

Kingston's Local Plan 2028-2043

Our vision up to 2043



What is the Kingston Local Plan?

Kingston's new Local Plan (2028 - 2043) sets out our vision for an inclusive and sustainable borough. It will guide how the borough grows and changes, identifying development (such as the homes, jobs, infrastructure, community, culture and leisure facilities, and green spaces) that current and future generations will need to thrive, whilst celebrating and protecting what makes our Royal Borough unique.

The Plan outlines where development can take place and the planning policies that will be used to make decisions on future planning applications.

Our vision for the borough

- We will provide the essential homes, jobs and infrastructure our communities need, while protecting and enhancing the unique qualities that define us
- Kingston will establish itself as a vibrant metropolitan centre for culture, retail, business and innovation in South West London
- The character and appearance of our town centres and neighbourhoods will evolve through exemplary design and placemaking, creating attractive and functional spaces that enable communities to come together for culture, leisure and work
- Walking, cycling, or using public transport will be the first choice for everyday journeys
- We will take the lead in responding to the climate and biodiversity emergency
- All development will adhere to high sustainability standards to preserve and protect our biodiversity and green spaces

Shaping our future together: working with communities

Thank you to everyone who has taken part in helping shape the Local Plan over the previous three rounds of extensive engagement. We are pleased to share the publication version with you.



Share any final comments on legal compliance and soundness

At this consultation stage, which is called a Regulation 19 consultation, comments need to focus on **legal compliance** and **'soundness'** as set out in the National Planning Policy Framework (paragraphs 36 - 38).

For more information, including a link to all consultation documents and ways to share your comments, visit www.kingston.gov.uk/localplan

You can share any final comments on legal compliance and soundness in a number of ways:

- 🌐 Complete the online response form which is available through our website www.kingston.gov.uk/localplan
 - 📄 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 one of the stamped addressed envelopes provided
 - ✉ Email localplan@kingston.gov.uk
 - ✉ Write to us at: Spatial Planning Team, The Royal Borough of Kingston upon Thames, Guildhall 2, High Street, Kingston upon Thames, KT1 1EU
- We are also hosting drop-in events across the borough, find out more by visiting www.kingston.gov.uk/localplan

Share any final comments with us by **4 September 2026**.

If you need the Local Plan in an alternative format, or if you have a question, please email localplan@kingston.gov.uk or call **020 8547 5000** and someone will call you back.



www.kingston.gov.uk/localplan

A Borough-wide Strategy for Growth



Sustainable Development Strategy

The Local Plan’s Sustainable Development Strategy balances future growth with environmental and community needs. These sites will help deliver new homes, jobs, infrastructure and other facilities over the Plan period.

Growth will be focused in:

- Key Areas of Change;
- sustainable and accessible locations, including in town centres and areas with good public transport;
- selected Green Belt sites identified as ‘grey belt’ in sustainable locations; and
- selected brownfield sites within Metropolitan Open Land



What is the Green Belt?

Green Belt zones were established in 1938 to protect mostly open, undeveloped land surrounding major cities and towns. Their main purpose is to contain urban sprawl and keep cities from expanding indefinitely into the countryside.

London’s Green Belt boundaries are no longer strictly permanent, with national policy now requiring councils to review these boundaries if housing needs cannot be met elsewhere.

As a result, Kingston must consider developing areas of its Green Belt that contain low-quality, inaccessible, or previously developed land, now nationally defined as ‘grey belt’ land.



Site allocations

The Local Plan identifies sites across the borough that are suitable for future development. These sites will help deliver new homes, jobs, infrastructure and other facilities over the Plan period.



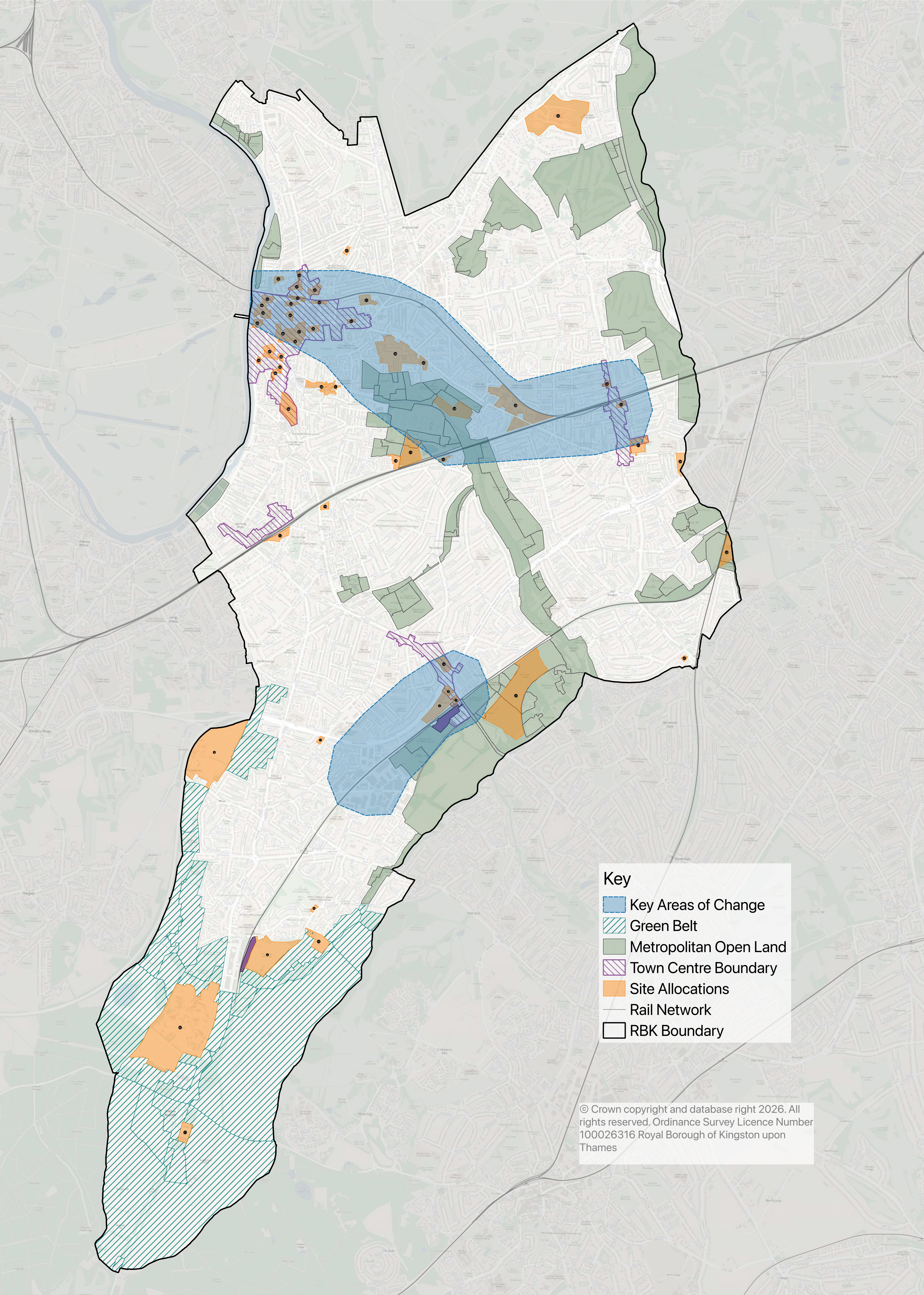
What is a site allocation?

