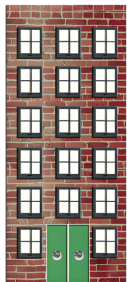
- Require new developments to meet high design standards.
- Protect and improve historic buildings and places.



- Before a planning application is submitted, major developments must engage with communities.



- Make sure designs are inclusive and that they make safety and wellbeing a priority.

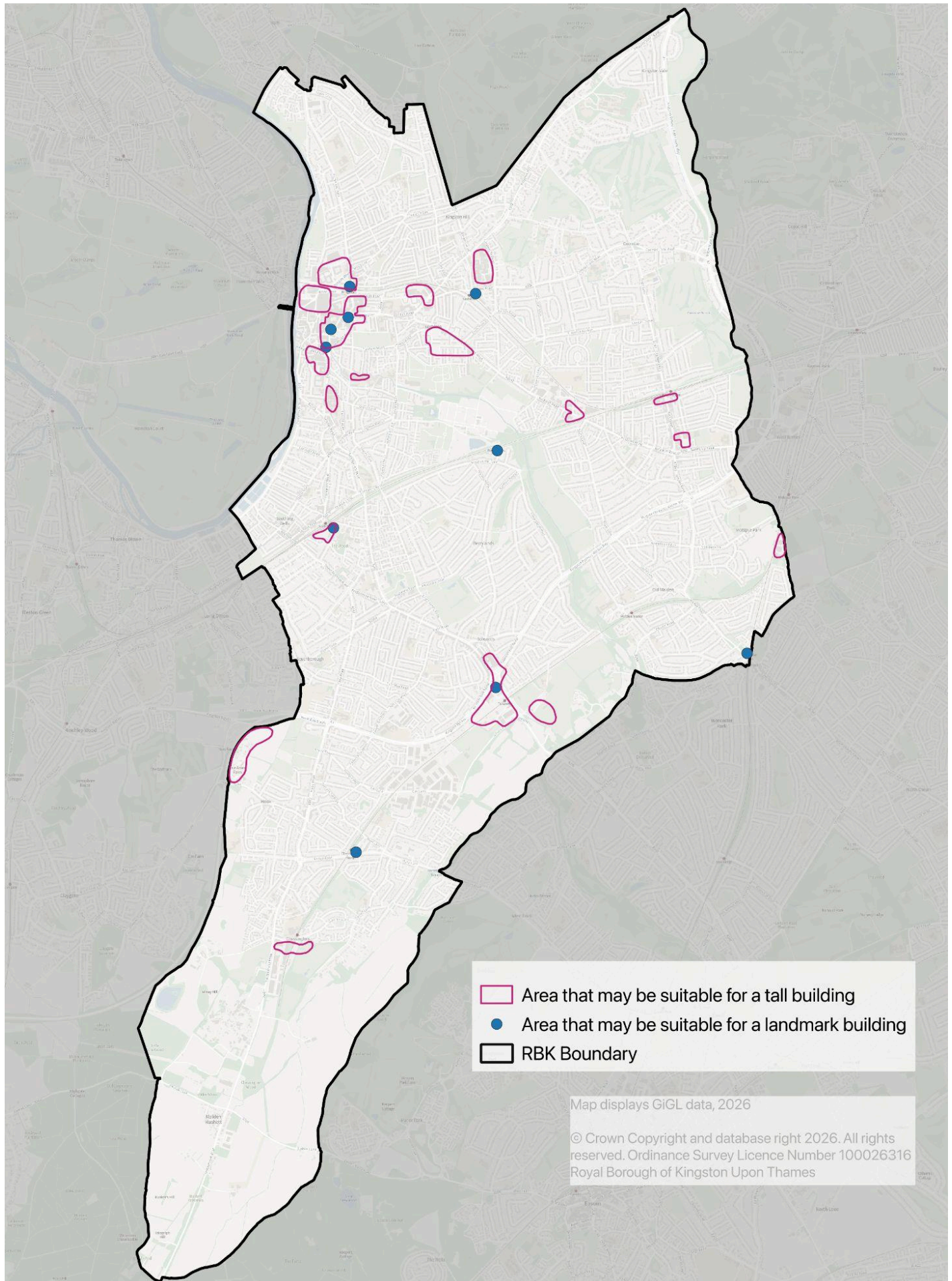


- Include a definition for 'mid-rise buildings'.
- Look after and improve the quality of the borough's 'local views'. The council's Building Heights Study is also now available to view on the council's website.



