

Annual Monitoring Report 2013



LOCAL DEVELOPMENT FRAMEWORK

ROYAL BOROUGH OF KINGSTON UPON THAMES

December 2013



Contents

1 Executive Summary	3
2 Introduction	5
3 Borough Context	7
4 Progress on Kingston's LDF	9
5 Policy Performance Against Targets and Indicators	18
Housing and Affordability	18
Retail and Town Centres	33
Economy and Employment	37
Other Themes	40
6 Future Development	53
Appendices	
Appendix 1: Core Strategy and Waste Plan Indicators	70
Appendix 2: K+20 Indicators	73
Appendix 3: Five Year Housing Land Supply	75
Appendix 4: Proposals Site Update	87
Appendix 5: Glossary	90

1 Executive Summary

1.1 This Annual Monitoring Report (AMR) covers the financial year 1 April 2012 to 31 March 2013 and includes a brief commentary on development activity and planning application trends in Chapter 6.

1.2 To reflect the sentiments of the Localism Act, 2011 and competing priorities in the Development, Planning and Regeneration Team, the Council has taken the decision to further reduce the number of indicators it reports on. This means that it will not report on all indicators currently included in the Core Strategy, 2012, Kingston Town Centre Area Action Plan, 2008 and Joint Waste DPD 2012. It will not report on those indicators which:

- have no easily obtainable data source
- are not of significant local or strategic importance
- are monitored in other Council documents

1.3 It should be noted that the indicators contained in Core Strategy, 2012 superseded all those in the Unitary Development Plan (UDP), 2005 upon adoption. As such UDP indicators will no longer be monitored.

1.4 In 2012/13 the Borough continues to fare better than other parts of the UK. For example, unemployment rates have continued to decrease gradually since 2009/10 and remain at about 2% which demonstrates an element of stability. However, over the past few years, the average economic activity rate has fluctuated from 76.6% and 68.7% (76.5% in 2013) which suggests that the Borough has not been totally unscathed from the recession. Performance with regard to town centres has been mixed. In the primary

shopping frontages of Kingston Town Centre vacancy rates are low, and have not changed since 2011/12. Low vacancy rates are an indication of good retail health. Therefore, it is crucial to maintain these conditions if Kingston is to continue to attract investment, retain its Metropolitan Town Centre status and effectively compete with newer retail developments such as those in the pipeline for Croydon. In the three District Centres vacancy rates have fluctuated since last year, except in New Malden where they have remained at 5% since 2009/10. With regards to protecting A1 uses in the District Centres, the targets set out in Core Strategy Policy DM19, have not been met, despite those targets being lower than those set by the superseded UDP. None of the District Centres have retained a predominance of A1 uses in 2012/13.

1.5 A significant amount of employment land/floorspace remains available, despite a continuing net loss of "B" class uses. This points to a stagnation of investment in this sector, and like the average economic activity rate indicator, shows that the Borough is experiencing wider economic structural change. Therefore, the results of the Economic Analysis Study commissioned in 2013 will be vital in informing how the Council can effectively enhance the local economy whilst managing competing pressures for future land use.

1.6 Standards of living in the Borough continue to be high. This fact, combined with the Borough's other attractive attributes such as high educational attainment is contributing towards an increasing population. It is predicted that the population will continue to increase along with increasing life expectancies. Consequently, there will be increasing

need to meet higher housing targets. Nevertheless, housing delivery continues to be challenging. Kingston was unsuccessful in meeting its London Plan target for new homes over the past monitoring year (29% short of target). The delivery of affordable housing was also 72% below the London Plan target. This element of planning policy is of major concern. Therefore, the implementation of Core Strategy policy and changes to market conditions needs to be closely monitored. Should housing delivery and affordable housing delivery continue to be unsuccessful, an alternative strategy may be required.

1.7 In other areas, performance regarding character, design and heritage has been consistently good and policies have remained effective for many years. Very little has changed in terms of heritage assets as there have been no additional Listed Buildings, Buildings of Townscape Merit or Buildings added to the Buildings at Risk Register. There is also little change to report in terms of environment, sustainability and climate change as there have been no new or amended nature reserves, etc. The character of the Borough is protected by directing development away from Green Belt and Metropolitan Open Land towards land in non-designated sustainable locations.

2 Introduction

What is an Annual Monitoring Report?

2.1 An AMR is a policy monitoring document which forms part of the suite of documents that comprise the Local Development Framework (LDF).