A site allocation identifies land that is considered suitable for future development and sets out the council’s expectations for how the site should be developed. Any future planning application must still comply with all relevant Local Plan policies.

If a parcel of land is included in the Local Plan’s Site Allocations, it doesn’t mean that:

- planning permission has been granted
- development will happen immediately
- the Council owns the land
- other Local Plan policies no longer apply

Allocating a site does not mean it will definitely be developed. Landowners are not required to bring sites forward and any future development would still need planning permission.



What this means for Kingston

Sustainable locations

Growth will be focused in the most sustainable locations which are close to public transport, local services and facilities

Preserving the Green Belt

Most Green Belt land will remain protected, with only selected sites identified for release

Preserving and enhancing local character

Each neighbourhood will have a strategy that reflects its unique character and opportunities

Coordinated development

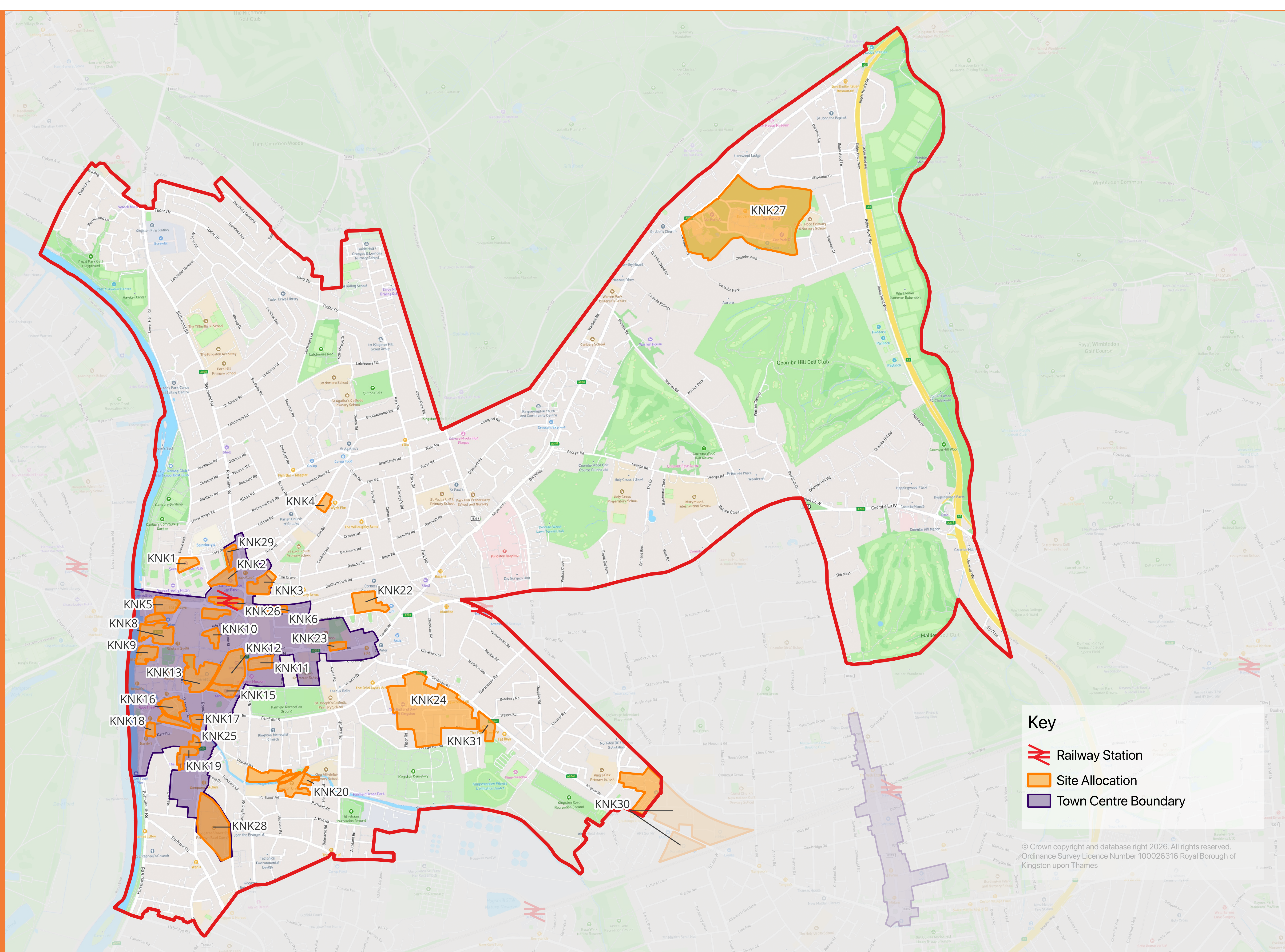
Future development will be planned across the borough rather than happening in an uncoordinated way