- Read more about our draft design and heritage policies in chapter 5 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give your feedback in our form or come and meet us at one of our events.

Figure 3.7: Map showing Surbiton Neighbourhood (purple zone shows the town centre and orange zones show sites allocated for development)



Housing



- The borough faces real challenges in providing enough homes to support our growing population.
- These challenges include a shortage of brownfield land available, high property prices, and the population of the borough getting older which means we need more affordable and specialist housing.



- **Specialist housing means:** A type of housing designed to meet the needs of specific groups, such as the elderly, students, people with disabilities, and those who need supported living.



- Kingston is planning for nearly 20,000 new homes by 2043.
- To meet this target, the council is looking to develop on brownfield (previously developed) land within our built up areas and accessible locations.



- However, because there is not enough land in our built up areas, the council is releasing “grey belt” land and underused brownfield sites within the Green Belt.
- Providing affordable housing remains Kingston’s main priority.



- The council's "Local Housing Needs Assessment" (LHNA) shows there is not enough affordable housing, mainly for low cost rented housing.
- Because of this, the policies in this chapter mean new developers will have to build affordable homes, so people in the future can afford to live and do well in our local area.

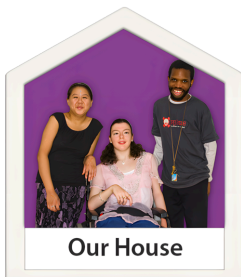


- **Affordable housing means:** Homes to rent or buy that cost less than normal average prices, made for people who cannot afford standard costs.

Your feedback included:



- Comments about the London Plan housing target for the borough, as well as a worry that there is no clear plan for how many homes need to be built after 2029.
- People asked for more affording housing. They also asked for a mix of different types of housing.
- The council should help town centres grow to become places for business, culture, leisure and shopping.



- Requests for more homes suitable for families with children and specialist housing for the most in need.



- Worries over the amount of student accommodation in the borough.



- Mixed views over using Green Belt and Metropolitan Open Land to provide new homes in the South of the Borough.

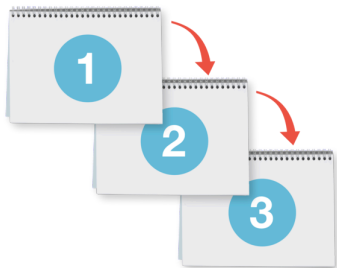


- People are worried that large "build to rent" blocks will only attract people who stay for a short time, meaning the community will feel less stable.



- Requests to recognise the needs of Gypsy and Traveller communities and provide suitable spaces.

We are now suggesting to:

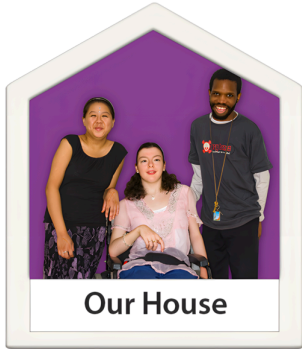


- Approach Kingston's home-building plan in three stages: before the Local Plan is adopted (which is expected to 2028), Years 1–10, and Years 11–15. This will help show how we will achieve the London Plan housing target.



- Due to the shortage of brownfield land, the council must find areas of Green Belt land to build on.

- Continue our approach to build more affordable homes.
- To do this, the council will require 35% of homes on privately owned land, 50% of homes on public sector land, and 50% of homes on Green Belt and MOL land to be affordable housing.



