



Kingston Local Plan

**Statement of Common Ground between
The Royal Borough of Kingston upon Thames
and London Borough of Wandsworth**

August 2026



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1. Introduction

- 1.1. A Statement of Common Ground (SoCG) is a documented record of the progress made by strategic policy-making authorities in addressing cross-boundary matters during the planning process. This SoCG has been created to show that RBK's Local Plan is built on effective collaborative efforts regarding cross-boundary strategic issues, aligning with the requirements of paragraph 27 of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance chapter on Maintaining Effective Cooperation.
- 1.2. This Statement of Common Ground addresses key strategic matters between the two signatories, the Royal Borough of Kingston upon Thames (RBK) and London Borough of Wandsworth (LBW), as relevant to the preparation of the Kingston Submission Draft Local Plan and its progression to public Examination.
- 1.3. Strategic matters overseen by other organisations will be addressed in other SoCGs, in order to streamline the process of reaching agreements with each party.
- 1.4. This SoCG concentrates on the strategic cross-boundary issues being tackled and the progress made in cooperative efforts to address them.
- 1.5. In the context of London, most strategic issues that extend beyond borough boundaries, such as housing targets and major growth areas, are primarily addressed by the London Plan. London Boroughs are working to implement the policies in the London Plan. Some of these policies are particularly relevant to this SoCG and are summarized in the key strategic matters below.
- 1.6. The document is intended to be 'live', updated as circumstances change. Please see the Governance Arrangements section of the statement for more details.

Background

- 1.7. Kingston Council prepared the Publication Draft Local Plan and will publish it for consultation between 6 July and 4 September. This is the version of the plan that the Council considers to be 'legally compliant' and 'sound' and will be submitted to the Planning Inspectorate for examination in December 2026.
- 1.8. To date, Kingston Council has consulted on:
 - 1.8.1. Early engagement on the draft Local Plan (Regulation 18) between May and July 2019
 - 1.8.2. Further engagement on the draft Local Plan (Regulation 18) between July and September 2021
 - 1.8.3. A First Draft Local Plan (Regulation 18) between November 2022 and February 2023.
- 1.9. LBW anticipate responding to RBK's next consultation on the Draft Local Plan. Consequently, there may be further comments, areas of common ground, or areas of uncommon ground relating to strategic and cross-boundary issues to record in a future update of this document, in line with the Governance Arrangements section.

2. Strategic Geography

- 2.1. This section sets out the factual position regarding cross boundary matters.
- 2.2. The Royal Borough of Kingston upon Thames is a London borough and, together with the other 31 boroughs and the City of London Corporation, sits within the regional governance of the Greater London Authority. Kingston is bordered by the London Boroughs of Richmond upon Thames, Wandsworth, Merton, and Sutton. In addition, Kingston shares its boundaries with the Surrey borough councils of Elmbridge, Epsom & Ewell, and Mole Valley which are also covered by Surrey County Council - the borough councils are responsible for planning, and the county council is responsible for strategic functions and services such as transport and education. Local Government reorganisation is underway and due to create new unitary authority of East Surrey from April 2027 to replace these councils in Surrey.
- 2.3. The area shown in Figure 1 has been identified as the strategic planning area for the purposes of this SoCG. These boroughs represent key cooperative partners and contain areas most likely to be directly affected by the policies set out in the Kingston Local Plan.