Kingston and North Kingston Neighbourhood



Shaping the future of Kingston and North Kingston



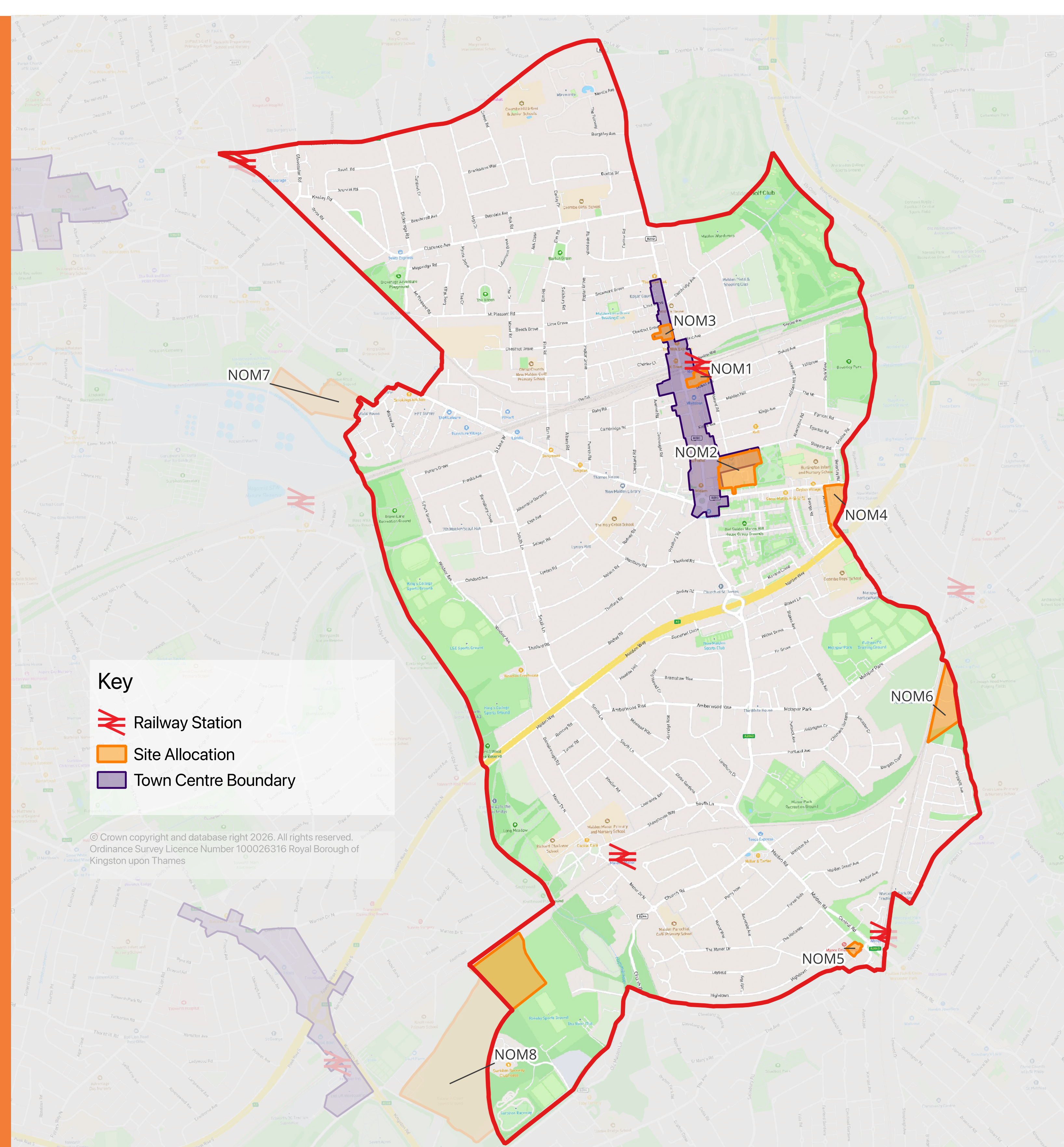
- support and protect Kingston's Metropolitan Town Centre status by encouraging investment in its retail, culture and leisure facilities
- support the delivery of new homes on previously developed land, in well-connected locations
- support a thriving night-time economy
- support the delivery of high quality office space
- support the continued regeneration of the Cambridge Road Estate
- support the continued improvements to Kingston University's campuses
- support the preservation of the Kingston Old Town Conservation Area, including the Ancient Market Place and key landmarks such as All Saints Church and Kingston Bridge
- protect existing parks and secure funding to improve their facilities
- preserve existing walking, cycling, and wheelchair and mobility scooter connections to local areas, including routes along the Thames Path to Richmond, across Kingston Bridge to Hampton Wick, and through Kingston Gate into Richmond Park
- preserve the character of the Thames Policy Area
- protect and improve access to sports facilities, such as the new Kingston Leisure Centre
- adjust the boundaries of Kingston Town Centre to include Canbury Business Park and nearby industrial sites