Why produce an Annual Monitoring Report?

2.2 The Council has a statutory obligation to produce a planning monitoring report. Although the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 have reduced previous monitoring requirements for Local Planning Authorities, it is now a matter for individual councils to decide on the content of their monitoring reports, as long as they comply with national and EU legislation. The elements of the Localism Act 2011 and planning regulations related to monitoring can be accessed via the links below:

www.legislation.gov.uk/ukpga/2011/20/section/113

www.legislation.gov.uk/uksi/2012/767/regulation/34/made

2.3 In line with the above central government directions, the sentiments of the Localism Act 2011 and competing priorities in the LDF and Policy Team. The Council reports on a reduced number of indicators compared with previous years. This means that it will not report on all of the indicators currently included in the Core Strategy (2012), Kingston Town Centre Area Action Plan (K+20) (2008) and Joint Waste DPD (2012). It will not report on those indicators which:

- have no identified data source

- are not of significant local or strategic importance
- are monitored in other Council documents

What is the purpose of the Annual Monitoring Report?

2.4 The purpose of an AMR is to review the progress of development activity and the extent to which Local Plan policies are achieving their objectives.

2.5 Specifically the AMR should:

- report progress on the timetable and the stage of each document in the LDS including reasons for lack of progress where appropriate
- report on the adoption of Local Development Documents (LDDs) including Development Plan Documents ((DPDs (some of which are now often referred to as Local Plans)) and Supplementary Planning Documents (SPDs) within the monitoring period
- indicate any unimplemented policies in the Local Plan documents, giving reasons and the steps the Council is taking to ensure the policy is implemented
- provide information on the number of net additional dwellings and affordable dwellings completed during the monitoring report period
- provide details of any local development order or neighbourhood plans made in the Borough
- provide information specified in regulation 62(4) of the Community Infrastructure Levy Regulations which can be accessed via the link below:

www.legislation.gov.uk/uksi/2010/948/regulation/62/made

- provide information on where the Council has cooperated with other local planning authorities, County Council, or bodies and/or persons described under section 33 of the Localism Act 2011, giving details of what actions have been taken during the monitoring report period

www.legislation.gov.uk/ukpga/2011/20/section/110

Annual Monitoring Report covering period

2.6 This AMR covers the financial year 1 April 2012 to 31 March 2013.

What policy documents and indicators does the Annual Monitoring Report review?

2.7 The documents which are contained within Kingston's LDS and their associated timelines can be found in Chapter 4 - Progress on Kingston's LDF. With regard to targets, this AMR will focus on reviewing selected indicators outlined in the Core Strategy (2012) (Kingston's principal development plan document), the Kingston Town Centre Area Action Plan (K+20) (2008) and the South London Waste Plan (2012).

2.8 In Chapter 5 of this AMR, indicators are rated against the previous year's performance where possible. The following system will be used to rate performance:

Good Performance Is Typified By:	This Period Compared To Last Period	Direction Of Travel
Bigger is better	Results are higher	
	Results are identical	
	Results are lower	
Smaller is better	Results are higher	
	Results are identical	
	Results are lower	

3 Borough Context

3.1 The Royal Borough of Kingston upon Thames is situated in south west London. It is bordered by the London boroughs of Richmond upon Thames, Merton, Sutton and Wandsworth, and

the Surrey districts of Elmbridge, Mole Valley, and Epsom and Ewell. In terms of geographical area, the Borough is the seventh smallest of all London Boroughs and covers 38.66km². The River Thames runs along part of the north west boundary.



3.2 The Royal Borough of Kingston upon Thames comprises sixteen wards which combine to form four neighbourhoods: Kingston Town, Maldens and Coombe, Surbiton and South of the Borough.

households; ethnicity; deprivation; children and young people; crime; health and social care; local economy; waste; air quality; ecological footprint and transport. The Borough Profile is available at the following web address:

3.3 For further contextual data, please refer to the 2012/13 Borough Profile. This document covers a range of subjects including: population; housing and

www.kingston.gov.uk/downloads/download/121/borough_profile



Kingston's Key Statistics

- **Population:** 163,900 – (ONS, 2012 mid year estimate)
- **Unemployment Rate (residents claiming Jobseekers' Allowance):**
 - RBK - 2.2%
 - Greater London average – 5.4% (GLA, June 2013)
- **Average House Price:** £337,285 (Land Registry May 2013)
- **% of pupils at RBK Secondary Schools attaining 5 or more grades A*- C at GCSE: (including English and maths) = 70%** (DfE 2012)
- **20 Indices of Deprivation Rank:** 264th out of 354 nationally. (1=most deprived, 354=least deprived (DCLG 2010))
- **Crime and Safety:** 4th Safest Borough in London based on all recorded offences (Metropolitan Police, April 2012)