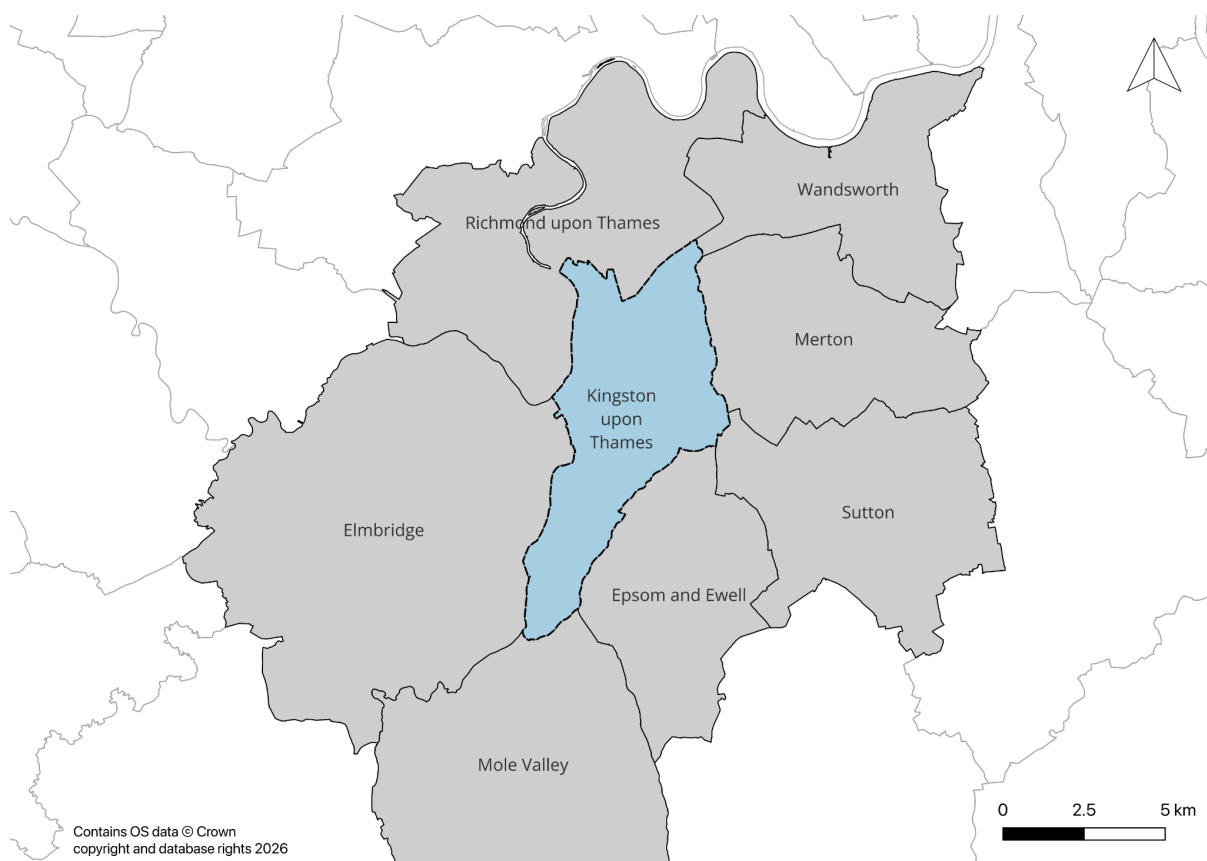


Figure 1: Map of Kingston in relation to its neighbouring authorities

3. Strategic Matters

- 3.1. RBK's new Local Plan seeks to address a number of key strategic matters. Each is considered in turn. The SoCG identifies where there are specific areas of joint working or cooperation. The parties agree to work together through several actions, which are detailed as records of agreement. Where relevant, this SoCG also highlights where agreement on key strategic matters have not, as yet, been reached.
- 3.2. Both parties will continue to communicate in a collaborative manner and engage with each other through 1-2-1 meetings, informal telephone and email correspondence and statutory consultation exercises.

Meeting identified housing needs within the borough and wider unmet housing needs

- 3.3. RBK's identified housing land supply falls significantly short of the total homes required through 2043. With a current five-year housing land supply of only 1.48 years, the Council faces an acute delivery challenge.
- 3.4. Whilst Greater London is considered to be the strategic housing market area for the purposes of the London Plan and its SHLAA, the more detailed assessment at a local level identifies five sub-regional areas (North, East, West, South and Central). Kingston is identified within the South area along with immediate neighbours, Merton, Wandsworth, Richmond upon Thames and Sutton.
- 3.5. In April 2026, RBK approached its neighbouring authorities seeking clarification on whether neighbouring authorities could assist in accommodating Kingston's unmet development needs, including housing delivery.
- 3.6. In response to this approach, LBW indicated that, whilst they currently have a five-year housing land supply, their housing supply, based on latest monitoring, is projected to fall below its housing requirement in future years. To address their long-term supply needs, LBW has indicated that they plan to identify new sources of supply through a review of the Wandsworth Local Plan following the publishing of the new London Plan, and its Borough-level housing requirements. However, in advance of the new London Plan and a review of Wandsworth's Local Plan progressing, it is unknown whether LBW will be able to identify sufficient new housing sources to not only meet the Borough's own short- and long-term housing requirements under the emerging London Plan, but also to generate a surplus supply to satisfy the needs of other areas. For these reasons, LBW is not currently in a position to help accommodate any of RBK's unmet development needs for housing.