New and Old Malden Neighbourhood



Shaping the future of New and Old Malden



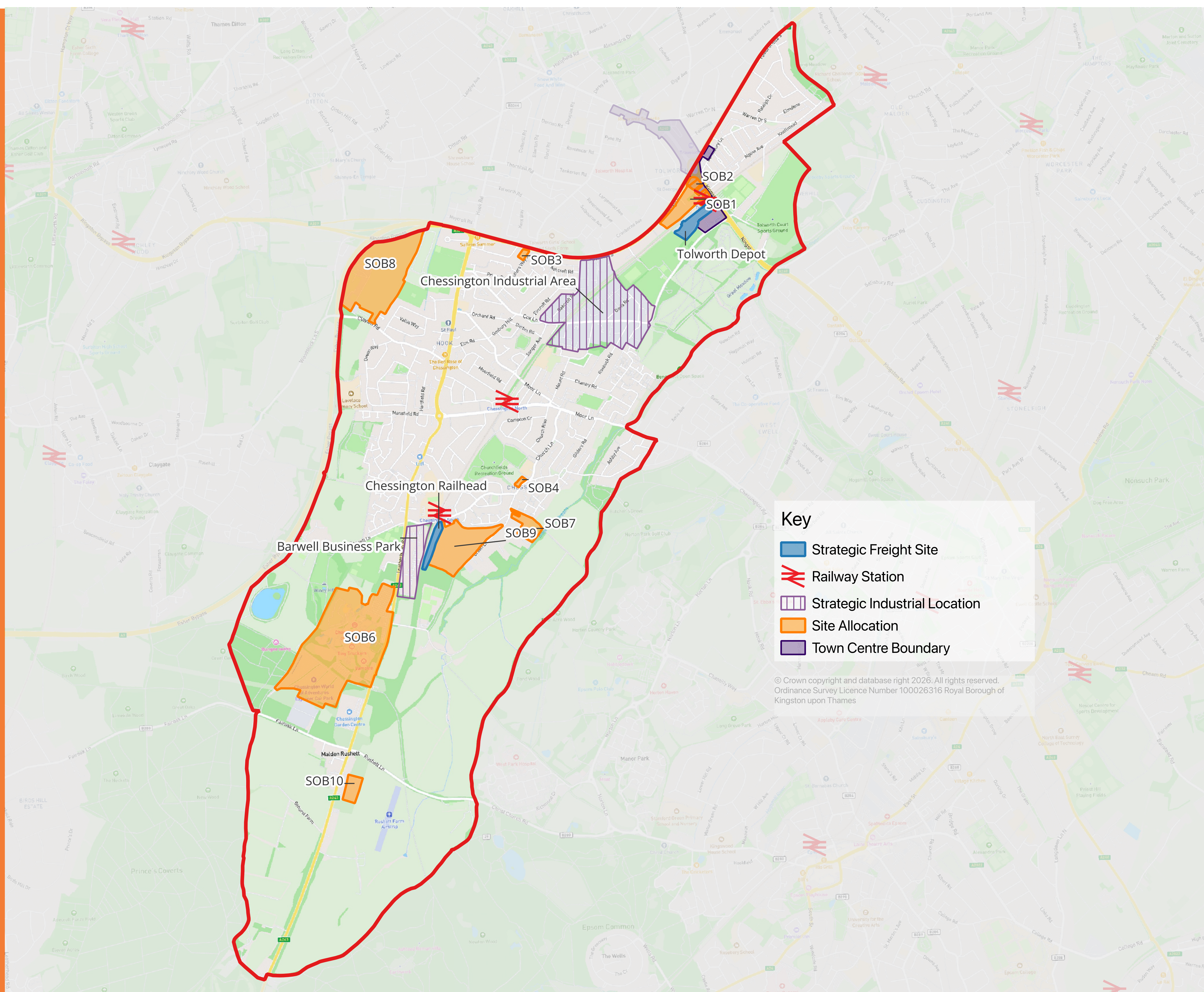
- protect the High Street as both a retail and leisure destination
- support improvements to Cocks Crescent and the public spaces surrounding New Malden train station
- encourage public access to the Hogsmill River and Beverley Brook and encourage restoration of these waterways
- improve existing green spaces and park facilities, including at Beverley Park, Manor Park, and Dickerage Road Recreation Ground
- support festivals and cultural events in New and Old Malden, building on the celebrations organised by local Korean, Tamil and wider community groups
- adjust the boundaries of New Malden District Centre to focus on town centre uses and remove some residential properties around Cocks Crescent from the boundary



