

## CHAPTER 8

# RECREATION AND LEISURE

### Introduction

- 8.1 Valuable opportunities for open air recreation exist in and around the Royal Borough, notably the strategically important areas of Green Belt and Metropolitan Open Land and riverside. These and more local open spaces provide varied opportunities for informal recreation, organised sports and local play areas. Some forms of recreation can serve more than one purpose. In particular, walking and cycling are noted in the transport policies (Chapter 11) as means of transport to be encouraged, but they are also popular recreational pursuits.
- 8.2 The UDP seeks to expand the range of leisure activities, including indoor and outdoor sports and artistic and cultural pursuits and entertainment. The main opportunities for expanding provisions are at King George's Field (outdoor recreation) and in Kingston town centre where mainly indoor leisure uses are a key ingredient of the more diversified centre and more lively "evening economy" which the Council is seeking.
- 8.3 Opportunities to expand provision for recreation and tourism are provided by the town centre, with its greatly improved quality of shopping and expanding range of leisure uses, its attractive riverside, and neighbouring attractions such as Hampton Court. Additional hotel provision, eating places and other facilities will both promote tourism and serve local residents and businesses, if handled sensitively. Chessington World of Adventures is one of the Country's top visitor attractions, and makes a major contribution to the local economy, but its growth is constrained by its Green Belt location and transport problems need to be overcome.

## STRATEGIC POLICY

### Diversifying Leisure Facilities

#### STR8

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**THE COUNCIL WILL ENCOURAGE THE RETENTION, UPGRADING AND DIVERSIFICATION OF LEISURE FACILITIES IN KINGSTON TOWN CENTRE AND OTHER PARTS OF THE BOROUGH, GIVING A HIGH PRIORITY TO MEETING LOCAL DEMAND AS WELL AS PROMOTING TOURISM WHERE IT DOES NOT CAUSE ENVIRONMENTAL PROBLEMS, OR ADVERSELY AFFECT RESIDENTIAL AMENITY.**

- 8.4 The Council's strategic policy for leisure provision in the Royal Borough seeks to ensure that the leisure needs of the community are met. These needs are

diverse, encompassing sport, play, tourism, the arts and entertainment, with both organised and informal activities.

- 8.5 Some recreational facilities cater for local residents in a small neighbourhood of the borough; others have a wider catchment area and play a role in meeting the recreational needs of London as a whole as well as benefiting the local community. Policy STR8 is in accordance with the main thrust of national and London-wide guidance.
- 8.6 National guidance, most recently embodied in PPG17 on Sport and Recreation, requires local authorities “to promote the development of sport and recreation in the widest sense,” as these activities “have a valuable social and economic role”. Particular emphasis is placed on ensuring that there should be an opportunity for all sections of the community to have access to, and to participate in, leisure activities. Development plans are required “to ensure that adequate land and water resources are allocated both for organised sport and for informal recreation”. Pressures for the development of open space which conflict with the wider public interest are to be resisted.
- 8.7 Both Strategic Guidance and the London Council for Sport and Recreation’s Regional Strategy “A Capital Prospect”, require the London Boroughs to take account of the importance of sport and recreation facilities, including playing fields, and include appropriate land use policies in their UDPs.
- 8.8 The Regional Strategy draws attention to the need to cater for both mainstream and specialist sports, and to the particular needs of elderly people and those with disabilities.
- 8.9 Strategic Guidance recognises the importance of the tourism sector to London’s economy. It is considered critical that boroughs assist this sector by measures designed to improve the quality of visitor accommodation, to encourage hotel development, and to create a better environment within which visitors can enjoy London (para 1.28).
- 8.10 Kingston town centre provides a major opportunity and focus for new leisure and tourist facilities. Its strategic role as a regional shopping centre and its attractive setting on the bank of the River Thames make it an appropriate location for new arts and entertainment facilities, for indoor recreation uses, and for visitors. Expanding the range of leisure facilities is a priority in Kingston town centre and will further enhance its strategic role. This accords with other policies in the plan for the consolidation and enhancement of the town centre (see Chapter 12).
- 8.11 Elsewhere in the borough, fuller use of existing facilities, and the provision of new leisure and tourism facilities will be promoted where appropriate. A high priority will be given to areas where a deficiency has been identified. In 1990, the Council undertook a Leisure Time Survey which identified patterns of leisure use within the borough and indicated priorities for the future.