Meeting identified employment land needs within the borough and wider unmet needs

- 3.7. RBK's Employment Land Review (ELR) 2021 identifies a requirement to plan for 59,050 sq.m of new employment floorspace up to 2041. However, when comparing our estimated demand against all currently identified supply (including potential intensification of existing sites), the ELR identifies a significant overall shortfall of up to 67,270 sq.m. Specifically, there is an acute shortfall of 44,400 sq.m for office space, alongside insufficient supply to meet our industrial and light industrial requirements.
- 3.8. In April 2026, RBK approached its neighbouring authorities seeking clarification on whether neighbouring authorities could assist in accommodating Kingston's unmet development needs, including employment lands needs.
- 3.9. LBW's last assessment of employment needs was carried out in 2020, which informed the 2023 Local Plan. The Council envisages this assessment will be updated as part of its next Local Plan to ensure the Borough's long term employment needs, and the balance of supply and demand, are known and can be factored into decisions on the strategy of that plan, having regard to the London Plan. However, monitoring of employment development between 2020 and 2023 does not indicate that the Borough is likely to deliver in excess of its own needs, as identified by the LBW Local Plan (2023).
- 3.10. LBW is also aware that, as part of the emerging London Plan, there is likely to be pressure on the strategic approach to employment and industrial land which may fundamentally alter how individual Boroughs are expected to approach long-term planning for employment uses. Consequently, LBW is aware that the new London Plan, when consulted upon in June, may alter its understanding of its long term employment needs.
- 3.11. For these reasons, LBW is not currently in a position to help accommodate any of RBK's unmet development needs for employment. LBW have advised that they do not have the capacity to take on RBK's shortfall for employment space.

Meeting the identified need for Gypsy and Traveller accommodation within the borough and wider unmet needs

- 3.12. The 2025 London Gypsy and Traveller Accommodation Needs Assessment (GTANA) identifies a requirement for 52 additional permanent pitches (2022–2032) and 100 residential units to address overcrowding for those currently in 'bricks and mortar' housing. Despite conducting site assessments of council-owned land and a Green Belt Review, RBK is still struggling to meet its need in the first 10 years of the New Local Plan.

- 3.13. RBK is continuing to investigate all reasonable opportunities to meet identified needs within the borough boundary, including through site allocations, optimisation of existing provision, and engagement with landowners and development partners.
- 3.14. Gypsy and Traveller accommodation is a strategic cross-boundary matter requiring ongoing cooperation. The boroughs will continue to engage constructively and actively through the preparation of their respective Local Plans, including through the exchange of evidence and updates relating to accommodation needs, site delivery, and any emerging opportunities for collaboration.
- 3.15. In April 2026, RBK approached its neighbouring authorities seeking clarification on whether neighbouring authorities could assist in accommodating RBK's unmet development needs, including gypsy and traveller accommodation needs.
- 3.16. LBW only has 1 designated Gypsy and Traveller site, which includes 11 pitches. LBW's research on Gypsies and Travellers in 2022, which supported the adopted Local Plan, suggested that there is no demonstrated need for additional pitches; although there is a need to protect the existing site in Trewint Street, Earlsfield. However, with the London wide Gypsy and Traveller Needs Study, LBW will need, through its next Local Plan, to assess the wider impacts of the outputs of that study on our longer term supply, this means it is then highly likely LBW will be in a similar situation to RBK, whilst needing to balance planning for Gypsy and Traveller pitch needs with the likely increased housing target in the emerging London Plan.
- 3.17. Given the pressures on land within the borough and a lack of identified opportunities for accommodating new pitches, the high likelihood is it will remain challenging to meet LBW's own Gypsy and Traveller requirements. LBW is therefore not able to assist RBK with meeting the accommodation needs of Gypsies and Travellers.