4 Progress on Kingston's LDF

Planning System Overview

4.1 The Localism Act 2011 sought to decentralise many governmental powers and transfer them to individuals, communities and local councils. Rather than an emphasis on a target driven planning decision-making process, local communities are now being incentivised to become involved in encouraging sustainable development in their area.

National and Regional Developments

4.2 The National Planning Policy Framework (NPPF) was published in March 2012, thereby superseding all Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

4.3 Some of the decentralised powers introduced by the Localism Act 2011 have direct implications for the planning system. These can be found in Part 6 of the Act comprising seven chapters:

- Chapter 1 – Plans and Strategies
- Chapter 2 – Community Infrastructure Levy
- Chapter 3 – Neighbourhood Planning
- Chapter 4 – Consultation
- Chapter 5 – Enforcement
- Chapter 6 - Nationally Significant Infrastructure Projects
- Chapter 7 - Other planning matters

4.4 In summary, the main planning provisions of the Act are:

- the abolition of Regional Spatial Strategies (RSSs), although the London Plan is exempt from this direction and remains as the regional tier of planning policy for London

- the devolution of executive powers over housing investment from the Homes and Communities Agency (HCA) to the Greater London Authority (GLA)
- the abolition of the London Development Agency (LDA)
- new powers for the Mayor of London to create Major Development Corporations to focus regeneration where it is most needed, e.g. help secure London's Olympic legacy
- more control for Boroughs over major planning applications, i.e. the London Mayor will only comment on the largest planning applications
- abolition of the Infrastructure Planning Commission to be replaced by a Major Infrastructure Planning Unit within the Planning Inspectorate
- retention of the Community Infrastructure Levy (CIL) but amended so that Councils can charge developers to pay for infrastructure. The Act also enables some funds to be passed through to the local community where development has taken place
- removal of the requirement to take account of the Inspector's recommendations following the Examination of a LDD
- introduction of a new tier of spatial planning in the form of neighbourhood planning. Neighbourhood plans can be produced by a recognised community and approved if they receive 50% of the votes cast in a referendum
- requirement for prospective developers to consult communities when submitting major planning applications

4 Progress on Kingston's LDF

4.5 The complete version of the Act can be accessed via the link below:

www.legislation.gov.uk/ukpga/2011/20/contents

4.6 In addition, the Town and Country Planning (Local Planning) (England) Regulations 2012 came into force in April 2012 and served to update certain elements of the Planning and Compulsory Purchase Act 2004. The complete version of the Act can be found via the link below:

www.legislation.gov.uk/uksi/2012/767/contents/made

4.7 In 2013, significant changes were made to legislation regarding permitted development rights. In January, the Department for Communities and Local Government (DCLG) proposed alterations to the Town and Country Planning (General Permitted Development) Order 1995, as amended through the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, to allow offices to change use to residential use. Local authorities across England were given the opportunity to apply for exemptions to these proposals by defining and justifying areas within their remit if they believed that:

- there would be loss to a nationally significant area of economic activity; and/or,
- there would be substantial adverse economic consequences at the local authority level which are not offset by the positive benefits the new rights would bring.

4.8 Kingston applied for exemption status for three areas (under the second of the above criteria) covering the Kingston Town Centre Area, Chessington Industrial Estate and

Barwell Business Park, however the application was rejected. As such, from 30 May 2013 changes to permitted development rights apply across the Borough. Since that time to October 2013, approximately 30 prior notification applications have been received.

4.9 In August 2013, DCLG consulted local authorities on further proposals to extend permitted development rights, and give greater flexibility for changes of use. These proposals covered the five following areas:

- to create a permitted development right to assist change of use and the associated physical works from an existing building used as a small shop or provider of professional services (A1 and A2 uses) to residential use (C3);
- to create a permitted development right to enable retail use (A1) to change to a bank or building society;
- to create a permitted development right to assist change of use and the associated physical works from existing buildings used for agricultural purposes to change of use to residential (C3);
- to extend the permitted development rights for premises used as offices (B1), hotels (C1), residential (C2 and C2A), non-residential institutions (D1) and leisure and assembly (D2) to change use to a state funded school, to also be able to change to nurseries providing childcare; and,
- to create a permitted development right to allow a building used for agricultural purposes of up to 500m² to be used as a new state school or nursery providing childcare.