- Make sure new homes meet the community's diverse needs.
- Add a policy on Houses in Multiple Occupation (HMOs), keeping these types of housing to a minimum within an area.



- Work closely with Kingston University and Kingston College to understand the current and future housing needs for their students.
- Add a new policy that sets out the clear rules for building large, shared living blocks.



- Work with partners to meet the need for permanent spaces for Gypsy and Traveller communities in the borough.
- There haven't been enough sites provided in previous years to meet these communities' needs, and the updated policy will help to deliver more sites.



Read more about our draft housing policies in chapter 6 of the Local Plan.

- If you believe this chapter is not sound, we want to hear from you. Give your feedback or come and meet us at one of our events to find out more.

Jobs, businesses and town centres



- The council aims to create a fairer, more inclusive economy that helps all residents and businesses in Kingston reach their full potential.



- A key part of this strategy is making sure local people can access skills and training.



- Through the “Local Employment and Training Strategy” (LETS), big developments will be required to provide jobs, apprenticeships and training opportunities that benefits people in the bo



- Based on the 2024 Retail and Leisure Needs Assessment we will support new shopping areas to grow our daytime and evening economies.

Your feedback included:



- Calls for more work to improve high streets and public spaces.
- Some support for changing empty shops and spaces into new homes where appropriate.



- Worries that growing the night-time economy at the same time as building new homes will cause problems.



- Support for businesses that are good for the environment.



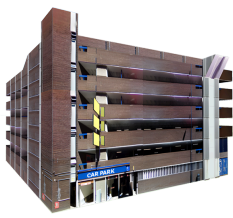
- Comments about the impact of the bigger financial system in delivering the aims of the Local Plan, as developers will want to make enough money from a scheme to recover their costs and make profit.



- Requests for more accessible public toilets.



- Requests to look at the boundaries of our town centres.



- Worries over the loss of car parks.



- Support for rules that limit the number of fast food takeaways and betting shops in our area.

We are now suggesting to:



- Be balanced in how we use land in town centres.
- This involves building more housing and also providing office space.



- Protect shops, businesses and workplaces.
- Kingston uses an Article 4 Direction to help protect these places.
- This planning rule has been in place since 14 June 2023.
- **Article 4 Direction:** A rule that removes automatic planning permission for certain types of development or changes of use in an area.



- Continue to encourage skills and training opportunities for local people.
- Support small and medium businesses, including their need for affordable workspace.
- **Affordable workspace means:** Office or studio space that is affordable and meets certain people's needs.



- Follow the 'Agent of Change' principle from the London Plan (2021).
- This means new homes built near noisy places should be designed to reduce noise reaching into the home, so existing venues will have less noise complaints and can continue to operate.



- Review the town centre boundaries and make changes where appropriate.



- Support affordable workplaces for businesses.
- Create jobs and training opportunities for local people.
- Protect important industrial areas where businesses can grow.



- We have several Industrial sites in the borough that are identified as Locally Significant Industrial Sites (LSIS). The Local Plan identifies some of these places as potentially being redeveloped if it supported the industrial nature of the site.

It could include:

- workplaces for businesses
- new homes



- Recognise the value of looked-after, step-free public toilets so people can use public spaces confidently.



- Make sure the car parking needs are carefully planned and delivered.
- Developers must show that they can provide car parking and disabled parking needs.



- Read more about our draft economy and town centres policies in Chapter 7 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give your feedback or come and meet us at one of our events to find out more.

Social structure infrastructure (schools, health and community facilities)



- **Social infrastructure means:** The physical spaces and community spaces that bring people together, helping them build relationships and trust.
- Social infrastructure is important for building strong communities together, creating a fairer place and improving the wellbeing of residents.



- As Kingston experiences housing and economic growth, the borough will need more social spaces to support its growing population.
- To meet this rising demand, the council aims to look after and improve current community buildings whilst also supporting the development of new modern spaces.