## DETAILED POLICIES

### Outdoor Recreational Facilities RL1

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**THE COUNCIL WILL SUPPORT THE PROVISION OF ADDITIONAL OUTDOOR RECREATIONAL FACILITIES TO MEET BOROUGH NEEDS, NOTABLY AT KING GEORGE'S FIELD. HERE AND ELSEWHERE IN THE BOROUGH IT WILL CONSIDER PROPOSALS FOR THE PROVISION OF MAINLY OUTDOOR RECREATIONAL FACILITIES WHERE:-**

- (A) THE SITE IS OF SUFFICIENT SIZE TO ACCOMMODATE THE USE SATISFACTORILY WITH THE REQUIRED ANCILLARY FACILITIES AND LANDSCAPING;**
- (B) EXCESSIVE NOISE OR DISTURBANCE TO LOCAL RESIDENTS DOES NOT OCCUR;**
- (C) ENVIRONMENTAL AND TRAFFIC CONDITIONS ARE NOT MATERIALLY AFFECTED; AND, IN THE CASE OF LARGER OUTDOOR RECREATIONAL FACILITIES DRAWING RESIDENTS FROM A WIDER AREA;**
- (D) CONVENIENT ACCESS TO A MAIN ROAD, AND GOOD PUBLIC TRANSPORT FACILITIES ARE AVAILABLE.**

8.12 Outdoor recreational facilities are particularly important in and on the fringe of built up areas. They create local opportunities for both formal and informal leisure pursuits and contribute to improving the quality of urban life and the environment by providing breaks in the urban structure. PPG17 attaches great importance to the retention of recreation and amenity open space in urban areas and to the need for children and elderly people in particular to have access to open land close to where they live.

8.13 The Council aims, therefore, to ensure that opportunities for outdoor recreation activities are reasonably distributed throughout the borough. It will, through its planning powers, protect existing areas used for outdoor recreation and will seek to ensure that development proposals in areas of local deficiency will make provision for new facilities. The types of facilities appropriate to this policy include children's play areas (see Policy RL7), small local parks, amenity areas, and local recreation grounds and playing fields. The provision of open recreation facilities throughout the borough will be the subject of regular reviews.

8.14 Spectator sports, which attract large volumes of traffic, are not considered appropriate under this policy.

8.15 Applications for new outdoor recreation facilities will be permitted in places where they do not adversely affect the local environment; will not cause disturbance and loss of amenity to nearby residents; are compatible with the plan's policies for nature conservation; have convenient and adequate access; and do not have an adverse effect on traffic flow and safety.

- 8.16 The Royal Borough is fortunate in possessing a major opportunity for the provision of new outdoor recreation facilities in the borough. Outdoor recreation facilities can be accommodated on King George's Field without adversely affecting any of the borough's residential areas, and will benefit from being located close to the main road and rail networks of south west London. On King George's Field priority will be given to the provision of facilities for participative sports and facilities geared to meeting local needs. Only development compatible with Metropolitan Open Land policies will be allowed.
- 8.17 The River Thames provides a valuable asset for Kingston's residents for the pursuit of water-based leisure activities. It is the policy of the Council to promote the use of the Thames and its bank for riverside activities. Policies concerning the use of the Thames for leisure are outlined in Chapter 7.

## **New Indoor Recreation and Leisure Uses RL2**

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**THE COUNCIL SUPPORTS THE DEVELOPMENT OR IMPROVEMENT OF INDOOR SPORTS, LEISURE, CULTURAL, HERITAGE AND ENTERTAINMENT FACILITIES IN KINGSTON TOWN CENTRE OR THE DISTRICT CENTRES AND WILL SEEK TO DIRECT NEW LEISURE AND RECREATION DEVELOPMENT TO THESE AREAS.**

**MAJOR PROPOSALS FOR DEVELOPING OR IMPROVING INDOOR SPORTS, LEISURE, CULTURAL, HERITAGE OR ENTERTAINMENT FACILITIES OUTSIDE KINGSTON TOWN OR THE DISTRICT CENTRES WILL ONLY BE PERMITTED WHERE THE APPLICANTS HAVE DEMONSTRATED THAT:**

- (A) THERE IS SUFFICIENT NEED FOR THE DEVELOPMENT; AND**
- (B) THERE ARE NO SUITABLE SITES IN KINGSTON TOWN OR THE DISTRICT CENTRES.**