4.10 The Council is very concerned about these proposals and has objected to them for the following main reasons:

- the negative impact on the vitality and viability of town centres at all scales in the retail hierarchy; and undermining the Council's ability to meet local retail and service needs as well as achieve sustainable communities;
- the negative visual impact on heritage, townscape and local character; and,
- the loss of financial contributions towards essential infrastructure as proposed changes of use will not be liable for CIL or S106 contributions. This puts further pressure on existing school places which are already oversubscribed, thereby leading the Council to put greater demands on the Department of Education for funding.

4.11 DCLG has not yet confirmed the outcome of this consultation.

4.12 As outlined above, London has been exempt from the direction to abolish RSSs. The London Plan remains valid regional guidance (adopted on 22 July 2011) and in the past monitoring year, the GLA has progressed a number of Supplementary Planning Guidance documents. In 2012 those of most relevance to Kingston relate to Housing, Land for Industry and Transport and the All London Green Grid. In 2013 a draft Town Centres SPG and draft Shaping Neighbourhoods - Play and Informal Recreation SPG were produced. Revised Early Minor Alterations (REMA) of the London Plan have also been adopted.

4.13 Despite the government changes directed at making the planning system more efficient and locally accountable, planning's fundamental operations remain unchanged. Local authorities are still required to prepare development plans and to determine planning applications in accordance with the development plan, having regard to material considerations such as the impact of development. Neighbourhood Planning has added a new layer of local planning, but it does not reduce the general principle of a development plan led planning system. It is worth noting that in Kingston there has been little interest from the community in producing Neighbourhood Plans compared with other London boroughs.

The Kingston Plan

4.14 Kingston's Sustainable Community Strategy (SCS), The Kingston Plan, was adopted in November 2008. It sets out the economic, social, educational, cultural and environmental vision for the Borough until 2020. The document was prepared by the Kingston Strategic Partnership which is made up of a number of organisations such as Kingston University, the Council, the Metropolitan Police, NHS Kingston, the voluntary sector and business and community groups. The Kingston Plan informs the Local Development Framework which is the spatial expression of the Kingston Plan's three cross-cutting themes and ten objectives, which are:

- Theme 1 - A sustainable Kingston - protecting and enhancing our environment for us and future generations
- Objective 1 - Tackle climate change, reduce our ecological

footprint and "reduce, reuse and recycle"

- Objective 2 - Ensure the sustainable development of our borough and the promotion of sustainable transport
- Objective 3 - Protect and improve the quality of our local environment
- Theme 2 - Prosperous and Inclusive - sharing prosperity and opportunity
 - Objective 4 - Sustain and share economic prosperity
 - Objective 5 - Raise educational standards and close gaps in attainment
 - Objective 6 - Increase supply of housing and its affordability
- Theme 3 - Safe, healthy and strong - preventing problems and promoting responsibility and independence
 - Objective 7 - make communities safer
 - Objective 8 - improve overall health and reduce health inequalities
 - Objective 9 - support people to be independent
 - Objective 10 - encourage people to take an active part in the social and cultural life of the community

4.15 The LDF and its component documents concur with the themes and objectives set out in the Kingston Plan and contribute to their achievement.

Kingston's Local Development Scheme

4.16 An LDS is a document which sets out the timetable for preparing LDDs and forms part of the LDF document suite.

4.17 Kingston's LDS was updated in 2012 to coincide with the adoption of the Core Strategy and the LDS 2012/15 was approved by the Place and Sustainability Committee in April 2012. The 2012 Planning Regulations require local authorities to produce a LDS, specifying the titles of local plans or SPDs, their subject matter and scope and the timetable for their preparation and revision.

4.18 LDDs (any document in the LDS) which do not follow the prescribed preparation stages cannot be described as local plans and may not be referred to in the determination of planning applications.