- As an Age-Friendly borough, Kingston's social infrastructure plans make accessible public spaces, universal play areas and step-free public toilets a priority.

- These steps make sure that residents of all ages and abilities can live independently and stay connected with their communities and neighbourhoods.



- To understand what improvements are needed locally, the council has published an Infrastructure Delivery Plan (IDP).



- This infrastructure plan makes sure new homes and public services are built at the same time and paid for by developers.
- This makes sure that both current and future residents have access to healthcare, schools/colleges, sports facilities and community spaces.

Your feedback included:



- Worries that current community spaces won't meet the needs of a growing population.
- Requests to look after local community spaces and cultural venues because they are very important to the local community.



- Requests for improved access to playing fields and other leisure spaces, which are important for people's health and wellbeing.



- Requests to look after libraries, youth centres and other social care buildings.



- Requests to recognise Tolworth Hospital, Kingston Hospital and Surbiton Health Centre for the important services they give to the borough.



- Requests to include information regarding the diversity of Kingston.



- Requests to look after arts and culture within Kingston.

We are now suggesting to:



- Protect existing local services and community facilities from development that would harm or replace them.
- Support new community centres where they are needed.
- Improve existing community buildings and facilities.
- Make sure there are enough community facilities for Kingston's growing population.



- Continue to support the development of arts and cultural spaces, with the aim of continuing to make sure Kingston is a nice place to live.



- Include more information on Kingston's diversity in the first chapter.



- Encourage schools to sign "community use agreements."
- This means local people can use the school's sports fields and gyms when the school is closed, like during evenings and weekends.



- Ensure all new homes have play spaces that are good quality, accessible and inclusive.



- Show the value of working together with health and community partners to tackle local health and social care issues.



- Recognise the value of health services provided by Tolworth Hospital, Kingston Hospital and Surbiton's Health Centre.



- Support for temporary use of unused buildings and land for art and culture uses.



- Protect pubs from being changed or demolished.
- Developers must show there has been no interest in using the building as a pub or community building for 2 years before it can be changed.



- Read more about our draft social infrastructure policies in chapter 8 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give your feedback or come and meet us at one of our events to find out more.

Natural environment



- Green infrastructure means our network of multi-use green and blue spaces - including rivers, parks, woodlands, playing fields and wetlands.
- These spaces provide important areas for local people to exercise and enjoy the outdoors, while also providing habitats to support our local biodiversity.



- Around one third of the borough is Green Belt or Metropolitan Open Land (MOL). Most of this land is in the south, close to Hook and Chessington.



- In preparing the new Local Plan, the council must show how it will meet its needs for both housing and employment.
- If we cannot find enough space in our built up areas, the council must carefully study the Green Belt to see if these boundaries need to change.

Your feedback included:



- Worries about how future housing and the growing population will impact the borough's open spaces.
- Worries about the loss of protected Green Belt and Metropolitan Open Land.



- Requests to set up new open spaces and improve public links with parks and other green areas.
- Requests for developers to improve how they look after their open spaces.



- Worries whether a 30% Biodiversity Net Gain target can be achieved.

Biodiversity Net Gain (BNG) means: Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before.



- Requests to make sure that new developments improve wildlife spaces on both land and water.
- Requests to make sure that paying to replace damaged nature somewhere else is only ever done as a last resort.
- Requests to recognise the importance of older trees.



- Support for growing community food-growing opportunities and for looking after the allotment spaces in the borough.

We are now suggesting to:



- Encourage new developments to improve public access to local parks and other open spaces.
- In areas that do not have enough green spaces, new large building projects must create new outdoor spaces that are looked after.
- Look after current open spaces and only allow them to be lost if a development provides a wider benefit to the public.



- Have a 20% Biodiversity Net Gain (BNG) rule for large sites included in the Local Plan, which is above the Government's 10% target.