**IN ADDITION, IF THE PROPOSAL IS LOCATED 'OUT OF CENTRE', THE APPLICANTS WILL NEED TO DEMONSTRATE THAT THERE ARE NO SUITABLE ALTERNATIVE 'EDGE-OF-CENTRE' SITES AND THAT THE SITE HAS GOOD PUBLIC TRANSPORT ACCESSIBILITY.**

**FOR ALL INDOOR RECREATION AND LEISURE APPLICATIONS, CONSIDERATION WILL BE GIVEN TO:**

- i) THE POTENTIAL FOR DUAL USE BY SCHOOL CHILDREN AND THE WIDER COMMUNITY; AND**
- ii) LOCAL AMENITY, TRAFFIC AND ENVIRONMENTAL IMPACTS AS EXPRESSED THROUGH OTHER POLICIES IN THE PLAN.**

- 8.18 The Council recognises the importance of encouraging new leisure development, in appropriate locations, and the role that these can play in enhancing people's quality of life and improving their health. In particular the Council is keen to see indoor facilities in town centres which are more sustainable locations than other areas. Directing leisure facilities, especially major facilities, to Kingston town centre and the district centres will reduce

pollution associated with road traffic and social exclusion through providing greater equality of access.

- 8.19 To direct recreation and leisure uses which attract a lot of people to town centre sites the Council will require proposals for developments which are not in town centres to demonstrate first the absence of suitable town-centre sites followed by edge-of-centre (normally 200-300 metres from primary shopping areas) and be in suitable locations accessible by public transport in accordance with the sequential approach in PPG6. Proposals outside of the town centres will need to demonstrate the need case for the development. Assessments of need should be based on catchment areas rather than borough boundaries.
- 8.20 In considering applications for leisure use the Council will take into account the effect on the surrounding environment, traffic flows and safety, and ensure that proposals do not conflict with other policies in the Plan.
- 8.21 Where new facilities are proposed the Council will look favourably on sites and proposals that can be used by both the community and by schools or other educational establishments in order to maximise the leisure potential for all of the community. The dual use of existing facilities is detailed in Policy RL4.

## **Retention or Replacement of Indoor Leisure Facilities**

### **RL3**

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**EXISTING INDOOR RECREATION, LEISURE, CULTURAL, SOCIAL OR ENTERTAINMENT USES SHOULD NORMALLY BE RETAINED OR REPLACED WHERE REDEVELOPMENT IS PROPOSED WITH A FACILITY OF APPROPRIATE SCALE OR TYPE UNLESS THEY ARE CAUSING EXCESSIVE DETRIMENT TO LOCAL AMENITY.**

- 8.22 Demand for recreation in the borough is high and likely to increase as leisure patterns continue to evolve and diversify. In particular, Kingston's resident and student populations are increasing, as are the numbers of active retired people and part-time workers. In addition leisure activities are taking on many new and varied forms which in an affluent area like Kingston cannot always compete successfully for land. The importance of leisure uses within town centres is recognised in Government guidance and in policies in this plan for Kingston town centre and the district centres. The Council will therefore seek, at the very least, to maintain the stock of land already within leisure use in both the private and public sectors. This is particularly important at a time when the Council itself is unlikely to finance many new facilities. While the Council recognises that demand for different leisure facilities changes over time, a major consideration will be the replacement of facilities with new provision of an appropriate scale and type. The replacement of facilities which have become redundant should be seen in this context and the opportunity taken to provide up-to-date leisure facilities.

- 8.23 Only in special circumstances, where, for example, other community or social benefit would outweigh the need for retention, will a site be allowed to go out of recreational use, and then only if the proposal complies with other plan policies. Similarly, if a site in existing recreation use is located so as to cause harm to local amenity, the Council will carefully consider the requirement to replace it. The loss of any playing fields or open space used for recreational purposes will be resisted as specified in Policy OL6.