4.19 The following chart sets out the key stages for preparing LDDs. Further detail can be found in the LDS document available via the following link:

www.kingston.gov.uk/downloads/download/34/local_development_scheme_2012-15

RB Kingston upon Thames Local Development Scheme 2012/15 Summary Chart – effective 1 April 2012

Financial Year	Key	2012/13												2013/14												2014/15																																													
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar																																		
Development Plan Documents																																																																							
Hogsmill Valley																																																																							
Gypsy and Traveller Sites																																																																							
Community Infrastructure Levy																																																																							
Core Strategy Review																																																																							
Kingston Town Centre AAP (K+20)																																																																							
Supplementary Planning Documents																																																																							
Affordable Housing																																																																							
Residential Design																																																																							
Sustainable Transport																																																																							
Climate Change																																																																							
Tall Buildings and Key Views																																																																							
Public Realm																																																																							
Key to Stages (with recommended PINS timing)																																																																							
Development Plan Document																																																																							
Evidence Gathering + Preparation																																																																							
Public Participation + SA (2008 Regs 25 + 26, 2012 Regs 19, 20 +21)																																																																							
Pre-submission Publication (2008 Regs 27 +28, 2012 Reg 20)																																																																							
Submission to the Secretary of State (2008 Reg 30, 2012 Reg 23)																																																																							
Independent Examination by a Planning Inspector (2004, reg 34, 2012 Reg 25)																																																																							
Public Pre-hearing Meeting (Submission plus 8 weeks)																																																																							
Examination in Public (plus 14 weeks)																																																																							
Publication of EIP Inspector's Final Report (submission plus 29 weeks)																																																																							
Adoption by Council (2004 Reg 36, 2012 Reg 27)																																																																							
Supplementary Planning Document																																																																							
Evidence Gathering, Stakeholder Involvement																																																																							
Stakeholder Involvement Starts																																																																							
Public Participation for Representations (2004 Regs 17 + 18, 2012 Reg 13)																																																																							
Adoption by P+S (2004 Reg 19, 2012 Reg 15)																																																																							

4 Progress on Kingston's LDF

4.20 Kingston's Core Strategy was adopted by Full Council on the 17th April 2012, and the South London Waste Plan was adopted on the 24th January 2012. In terms of SPDs, three documents have been progressed in 2013. These are discussed in more detail below.

Kingston's Local Development Framework

4.21 Kingston's LDF comprises the adopted Core Strategy, the Kingston Town Centre Area Action Plan (K+20), the Joint South London Waste Development Plan Document, the AMR and Supplementary Planning Documents (SPDs) such as the Statement of Community Involvement (SCI). The documents are discussed below.



Core Strategy

- 4.22** The Core Strategy sets out the vision, objectives and policies for managing future growth, change and development within the Borough for the next 15 years (up to 2027). The document includes development management policies and has superseded the policies in the Unitary Development Plan (2005).
- 4.23** The Core Strategy includes monitoring and performance indicators and targets for each thematic policy area. The number of indicators included has been reduced. For further information on the Core Strategy please refer to the link below:

www.kingston.gov.uk/info/200207/local_development_framework/275/core_strategy

South London Waste Plan

- 4.24** In partnership with the neighbouring boroughs of Croydon, Merton and Sutton, Kingston jointly produced the South London Waste Plan (Joint Waste DPD) which was adopted by all the boroughs in early 2012. In 2013, Sutton produced a Waste AMR for all four boroughs, covering the years 2011-2013. For further information on the South London Waste DPD and the Waste AMR, please refer to the links below:

www.kingston.gov.uk/info/200207/local_development_framework/285/development_plan_documents/3

and

www.sutton.gov.uk/CHttpHandler.ashx?id=22365&p=0

The Kingston Town Centre Area Action Plan (K+20)

4.25 The K+20 AAP (2008) was the first document to be adopted in Kingston under the LDF system. The Council is now working with partners and stakeholders to implement this plan. As part of the implementation process, an initiative to coordinate investment within Kingston Town Centre called 'Kingston Futures' has been established, which seeks to transform the area and enable development.

4.26 The LDS Summary Chart includes a review of the K+20 AAP starting in autumn 2012 and is intended to update the plan to reflect proposal site information and availability, and ensure that policies and proposals remain relevant in the current economic climate. The timetable for this review has slipped. However, the Council intends to progress this DPD in 2014 in coordination with the preparation of specific site briefs through the Kingston Futures initiative.

Hogsmill Valley DPD

4.27 A Hogsmill Valley Masterplan was first discussed in the 2008 AMR, but was deleted from the 2009 LDS as its scope was incorporated into the Core Strategy. However, the Masterplan produced in 2010 is a document in its own right and forms part of the LDF evidence base.