- Look after and improve the natural environment by supporting Kingston's Biodiversity Action Plan, which looks at our main habitats and species and the main actions needed to look after them.



- Require developments to include 'urban greening' features which may include trees, vegetation, green roofs and green walls.
- **Green roofs/walls means:** Planting on roofs or walls to provide benefits to the climate, food growing and outdoor activities.



- Look at our Green Belt land to work out if any areas can be used for development without harming the rest of the Green Belt land.

- **Green Belt land means:** An area of open land around London (or other urban areas). The aim of Green Belt policy is to keep it as open as possible.



- Bring in a new policy to look after and improve the natural, historic and built environment around the River Thames corridor and other smaller rivers (such as the Hogsmill River and Beverley Brook).



- Look after current trees where possible and, if trees are to be cut down, make sure new, similar trees are planted.



- Read more about our draft natural environment policies in chapter 9 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give your feedback or come and meet us at one of our events to find out more.

Transport



- Kingston benefits from good connections to nearby towns from our roads, trains and buses.
- The council does not have control over public transport which is run by partners such as Transport for London (TfL), Network Rail, South Western Railway, and Surrey County Council.



- This means the council cannot control things such as the development of Crossrail 2.
- To make change locally, the council is trying to lessen the overall need to travel and encourage people to avoid using a car.



- Where travel is needed, pedestrians, cyclists, wheelchair and mobility scooter users will be a priority, with the aim to achieve the Mayor of London's target of 75% of all journeys being sustainable by 2041.
- We are also adding more electric vehicle charging points to try and improve local air quality.

Your feedback included:



- Requests for better cycling, walking and public transport facilities.
- People are worried that buses and trains will not be able to handle the number of passengers in the future.
- People want us to look after our local public transport, like buses and train lines.

- Support for plans to make active travel (such as walking and cycling) even more accessible, safe and appealing.



- Support for car free development, where possible.
- Support for making cycle spaces, electric vehicle charging points and car club spaces in new development areas a priority.
- **Car Clubs means:** A membership service that provides access to vehicles for people to rent in the short-term.
- Worries over traffic.



- Comments highlighting the need for car parking to support local businesses.

We are now suggesting to:



- Continue to encourage more walking, cycling and use of public transport.
- Encourage cycle parking to be given on some developments.



- Use travel plans, like the “Kingston Town Centre Movement Strategy” to help guide and pay for better, greener ways to travel.



- Work with partners to deliver transport improvements that can support a growing population.



- Build electric vehicle charging points across the borough.



- Bring in a new policy for tying up boats to the side of the river and for things that float on the water, to improve the look and feel of the River Thames.

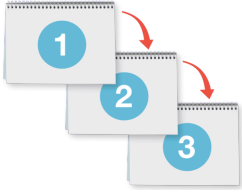


- Be balanced in our plans for car parking.
- While knowing some people need cars, new areas of development will be car free in areas with good public transport links.



- Read more about our draft transport policies in chapter 10 of the Local Plan.
- If you believe this chapter is not sound, we want to hear from you. Give us your feedback or come and meet us at one of our events to find out more.

How we will deliver the Plan



- This chapter shows how the Local Plan will be delivered, supported and looked at over time.



Monitoring allows us to:

- work out whether we are meeting our targets
- check how useful our planning policies are
- work out if any changes are needed.

Your feedback included:



- Ask developers to help pay for important local infrastructure.



- Support for engaging with the community more.



- Set clear targets to measure progress.
- Targets should be clear about what needs to happen, how we can check progress and say when the goals should be completed by.



- Use technology to help track progress and check results.

We are now suggesting to:



- Have clear targets to make sure the progress of the Local Plan can be easily monitored over time.



- Have Health Impact Assessments for certain development projects to reduce negative impacts on residents.



- Find more ways to use technology and computers to check our progress.
- This includes using artificial intelligence (AI) and easy-to-read progress screens (dashboards).