## Dual Use of Educational and Community Facilities for Leisure Purposes

### RL4

**WIDER COMMUNITY USE FOR LEISURE OF EXISTING SCHOOL FACILITIES AND OTHER FACILITIES IN PUBLIC OR PRIVATE OWNERSHIP WILL BE SOUGHT SUBJECT TO:**

1. **EDUCATIONAL SERVICES OR EXISTING INTERESTS NOT BEING ADVERSELY AFFECTED;**
2. **THE FACILITIES BEING SUITABLE FOR USE BY THE PUBLIC;**
3. **THE EXTENT AND COST OF ADAPTATION NECESSARY TO ENABLE WIDER PUBLIC USE;**
4. **THE PROTECTION OF LOCAL AMENITY.**

- 8.24 Schools, educational facilities and other buildings in public or private ownership can contain sports and arts facilities such as sports halls, gymnasias, stages, craft studios etc. which can usefully supplement existing public facilities. Private playing fields represent a particularly good opportunity. Dual use of such facilities, where there is no conflict with the original use, can contribute to meeting the wider needs of the community. Dual use will need to be compatible with management arrangements and, in the case of schools, with the local management of schools. There may be possibilities of funding through organisations such as the Sports and Arts Councils and the National Lottery.

## ~~Enhanced Use of Existing Leisure Facilities~~

### ~~RL5~~

**Please Note**

This policy has been deleted by London Plan Policies- Protection and enhancement of social infrastructure and community facilities (3A.18), Development and promotion of arts and culture (3D.4) and The Olympic and Paralympic Games and sports facilities (3D.6)

~~PROPOSALS WHICH ENABLE EXISTING FACILITIES TO BE MORE INTENSIVELY USED WILL BE ENCOURAGED AND WILL NORMALLY BE GRANTED PERMISSION PROVIDED THAT:-~~

- ~~(A) EXCESSIVE NOISE OR DISTURBANCE TO LOCAL RESIDENTS DOES NOT OCCUR; AND~~
- ~~(B) TRAFFIC CONDITIONS AND ON-STREET CAR PARKING ARE NOT ADVERSELY AFFECTED.~~

~~8.25 When planning applications are submitted for the intensification of use of existing leisure facilities the Council will continue its present policy of giving very careful consideration to:~~

- ~~— (i) The likely impact of the proposed use on any nearby residential areas. If the Council considers that an intensified leisure use is likely to cause excessive or unreasonable disturbance to local residents, either from the use itself, from floodlights, or from late night parking in residential streets, it will not grant permission.~~
- ~~— (ii) Whether traffic leaving or entering the site would be detrimental to road safety and traffic flow, and whether any parking generated by the use would have an adverse effect on existing parking conditions.~~

## **Allotments RL6**

### **Please Note-**

This Policy has been superseded by London Plan Policy- Protection and enhancement of social infrastructure and community facilities (3A.18), Development and promotion of arts and culture (3D.4) and The Olympic and Paralympic Games and sports facilities (3D.6)

~~THE COUNCIL WILL NOT NORMALLY GRANT PERMISSION FOR DEVELOPMENT WHICH WILL RESULT IN THE LOSS OF ALLOTMENT LAND. HOWEVER, WHERE TENANCY RATES ARE LOW AND NOT EXPECTED TO INCREASE AND THE CONDITION OF PLOTS IS POOR, THE COUNCIL WILL CONSIDER:~~

- ~~1. FIRSTLY, OTHER APPROPRIATE OPEN SPACE USES;~~
- ~~2. SECONDLY, THE PROVISION OF INDOOR RECREATIONAL OR COMMUNITY FACILITIES; AND~~
- ~~3. FINALLY, OTHER DEVELOPMENT SUBJECT TO OTHER POLICIES IN THE PLAN.~~

~~8.26 A long term trend of reduced demand for allotments has been evident in Kingston as elsewhere, although locally the rate of decline has reduced, partly due to increasing interest in organically grown food. Also, the Council's policy of encouraging the transfer of Council owned sites into voluntary management schemes has led to high occupancy rates and good conditions on sites where voluntary management has already been introduced. It is intended to encourage further transfer of allotment sites to voluntary bodies.~~

~~8.27 Reviews of allotment utilisation and demand are undertaken annually. Where allotment sites have become underused for a significant length of time and the plots are in poor condition, the Council will consider a rationalisation of the plots and, in the first case, alternative open space uses. Where such uses are not viable or where there is a demonstrable need, the Council will, secondly, consider suitable alternative recreational or community uses. Only where such uses are inappropriate or unviable will it consider other uses, subject to the provisions of the UDP. Suitable arrangements for the relocation or compensation of allotment holders who are displaced will be made in all instances. A number of allotment gardens in the borough are located in the~~