Infrastructure

- 3.18. RBK has produced an updated Infrastructure Delivery Plan (IDP) which identifies the key physical, social, and green infrastructure required to support the borough's projected population and housing growth over the plan period. The IDP specifies the locations for these projects, alongside delivery timescales and funding mechanisms (such as section 106 agreements and CIL) to ensure a coordinated and viable development process. As a 'live' document, the IDP will be subject to regular updates to reflect the borough's evolving needs and shifting priorities.
- 3.19. To ensure transparency, the annual Infrastructure Funding Statement (IFS) serves as the statutory mechanism to monitor developer contributions and track IDP delivery. For real-time oversight, RBK also maintains public-facing 'live' records of S106 and CIL agreements, accessible through the Council's website.
- 3.20. Working with communities, RBK has created community plans for each of the four neighbourhoods. These plans serve to identify local priorities, ensuring that investment from the Neighbourhood Community Infrastructure Levy (NCIL) is directed toward resident-led community projects.

Transport

- 3.21. The main road that crosses the border between LBW and RBK is the A3 Kingston Bypass / Roehampton Vale corridor.
- 3.22. The overground rail line that crosses the border zone connecting LBW and RBK is the South Western Main Line (SWML).
- 3.23. Bus routes that cross the border between LBW and RBK:
- Route 57 (Kingston to Streatham via Tooting)
 - Route 85 (Kingston to Putney Bridge)
 - Route 265 (Tolworth to Putney Bridge via Roehampton Vale)
 - Route K3 (Roehampton Vale to Esher via Kingston)
- 3.24. For Crossrail 2, RBK's Local Plan recognises that the project may not come forward during the lifetime of either local plan, having been suspended in November 2020. LBW's planning policy framework continues to safeguard land associated with the proposed route and recognises the potential long-term benefits of Crossrail 2 in supporting housing growth, improving rail capacity and enhancing connectivity across south west London.
- 3.25. RBK and LBW share strategic transport connections through the A3 corridor and the South Western rail network, supporting significant commuter, leisure and economic movements between south west London, central London and Surrey. Rail services through Wimbledon, Clapham Junction and Waterloo provide important regional connectivity for both boroughs. As London boroughs, RBK and LBW both deliver the Mayor's Transport Strategy through their respective Local Implementation Plans, prepared in partnership with Transport for London and neighbouring authorities. Both councils also work collaboratively to support sustainable transport improvements, improve bus and rail accessibility, encourage active travel and manage congestion on strategic road corridors.

Town Centres and Retail

- 3.26. The London Plan identifies a hierarchy of the city's larger town centres, recognising the different size, draw and function of them.
- 3.27. RBK's Local Plan identifies four town centres: Kingston town centre as a metropolitan centre, along with New Malden, Surbiton and Tolworth as District Centres.
- 3.28. Between boroughs, town centres and parades can be shared by virtue of them crossing the borough boundary. There are no instances of this between LBW and RBK.
- 3.29. RBK's Retail and Leisure Needs Assessment (RLNA) 2022 indicates a strong need for new convenience goods floorspace within the borough. The projections forecast a need for 8,532 sq.m net by 2029, and 7,971 sq.m net by 2041. Our strategy aims

to direct this need to our existing network of town and local centres in the first instance.

- 3.30. LBW's last assessment of retail needs was carried out in 2020, which informed the Local Plan adopted in 2023. LBW envisages this assessment will be updated as part of its next Local Plan to ensure the Borough's long term retail needs, and the balance of supply and demand, are known and can be factored into decisions. However LBW is also aware that town centres are diversifying and as such the Borough's centres are seeing notable shifts away from retail to leisure and other town centre uses.
- 3.31. In this context, LBW's monitoring suggests that the Borough does not have excess supply of retail floorspace and indeed expects its existing retail floorspace to continue to come under increasing pressure from other uses. For these reasons, LBW is not currently in a position to help accommodate any of RBK's unmet development needs for retail.

Minerals and Waste

- 3.32. Together with the neighbouring boroughs of Croydon, Merton and Sutton, Kingston prepared and adopted the joint development plan document, the South London Waste Plan in 2012 and its review, the South London Waste Plan 2022. The South London Waste Plan 2022 was adopted on 14 December 2022.
- 3.33. LBW has a duty to co-operate with other local authorities on strategic matters that cross administrative boundaries. Waste is exported from LBW as well as imported and is a strategic cross-boundary issue.
- 3.34. LBW's waste is managed by the Western Riverside Waste Authority (WRWA), which operates the major waste transfer station at Smugglers Way. Because waste contracts do not recognise administrative boundaries and cross-boundary exports and imports occur between these plan areas, ongoing engagement regarding the management of waste flows is required but sits outside of the purview of local planmaking.