4.28 As a result of the Core Strategy EiP, specific policies and proposals for the Hogsmill Valley were required to be prepared in a DPD format.

4.29 The Inspector recommended that a "broad location" approach be adopted for the Hogsmill Valley area due to uncertainties about the delivery of some key regeneration aspects. Proposals include a strategic allocation

in respect of the Kingston University owned playing field on the eastern side of the Clayhill campus (to accommodate an additional 300 student bedspaces). Due to the Inspector's recommendations, there have been further discussions with key stakeholders, notably Thames Water, and further evidence has been collected on odour issues. Arising from these developments the project will be re-scoped. Despite the project's inclusion in the LDS 2012/15, the project timetable has slipped.

Gypsy and Traveller Sites DPD

4.30 At the Core Strategy EiP, the Council proposed a DPD within the first half of the plan period, in conjunction with sub-regional partners, to meet the needs of gypsies and travellers. However, following discussions, production of a joint plan was not agreed with neighbouring authorities and it is proposed to prepare a DPD for Kingston only. The timetable for production is set out in the LDS summary chart on page 13, however this timetable has slipped.

4.31 The Gypsy and Traveller Sites DPD will assess the needs of Gypsy and Traveller communities in terms of the number and quality of pitches to be provided. It includes reviews of potential sites.

4.32 For more details on the projected pitch needs of Gypsy and Traveller communities in Kingston, please refer to Chapter 5 page 31.

Community Infrastructure Levy (CIL)

4.33 The Community Infrastructure Levy (CIL) will replace S106 Legal Agreements as the Council's principal method of raising developer contributions for the provision of new infrastructure in the Borough.

4.34 The CIL charging schedule is a form of DPD because it follows similar stages of preparation, and is subject to a process of examination. For this reason it is included in the LDS to enable interested parties and the public to be aware of the preparation programme and opportunities for involvement in public participation. The Council commenced preparation of the Borough CIL in 2012/13 by undertaking a viability assessment and preparing for the Preliminary Draft Charging Schedule public consultation that took place in spring 2013.

4.35 In order to comply with the 2012 Planning Regulations, AMRs should include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010(b).

4.36 Additional to RBK CIL, Mayoral CIL charges also apply to those wishing to develop in Kingston at a rate of £35 per square metre. The intention of Mayoral CIL is to raise approximately £300 million towards the delivery of Crossrail, which does not deliver any discernible benefits for residents and businesses in Kingston. The inequity of the funding position is illustrated by the fact that locations outside of London that are on the route and benefit from new Crossrail stations such as Maidenhead and Ebbsfleet are not required to contribute at all to the funding of Crossrail. In 2012/13, a total of £74,427 of Mayoral CIL receipts were collected by the Council.

SPDs

4.37 Although the Planning Act 2008 removed the obligation to include SPDs in the LDS they are included in Kingston's 2012/15 LDS for completeness and clarity regarding the Council's programme for preparing

LDDs. This AMR and future editions will comment on SPD delivery. In 2012/13, the Council successfully adopted three SPDS. The Affordable Housing and the Sustainable Transport SPDs were adopted on 23 May 2013, and the Residential Design SPD on 9 July 2013.

4.38 Work on a Tall Buildings and Key Views SPD and Climate Change and Sustainable Construction SPD has not yet begun as detailed in the LDS summary chart.

4.39 In addition to the SPDs listed in the LDS, the Council is considering the production of other planning strategies and guidance to assist developers and landowners who want to develop in the Borough in the short term, e.g. planning briefs.

Indicator Update

4.40 Upon adoption of the Core Strategy in April 2012, UDP indicators were superseded, and will no longer be reported in the AMR. The 2013 AMR reports on Core Strategy, South London Waste Plan and K+20 indicators only.

5 Policy Performance Against Targets and Indicators

Housing and Affordability

Houses in Norbiton



Targets for this topic relate to:

Core Strategy Policies

- Policy CS10 Housing Delivery
- Policy DM13 Housing Quality and Mix
- Policy DM14 Loss of Housing
- Policy DM15 Affordable Housing
- Policy DM16 Gypsy and Traveller Sites

Kingston Plan

- Theme 2 - Prosperous and inclusive - sharing prosperity and opportunity
- Objective 6 - Increase supply of housing and its affordability

Key Facts

- Total dwelling stock: **65,420 (ONS 2012)**
- Average household size: **2.5 (Census 2011)**
- Average house price: **£337,285 (Land Registry May 2013)**

5.1 The 2011 Census recorded 63,639 households in the Borough. It is estimated by the GLA that this number is expected to further increase to

69,900 by 2021. Current household sizes are likely to remain at 2.5 persons per household in 2026.