South of the Borough Neighbourhood



Shaping the future of the South of the Borough



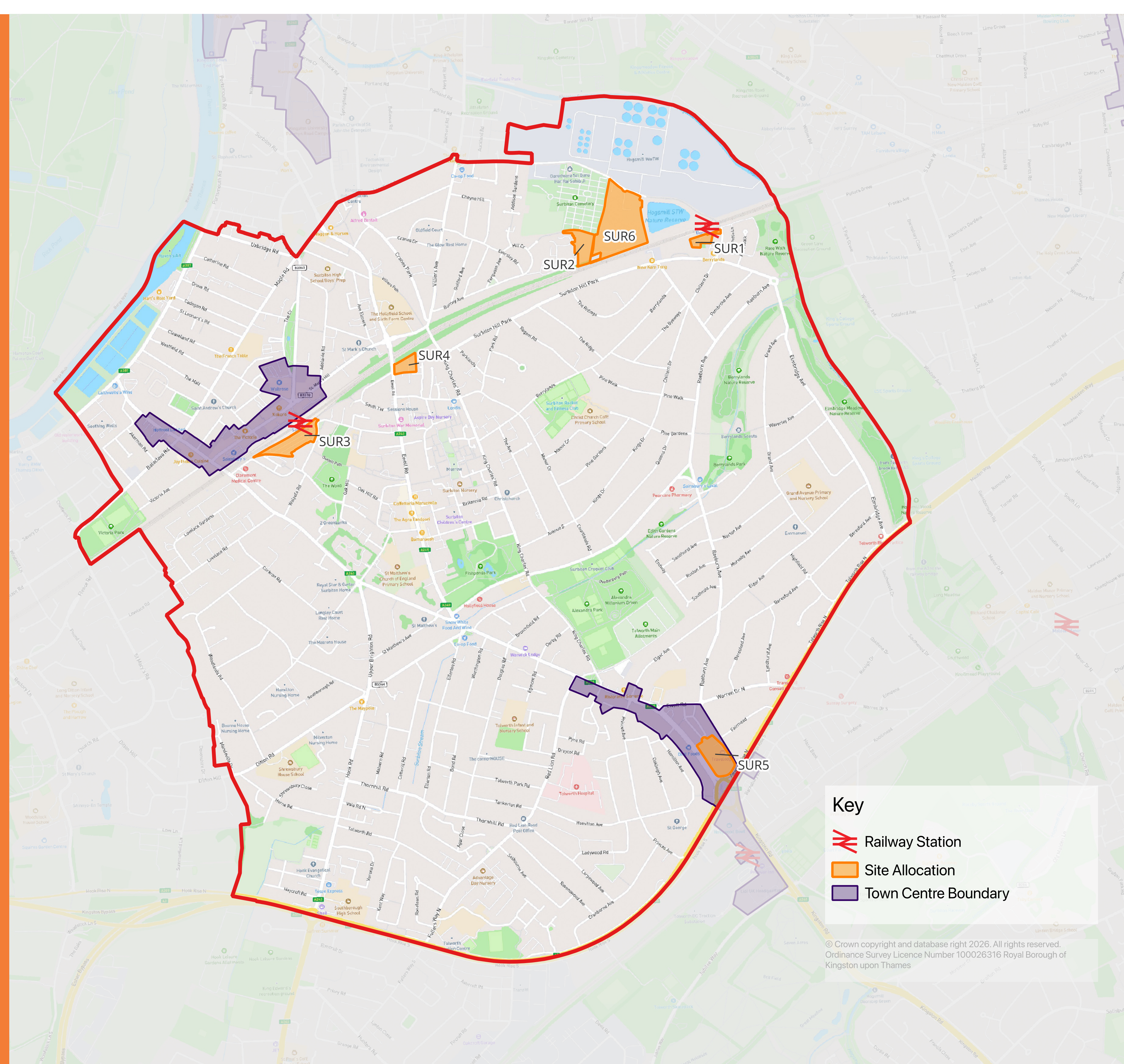
- support new shops, leisure, offices and homes in Tolworth Town Centre that has its boundary expanded to include Tolworth Railway Station and Lidl Head Office
- protect Green Belt land that meets the purposes identified in the National Planning Policy Framework
- provide new homes on certain grey belt sites in well-connected locations
- support economic growth in the neighbourhood, including the three industrial estates and Chessington World of Adventures
- support improvements to the Chessington Strategic Industrial Location (as shown on map) to help businesses grow and create jobs
- support improvements to open spaces, including King George's Field
- improve communal spaces and facilities across the neighbourhood to meet the needs of existing and future residents, such as at the Hook Centre
- protect Tolworth Court Farm Local Nature Reserve as an important habitat and area of Metropolitan Open Land
- protect the Tolworth Depot and Chessington Railhead Strategic Freight Sites (as shown on map)
- continue working with Transport for London (TfL) and Surrey County Council to maximise strategic transport improvements throughout the neighbourhood



Surbiton Neighbourhood



Shaping the future of Surbiton



- support town centres and encourage investment in local businesses
- improve public spaces and facilities by working with local groups to create flexible community spaces
- support car-free development in areas with good public transport connections
- protect existing open spaces and riverside paths
- improve links between public transport services and local walking, cycling, wheelchair and mobility scooter routes
- adjust the boundaries of Surbiton District Centre to focus on town centre uses and remove some residential properties on St Philips Road and Brighton Road from the boundary

Homes and Great Places



Kingston is planning for nearly 20,000 new homes by 2043.

Kingston needs more homes to support its growing population. With limited land and high house prices, the borough must find ways to deliver a wider range of homes, including affordable and specialist housing.



Our approach

We will:

- deliver Kingston’s housing requirement through a clear programme for development over the Plan period
- prioritise brownfield land in urban areas and well-connected locations
- where this is not enough, identify sustainable grey belt land and specific underused brownfield sites within Metropolitan Open Land
- secure more affordable homes:
 - 35% on privately owned land
 - 50% on public-sector land
 - 50% on Green Belt and Metropolitan Open Land allocations
- deliver homes for different household sizes, tenures and needs, including specialist and supported housing
- set clear criteria for Houses in Multiple Occupation and large-scale purpose-built shared living, laying the foundations for an Article 4 designation
- support community-led housing where it can make effective use of suitable grey belt land
- work with partners to provide permanent pitches for Gypsy and Traveller communities

High-quality design

Growth and change should make the borough an even better place to live, work and visit. New development will create attractive, resilient places that reflect local character, protect heritage and work for people of all ages and abilities.



Our approach

We will:

- require a design-led approach that responds positively to the borough’s local character, history and setting
- conserve and enhance heritage assets, historic places and archaeology, and protect and improve the borough’s valued views
- ensure development is inclusive, accessible and safe, with no difference in design quality between market and affordable homes
- require major developments to engage early with local communities and complete at least two design reviews before planning applications are submitted
- support well-designed homes on small sites
- expect new buildings to be adaptable over time
- identify locations where tall buildings may be appropriate, guided by the borough’s Building Heights Study
- encourage the sustainable retrofit of historic buildings
- ensure new development would not result in an unacceptable impact on resident’s amenity