Green Infrastructure and Natural Environment

- 3.35. Blue infrastructure forms a uniquely significant component of RBK's natural capital, providing multifunctional benefits including transport, drainage, urban cooling, and wildlife habitats. RBK and LBW share the River Thames corridor, which acts as a major ecological, recreational, and transport asset. The London Plan specifically designates the "Hampton to Wandsworth" Thames Policy Area (TPA), which covers parts of both boroughs.
- 3.36. RBK and LBW agree that the protection, enhancement, and restoration of the natural environment and strategic green and blue infrastructure are cross-boundary matters necessitating sustained, coordinated action.

- 3.37. In accordance with the National Planning Policy Framework, the parties commit to joint working to identify, map, and safeguard coherent ecological networks and to align their respective planning policies to deliver the objectives of the Local Nature Recovery Strategy at a catchment and landscape scale.

Provision of energy (including heat)

- 3.38. The London Plan states that boroughs should engage at an early stage with relevant energy companies and bodies to establish the future energy and infrastructure requirements arising from large-scale development proposals within London (see Policy SI3, Energy Infrastructure). It states that development plans should identify the need, and suitable sites for, any necessary infrastructure requirements such as energy centres, energy storage and upgrades to existing infrastructure. Development plans should also identify existing, and propose locations for, heating and cooling networks.
- 3.39. The Mayor has established the London Heat Map as a tool to help this process, and has identified Heat Network Priority Areas, which can be used to where the heat density is sufficient for heat networks to provide a competitive solution for heat provision. RBK (around Kingston town centre and Chessington) is included in the Heat Network Priority Areas map. The majority of LBW is also included.

Water Supply and Wastewater Management

- 3.40. Thames Water is the statutory undertaker for water and wastewater in RBK and LBW. Both councils will continue to work together with Thames Water on water supply and wastewater management. No planning related strategic cross borough issues have been identified between Wandsworth and Kingston.

Climate change mitigation and adaptation

- 3.41. Both RBK and LBW declared a Climate Change Emergency in 2019.
- 3.42. RBK's Regulation 19 local plan proposes introducing a range of policies to reduce carbon emissions from new development, mitigate the effects of climate change and reduce water use.
- 3.43. Both boroughs participate in pan London forums on climate change matters and while climate change is a strategic cross boundary matter for all councils, there are no specific issues identified between Wandsworth and Kingston.

Record of agreement:

- 3.44. Both parties agree that the above represents the key strategic matters at this stage of the Local Plan process.

4. Governance Arrangements

- 4.1. SoCGs need to be prepared and then maintained on an ongoing basis; and be made publicly available to allow transparency. This SoCG is a live document, to be reviewed and updated regularly so that it reflects the most up-to-date position in terms of joint working, especially:
 - 4.1.1. Whenever agreements on outstanding matters have been reached and where progress in addressing strategic cross boundary matters is achieved, or
 - 4.1.2. At each subsequent key stage of the plan making process, as it progresses towards adoption.
- 4.2. Requirements for signing documents differ between Local Authorities depending on their structure. It will be for each body to decide who is the appropriate person to sign the statement.

5. Timetable for review and ongoing cooperation

- 5.1. This statement has been informed by on-going engagement between the parties and has been informed by various evidence base documents.
- 5.2. This SoCG is a live document and will be reviewed on a regular basis, informed by continued communication between the parties through meetings, statutory consultation at key plan making stages and electronic communication.

6. Signatories

- 6.1. Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.
- 6.2. Both parties agree that they have engaged positively on an ongoing basis and that on this basis the Duty to Cooperate has been met.
- 6.3. Both parties agree that there are no substantial areas of disagreement between the parties relating to the emerging Kingston Local Plan and will both continue to work proactively on the key strategic cross boundary issues identified in this SCG.

Signed:	Signed:
	
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Position:	Position:
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Royal Borough of Kingston upon Thames	London Borough of Wandsworth
Date: 29.06.2026	Date: 10.08.2026



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KINGSTON
UPON THAMES