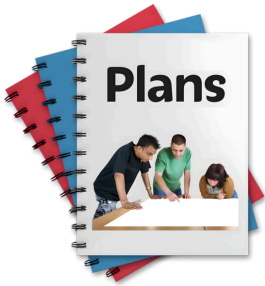


- Read more about our draft implementation and monitoring policies in chapter 11 of the Local Plan.



- If you believe this chapter is not sound or legally compliant, we want to hear from you.
- Give your feedback in our consultation response form or come and meet us at one of our events.

Infrastructure Delivery Plan (IDP)



- **Infrastructure Delivery Plan (IDP):** The Infrastructure Delivery Plan shows the buildings and spaces that will support development in the borough over the Plan and how we will achieve this.



- The council has created an **Infrastructure Delivery Plan** that shows all the new infrastructure (such as schools, leisure centres, and healthcare facilities) we believe the borough will need in the future.



- It also explains how these projects will be paid for and achieved, and will be updated as the borough changes.



- You can read this Plan alongside our other public consultation documents.

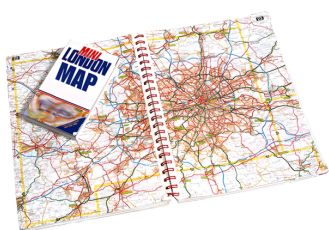
Sites for new development



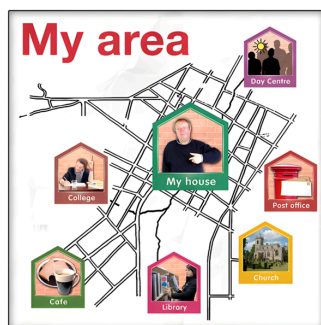
- **Site allocation means:** Finding land and deciding what this land could be used for. For example, land could be used for homes, jobs, infrastructure or a mixture of these.



- Development of these sites will help to deliver new homes and spaces for jobs.



- There are a total of 55 sites chosen, spread across the borough, as shown in Figure 12.2 and on the Policies Map (available on the council's website).