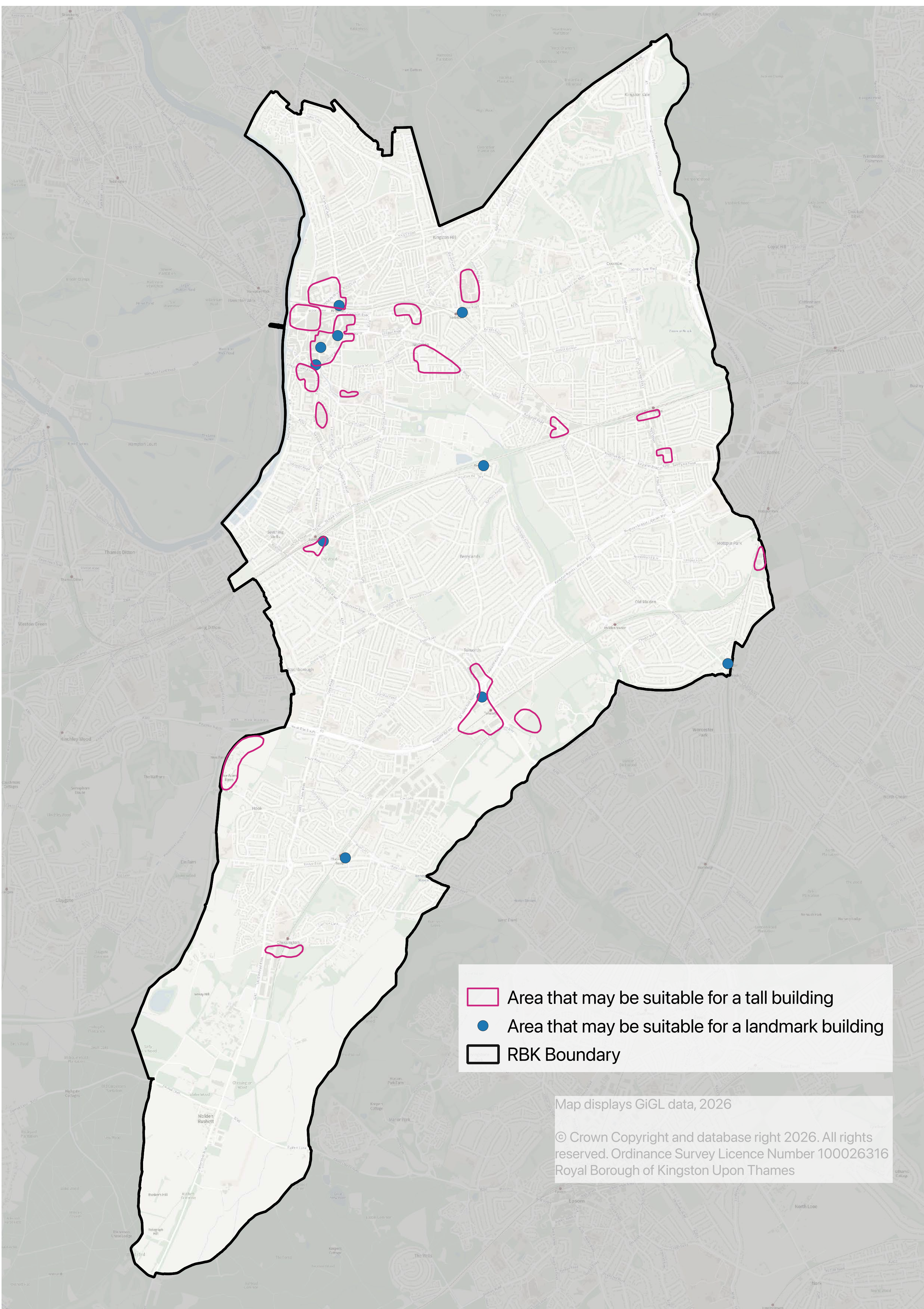


Figure 5.2 - Map of locations that may be suitable for tall building



What this means for Kingston

More homes

Including more affordable homes for local people

Homes for different needs

A wider choice of housing for families, older people, students, disabled residents and other households

Places with character

New development that respects the borough’s heritage, neighbourhoods and distinctive identity

Better streets and spaces

Attractive public spaces and neighbourhoods designed for everyday life

Inclusive, safer design

Places that are accessible, welcoming and safe for everyone

Climate, Nature and Green Spaces



Working with communities to mitigate the impacts of climate change locally is central to Kingston’s future. Rising temperatures, flood risk and water scarcity are already affecting the borough, with some communities more exposed to their impacts than others.

Our parks, rivers, trees and open spaces are vital infrastructure. They provide places to play, exercise and connect with nature, while helping to cool neighbourhoods, manage rainwater, and support wildlife.

Kingston declared a Climate Emergency in 2019.
Our ambition is for Kingston to become a net-zero carbon borough by 2038.

Cutting carbon and building resilience

Our approach

We will:

- require major developments to achieve net-zero carbon, with any remaining emissions addressed through carbon offsetting or off-site measures
- ensure new development helps improve local air quality
- guide development away from areas at greatest flood risk and requiring measures that reduce flooding
- support water reuse, including greywater recycling in new developments, where feasible
- design buildings to stay cool naturally, reducing overheating and reliance on air conditioning
- support low-carbon heating networks where appropriate
- encourage high water-efficiency standards for new development
- encourage the sustainable retrofit of existing buildings to improve energy efficiency
- support the River Thames Scheme to reduce flood risk across the borough

Greener development

Our approach

We will:

- improve access to parks and open spaces. In areas of deficiency, major developments will be required to create new areas of publicly accessible open space
- protect existing open spaces and only permit their loss if a development provides a wider public benefit that clearly outweighs that loss
- introduce a 20% Biodiversity Net Gain (BNG) requirement for sites allocated within the Local Plan which are above 2 hectares, which remains above the Government’s mandatory 10% target
- require developments to meet an ‘urban greening’ target through features such as trees, vegetation, green roofs, green walls, and high-quality landscaping. We are seeking to go beyond the 2021 London Plan target to increase the green coverage in the borough
- protect Green Belt land that continues to meet the purposes identified in the National Planning Policy Framework
- protect and enhance the River Thames, Hogsmill River, Beverley Brook and other waterways
- require development proposals to protect and enhance the borough’s biodiversity and contribute to nature recovery
- support Kingston’s Biodiversity Action Plan, protecting priority habitats and species
- safeguard and improve green infrastructure so that nature, health and everyday life are better connected