~~Green Belt or Metropolitan Open Land. Here the Council will strictly operate its policies which do not normally allow for built development, and will expect redundant allotments to remain in open use.~~

## Children's Play Provision RL7

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**IN AREAS DEFICIENT IN CHILDREN'S PLAY AREAS, AS SHOWN ON MAP RL1, THE COUNCIL WILL GIVE PRIORITY TO THE USE OF SUITABLE SMALL SITES AS CHILDREN'S PLAY AREAS.**

**THROUGHOUT THE BOROUGH THE COUNCIL WILL REQUIRE THE INCORPORATION OF SUITABLY EQUIPPED AND DESIGNED CHILDREN'S PLAY AREAS IN DEVELOPMENTS WHICH INCLUDE A MAJOR PROVISION OF FAMILY HOUSING.**

- 8.28 The Council's 1990 Leisure Time Survey reaffirmed the high frequency use of existing children's playgrounds throughout the borough. Play areas which are easily accessible on foot, visible and secure (see policy BE15), and close to home have long been recognised as an essential feature of urban life. The National Playing Fields Association recommends standards of play provision. The Council has assessed the need and type of facilities in the borough according to these standards, but has also taken into account local circumstances which merit a more flexible approach to the distribution of children's play areas. Within the Royal Borough there is a wide variety of house types and garden sizes. The standards accordingly give only a general indication of the principal areas of playground deficiency. Local circumstances, including the location of main roads and railways, which are difficult to cross, also need to be taken into account when considering the accessibility of playgrounds.
- 8.29 In areas of low density housing which generally possess large private gardens, the provision of playgrounds is less essential. These areas have therefore been excluded from the assessment of deficiency. Provision of play areas and resulting areas of deficiency will continue to be monitored.

**MAP RL1:      Playspace deficiency areas**  
**Policy RL7**



Residential areas more than  
400m from a children`s  
playground



Children`s playground

- 8.30 Provision for play areas that can be made by the Council under Housing Act powers will be the subject of detailed consultation with the residents of the area.
- 8.31 In order to ensure that the needs of children of all ages are met throughout the borough, the Council will require that proposals for developments which include a major provision of family housing should include suitable children's play areas. Such play areas should vary in type and size in relation to the amount and type of family housing provided in the development and to other facilities in the locality. If there is already a nearby facility the Council will consider improvements to this instead of a new facility.

## **New Hotel Accommodation RL8**

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**PROPOSALS FOR NEW OR ADDITIONAL HOTEL ACCOMMODATION WILL BE ENCOURAGED ON SUITABLE SITES IDENTIFIED IN THE PLAN. ELSEWHERE PROPOSALS FOR LARGE SCALE HOTEL DEVELOPMENT WILL ONLY BE GRANTED PLANNING PERMISSION AT MAJOR FOCAL POINTS WHERE INFRASTRUCTURE AND OTHER FACILITIES ARE AVAILABLE, AND PROVIDED THAT THE PROPOSAL DOES NOT CONFLICT WITH ANY OTHER POLICY OF THE PLAN. WITHIN THE BUILT UP AREA OF THE BOROUGH, PROPOSALS FOR NEW SMALL SCALE HOTEL AND GUEST HOUSE ACCOMMODATION AND EXTENSIONS TO EXISTING ACCOMMODATION WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:**

- 1. THE CUMULATIVE IMPACT OF HOTEL DEVELOPMENT;**
- 2. THE CHARACTER OF THE AREA;**
- 3. THE AMENITY OF ADJOINING RESIDENTS;**
- 4. PARKING AND SERVICING;**
- 5. TRAFFIC CONDITIONS;**
- 6. LOCATION IN TERMS OF ACCESS TO PUBLIC TRANSPORT AND THE MAIN ROAD NETWORK.**

- 8.32 The provision of hotel facilities as a benefit to tourism in the borough is supported by Policy RL9 and is in accordance with Strategic Guidance and with the strategy of the London Tourist Board which seeks to increase hotel accommodation in Outer London Boroughs. Hotels cater for business visitors as well as those on holiday and thus benefit existing businesses as well as broadening the local economy.
- 8.33 Sites suitable for hotel accommodation have been identified in Kingston town centre. This is in accordance with its strategic role and with the preference of the London Tourist Board for locating new tourist attractions in the strategic centres. Kingston also possesses good transport links to Central London and the national road network. The proposal sites in the town centre which are identified as suitable for hotel uses are PS1 Kingston Power Station.