Number of Dwellings in the Borough (Office for National Statistics Data April 2012)

Dwelling Stock By Tenure, 2012	No.
Total Dwelling Stock	65,420
Local Authority Dwelling Stock	4,840
Registered Social Landlord Stock	2,360
Other Public Sector Dwelling Stock	0
Owner Occupied and Private rented Dwelling Stock	58,220

Housing Delivery

5.2 The London Plan (July 2011) requires the Council to deliver at least 3,750 net additional homes during the period 2011 to 2021, equivalent to 375 net new homes per annum. The target is set out in Core Strategy Policy CS10 Housing Delivery.

5.3 As part of demonstrating progress against this target, the Council is required (by the National Planning Policy Framework) to demonstrate the availability of five years worth of 'deliverable' sites and where possible 'developable' sites for years six to ten and eleven to fifteen. The Housing Trajectory, shown in Table 1, shows projected delivery against the 15 year target as required by the NPPF. In accordance with guidance in the London Plan (see policy 3.3 Increasing Housing Supply) the 375 unit annual target has been rolled forward to cover the fifteen years up to 2027/28.

5.4 In addition to demonstrating projected delivery, the Housing Trajectory also sets out actual completions for the current monitoring year (2012/13) and the four years prior to that. Completions for three of these years are shown against the previous London Plan target of 385 units per annum (which changed in the 2011 London Plan).

5.5 The components of the projected delivery (column 3 of table 1) are summarised in Table 2 and covered in further detail in the explanatory notes and tables 3-5.

5.6 Projected housing supply is based on the availability of sites and the likelihood of development taking place. The first five years includes units on sites currently under construction, sites where planning permission has been granted, and sites where