What this means for Kingston

Lower-carbon development

New homes and buildings will be designed to reduce emissions

More nature in neighbourhoods

Trees, planting and green spaces woven into new development

Healthier rivers and wildlife

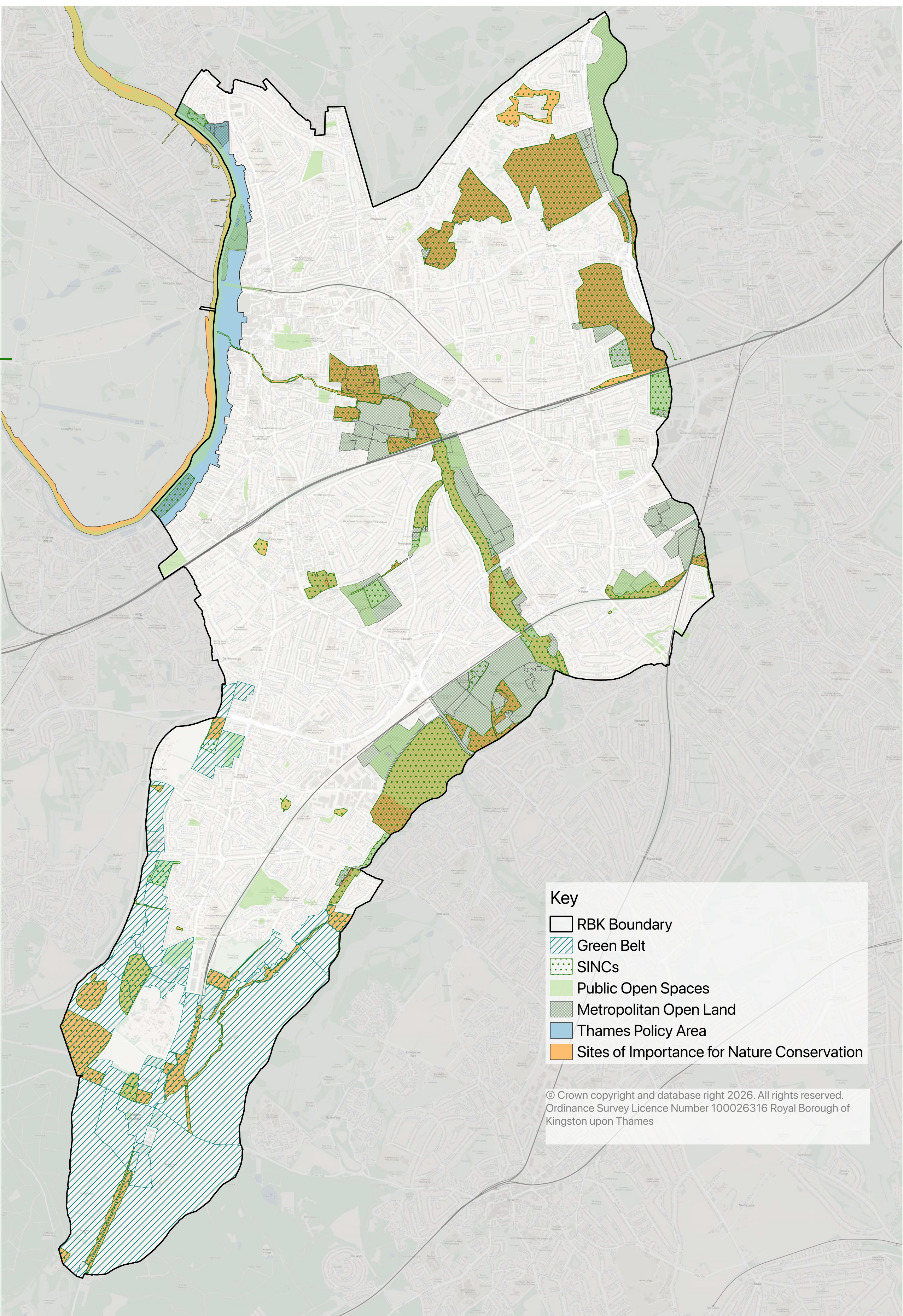
Stronger protection for habitats, biodiversity and Kingston’s waterways

Greater resilience

Communities better prepared for flooding, heat and other extreme weather

Better access to green space

Protect our parks, open spaces and the natural environment



www.kingston.gov.uk/localplan

Thriving Town Centres and Communities



Supporting a strong local economy and vibrant communities

Kingston's town centres play an important role in our communities. As the way we shop, work and spend our time evolves, the Local Plan will help our high streets adapt while ensuring they remain lively and welcoming.

The Plan supports jobs, investment and vibrant town centres, while ensuring that new development is accompanied by the infrastructure and community facilities needed to support a growing population.