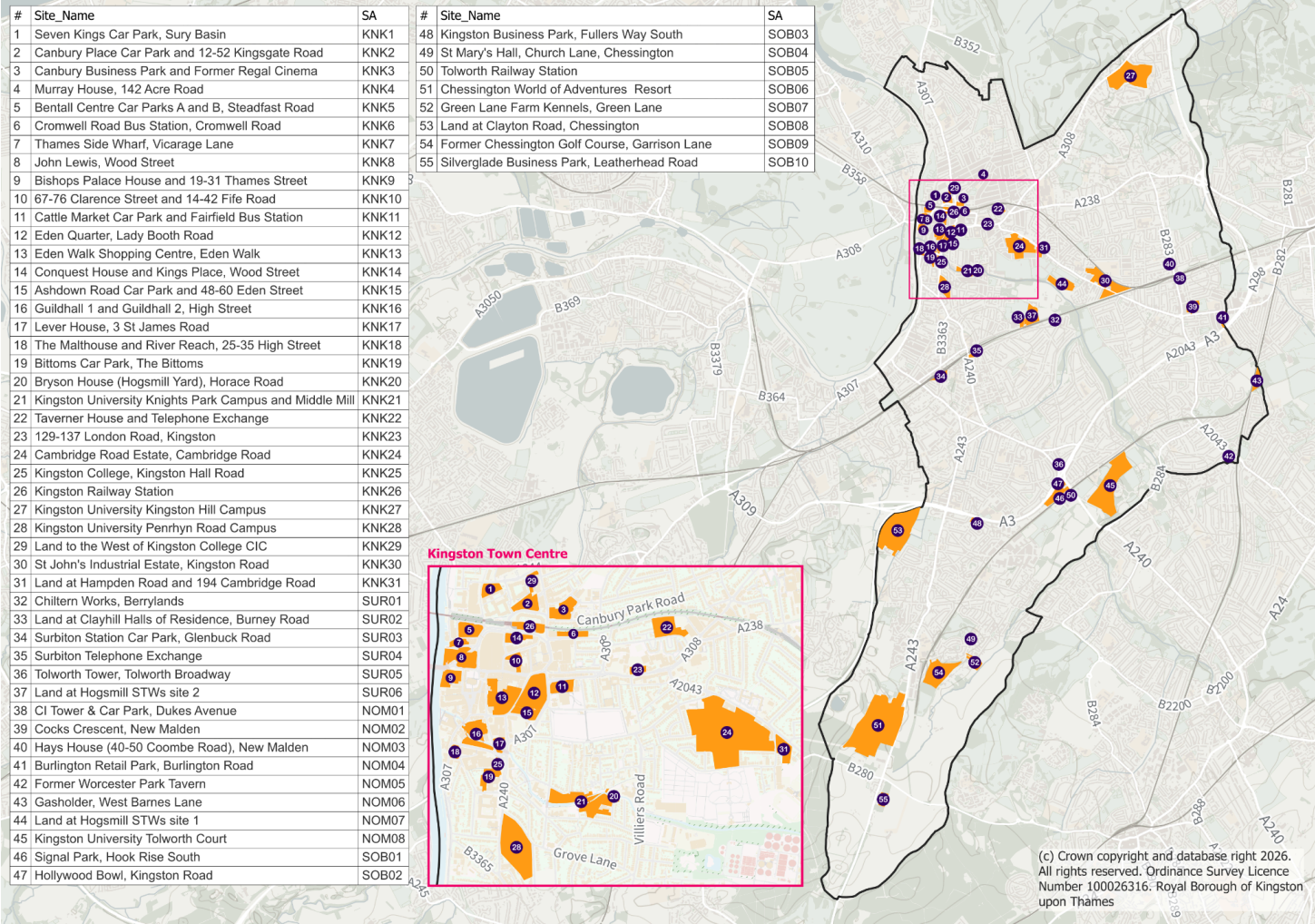
The sites chosen are grouped by neighbourhoods:

- KNK - Kingston and North Kingston
- NOM - New and Old Malden
- SOB - South of the Borough
- SUR - Surbiton



- The sites chosen in this Local Plan have been decided by a range of things including sites submitted to the Council through previous 'Call for Sites' exercises.

Figure 12.2 - Map showing the Draft Site Allocations



The following sites are proposed for development in the Plan

Site Reference	Site Name	Proposed Use
KNK1	Seven Kings Car Park, Sury Basin	Mixed Uses (Business / Residential)
KNK2	Canbury Place Car Park & 12-52 Kingsgate Road	Mixed Uses (Business / Residential)
KNK3	Canbury Business Park and Former Regal Cinema	Mixed Uses (Business / Residential)
KNK4	Murray House, 142 Acre Road	Residential only
KNK5	Bentall Centre Car Parks A and B, Steadfast Road	Mixed Uses (Business / Residential/Car parking)
KNK6	Cromwell Road Bus Station, Cromwell Road	Mixed Uses (Business / Residential/Bus station)
KNK7	Thames Side Wharf, Vicarage Lane	Mixed Uses (Business / Residential)
KNK8	John Lewis, Wood Street	Mixed Uses (Business / Residential/Car parking)
KNK9	Bishops Palace House and 19-31 Thames Street	Mixed Uses (Business / Residential/Hotels)
KNK10	67-76 Clarence Street and 14-42 Fife Road	Mixed Uses (Business / Residential)
KNK11	Cattle Market Car Park and Fairfield Bus Station	Mixed Uses (Residential/Bus station)
KNK12	Eden Quarter, Lady Booth Road	Mixed Uses (Business / Residential/Hotels)
KNK13	Eden Walk Shopping Centre, Eden Walk	Mixed Uses (Commercial / Residential/Hotels/Car parking)
KNK14	Conquest House and Kings Place, Wood Street	Mixed Uses (Business / Residential)
KNK15	Ashdown Road Car Park and 48-60 Eden Street	Mixed Uses (Business / Residential)
KNK16	Guildhall 1 and Guildhall 2, High Street	Mixed Uses (Business / Residential/Non-residential)
KNK17	Lever House, 3 St James Road	Mixed Uses (Business / Residential)
KNK18	The Malthouse and River Reach, 25-35 High Street	Mixed Uses (Business / Residential)
KNK19	Bittoms Car Park, The Bittoms	Residential only