- 8.34 Outside Kingston town centre the Kingston Road frontage of Proposal Site 43 is identified as an appropriate location for a hotel. Further details of all these sites are given in Chapter 15.
- 8.35 Whilst sites overlooking the River Thames, Metropolitan Open Land, or the Green Belt have the advantage of an attractive setting, any new hotel development will need to respect the visual prominence and sensitivity of these locations and will be subject to the design guidelines set out in Policies OL15 and BE1.
- 8.36 Policy H3 makes it clear that unless there are exceptional circumstances residential uses will be retained. While this policy remains the overall guide against which applications for hotels in residential areas will be tested, the Council recognises that in certain circumstances guest houses and small hotels may be appropriate in some residential areas and in other built up areas of the borough. However, opportunities for new small hotels are limited to those built up areas where they would be in keeping with the character of the locality and where they would not cause environmental nuisance to adjoining residents; adversely affect traffic flow or safety; lead to other amenity problems; or conflict with any other policy in the plan. With regard to the character of the locality, the Council will pay particular attention to the presence of existing guest houses and the cumulative effect of additional development. The character of many of the quieter residential areas of the borough and their unbroken residential frontage will also preclude such uses.
- 8.37 For clarity the Council will usually consider a small hotel to consist of no more than ten bedrooms. However, this is only a guideline and in many parts of the borough even proposals of this scale would be out of character with surrounding properties.

## **Tourism and Visitors**

### **RL9**

**THE COUNCIL WILL SUPPORT PROPOSALS TO PROMOTE TOURISM AND CATER FOR VISITORS TO THE BOROUGH, INCLUDING MEASURES WHICH:-**

- (A) COMPLEMENT AND BUILD UPON THE ADVANTAGES OF THE HISTORIC TOWN CENTRE OF KINGSTON;**
- (B) IMPROVE THE QUALITY, SETTING AND ACCESS ARRANGEMENTS (INCLUDING BY PUBLIC TRANSPORT) OF EXISTING TOURIST ATTRACTIONS, IN PARTICULAR AT CHESSINGTON WORLD OF ADVENTURES; AND**
- (C) EXPLOIT THE OPPORTUNITIES OFFERED BY THE ROYAL BOROUGH'S RIVERSIDE LOCATION AND ITS PROXIMITY TO A NUMBER OF PLACES OF MAJOR HISTORIC INTEREST.**

**SO LONG AS PROPOSALS DO NOT ADVERSELY AFFECT LOCAL AMENITIES AND ARE CONSISTENT WITH THE PROTECTION OF THE ENVIRONMENT.**

- 8.38 The Council's policies recognise the value of tourism to the London economy as a whole. They are consistent with the Council's tourism strategy (1998-2002), and Economic Strategy policies in Strategic Guidance and the recommendations of the London Tourist Board. The promotion of tourism can bring local benefits such as a greater choice of facilities for residents, a strengthening of the local economy, and more investment and jobs. It can also create problems of noise, congestion, parking and litter. When considering planning applications for recreation or leisure uses which will lead to an increase in the number of visitors to the borough, the Council will make a detailed assessment of the likely environmental impact on the surrounding area, including the effect on road safety and traffic flow.
- 8.39 The London Tourist Board believes that strategic centres in Outer London Boroughs, such as Kingston, provide the best opportunity for decentralising tourist attractions and accommodation. This accords with Council policy which seeks to extend the range of leisure facilities and increase the attractiveness of Kingston town centre to visitors. The town centre's riverside location; proximity to major tourist attractions such as Hampton Court; and good road and rail links to Central London and the national networks, merit its promotion for tourism.
- 8.40 Chessington World of Adventures (PS50) attracts the greatest number of visitors to a leisure site within the borough. Over the last few years it has regularly been within the ten most popular attractions in the UK for paying visitors. The Council will continue to negotiate with the owners of the adventure park on proposals for its future. New proposals will be considered within the framework of Green Belt policies and the Proposal Site guidelines.
- 8.41 A more detailed discussion of development guidelines for Chessington World of Adventures (PS50) is contained in Chapter 15.