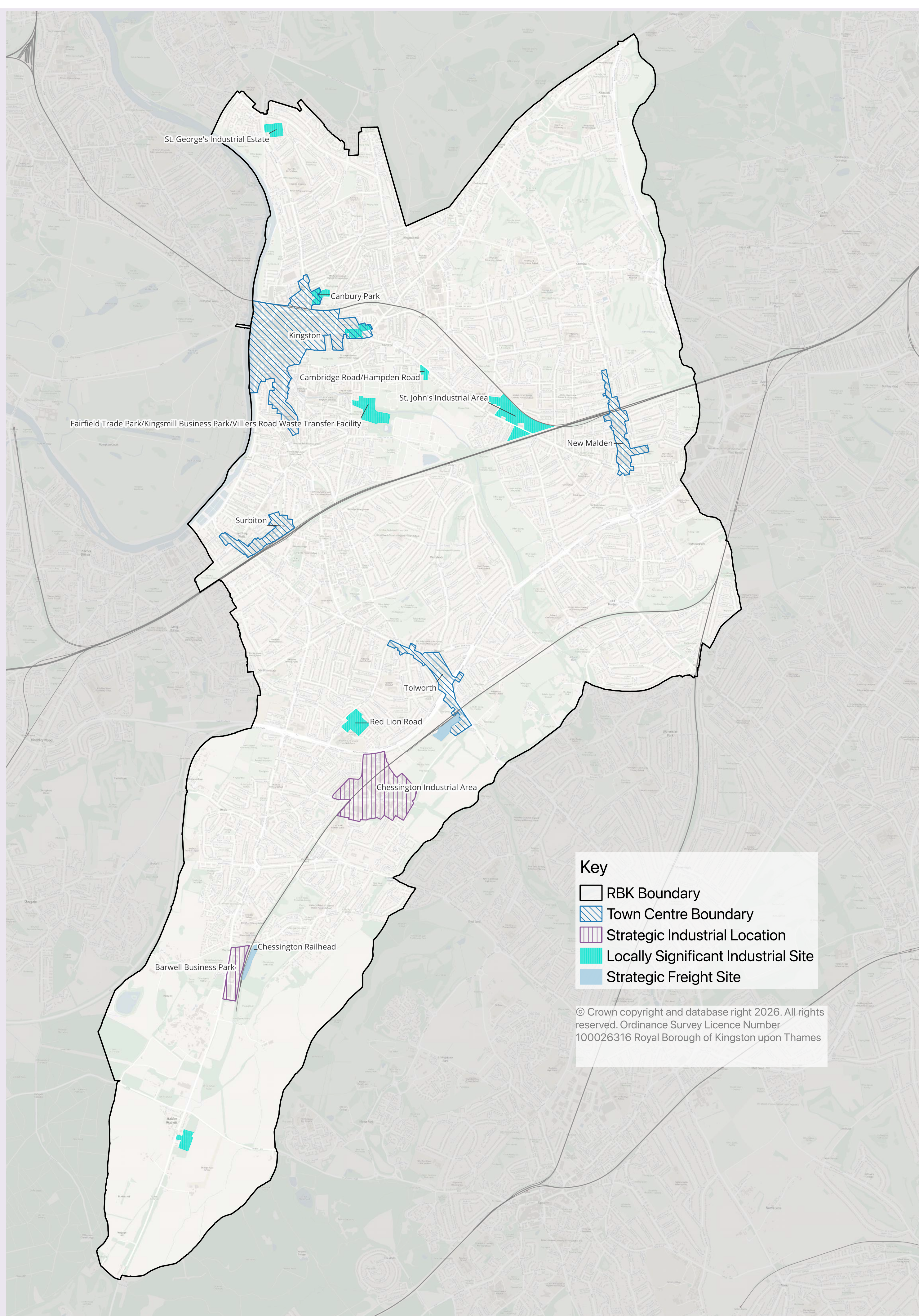
Our approach

A stronger local economy

- support small and medium businesses, including their need for affordable workspace
- promote skills, apprenticeships and local training opportunities
- protect existing employment areas and businesses in the borough
- support new mixed-use developments that combine homes and other uses such as employment and retail

Town centres for the future

- support town centres by encouraging a balanced mix of homes, offices, shops, leisure and community facilities
- support the provision of accessible public toilets
- support car free developments in town centres and areas with good access to public transport links



- support the development of new community spaces and the improvement of existing facilities
- support the borough's arts, culture, and leisure offer to strengthen the borough as a cultural destination
- encourage 'Community Use Agreements' to enable the wider community to use school sports facilities outside of school hours
- ensure all residential developments incorporate accessible and inclusive play spaces
- work with health and community organisations to improve local health and wellbeing
- support the temporary use of vacant buildings or land for art and cultural uses
- strengthen protection for pubs by requiring clear evidence that they are no longer viable before they can be converted or demolished

What this means for Kingston

Economic opportunity

Support the objectives of the Kingston Economic Development Strategy (2024 - 2028) by providing more opportunities for local business, creating local jobs and providing opportunities for skill development

Vibrant town centres

Town centres that remain vibrant places to live, work, shop and visit

Supported Communities



Supporting growth with the right infrastructure

Kingston is expected to grow over the coming years, bringing new homes, jobs and opportunities. To make this growth successful, it must be supported by the infrastructure people rely on every day.

The Local Plan aims to ensure that investment in transport, schools, healthcare, community facilities, utilities and green spaces keeps pace with development, creating well-connected neighbourhoods where people can live, work and thrive.

Our approach



Creating better connections

We want it to be easier, safer and more sustainable to travel around the borough by:

- improving transport infrastructure such as cycle and active travel routes
- working with partners to improve public transport and deliver future transport improvements
- requiring secure cycle parking in new developments
- expanding electric vehicle charging infrastructure
- managing river moorings and floating structures while protecting the character of the River Thames
- taking a balanced approach to car parking, encouraging car-free development where public transport is strongest while recognising that some residents and businesses continue to rely on cars



Delivering the infrastructure Kingston needs

To support the borough's growth, new homes and employment must be matched with the right infrastructure. We have produced an Infrastructure Delivery Plan, which identifies where upgrades are needed to transport, education, healthcare, utilities, community facilities and green spaces. This plan is regularly updated in partnership with infrastructure providers. Funding for these projects is secured from developers through the Community Infrastructure Levy to support new development across the borough.



Arts, culture, leisure and health

- support the development of new community spaces and the improvement of existing facilities
- support the borough's arts, culture, and leisure offer to strengthen Kingston's appeal as a cultural destination
- encourage 'Community Use Agreements' to enable the wider community to use school sports facilities outside of school hours
- ensure all residential developments incorporate accessible and inclusive play spaces
- work with health and community organisations to improve local health and wellbeing
- support the temporary use of vacant buildings or land for art and cultural uses
- strengthen protection for pubs by requiring clear evidence that they are no longer viable before they can be converted or demolished
- Require Health Impact Assessments to ensure development proposals consider health outcomes



What this means for Kingston

Active travel

Supporting infrastructure to encourage journeys by walking, cycling or using wheelchairs and mobility scooters

Public transport

Better public transport connections across the borough

Community investment

Investment in schools, healthcare and community facilities

Developer funding

Payments secured from developers through Community Infrastructure Levy and Section 106 Agreements that helps fund local infrastructure

Culture and community support

Support for arts, culture, leisure and community facilities which provide spaces for people to come together

Infrastructure delivery

New development that helps deliver community facilities and essential services guided by an Infrastructure Delivery Plan