KNK20	Bryson House (Hogsmill Yard), Horace Road	Residential only
KNK21	Kingston University Knights Park Centre and Middle Mill	University campus
KNK22	Taverner House and Telephone Exchange, Birkenhead Avenue	Residential only
KNK23	129-137 London Road	Mixed Uses (Education/Business / Residential)
KNK24	Cambridge Road Estate, Cambridge Road	Mixed Uses (Residential/community facilities)
KNK25	Kingston College, Kingston Hall Road	Residential only
KNK26	Kingston Railway Station	Mixed Uses (Commercial / Residential/Railway facilities)
KNK27	Kingston University Kingston Hill Campus	Mixed Uses (Education / Residential)
KNK28	Kingston University Penrhyn Road Campus	University campus
KNK29	Land to the West of Kingston College Creative Industries Centre, Richmond Road	Residential only
KNK30	St John's Industrial Estate, Kingston Road, New Malden (LSIS)	Mixed Uses (Industrial / Commercial / Residential)
KNK31	Land at Hampden Road Industrial Estate and 194 Cambridge Road, Norbiton (LSIS)	Mixed Uses (Commercial / Industrial)
NOM1	CI Tower and Car Park, Dukes Avenue, New Malden	Mixed Uses (Business / Residential/Hotels)
NOM2	Cocks Crescent, New Malden	Mixed Uses (Business / Residential/community facilities)
NOM3	Hays House (40-50 Coombe Road), New Malden	Residential only
NOM4	Burlington Retail Park, Burlington Road, New Malden	Mixed Uses (Business / Residential)
NOM5	Former Worcester Park Tavern	Mixed Uses (Care home / Residential)
NOM6	Gasholder, West Barnes Lane, Motspur Park (MOL)	Residential only
NOM7	Land at Hogsmill Sewage Treatment Works Site 1 (MOL)	Residential only
NOM8	Kingston University Tolworth Court	Leisure / Sports uses only

SOB1	Signal Park, Hook Rise South, Tolworth	Residential only
SOB2	Hollywood Bowl, Kingston Road, Tolworth	Residential only
SOB3	Kingston Business Park, Fullers Way South, Chessington	Residential only
SOB4	St Mary's Centre, Church Lane, Chessington	Residential only
SOB5	Tolworth Railway Station	Mixed Uses (Commercial / Residential/Railway facilities)
SOB6	Chessington World of Adventures Resort	Leisure only
SOB7	Green Lane Farm Kennels, Green Lane, Chessington (Grey Belt land)	Residential only
SOB8	Land at Clayton Road, Chessington (Grey Belt land)	Residential only
SOB9	Former Chessington Golf Course, Garrison Lane, Chessington (Grey Belt land)	Residential only
SOB10	Silverglade Business Park, Leatherhead Road, Chessington	Mixed Uses (Industrial / Business)
SUR1	Chiltern Works, Berrylands	Mixed Uses (Business / Residential)
SUR2	Land at Clayhill Halls of Residence, Burney Road	Residential only
SUR3	Surbiton Station Car Park, Glenbuck Road	Mixed Uses (Business / Residential/Railway facilities)
SUR4	Surbiton Telephone Exchange	Residential only
SUR5	Tolworth Tower, Tolworth Broadway	Mixed Uses (Business / Residential)
SUR6	Land at Hogsmill Sewage Treatment Works Site 2 (MOL)	Residential only