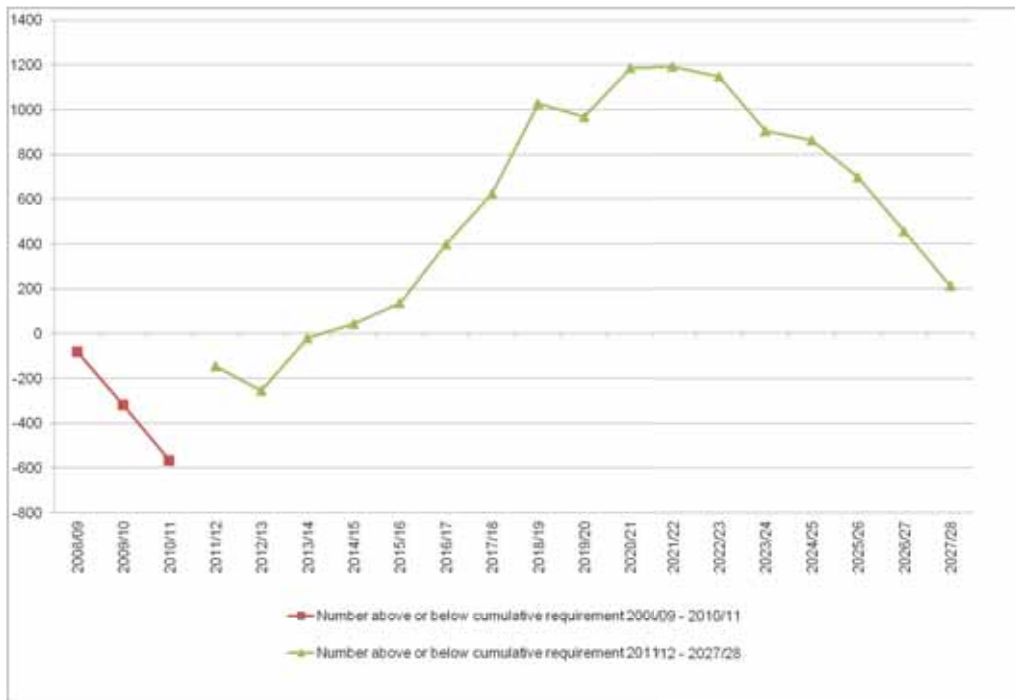
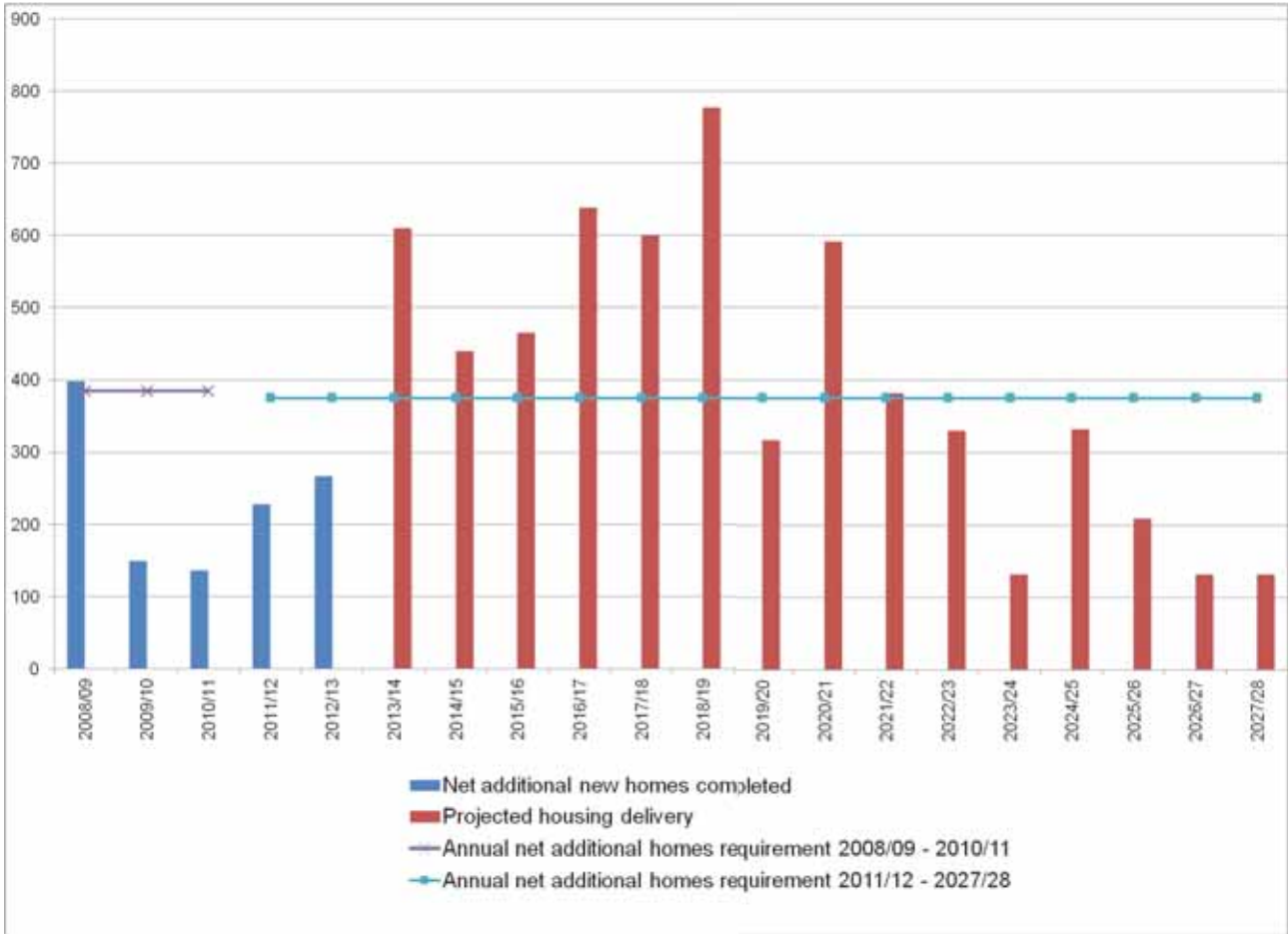
pre-application discussion are at an advanced stage (for further information on the first five years of projected delivery see Appendix 3), which provides confidence in the figures. Beyond the first 5 years the figures are based on site availability and LDF Opportunity Sites.

Table 1 2013 Housing Trajectory

1	2	3	4		5		6		7	
Financial Year	Net Additional New Homes Completed	Projected Housing Delivery (See Table 2)	Cumulative Projected Completions 2008/09 - 2010/11	Cumulative Completions 2011/12 - 2027/28	Annual Net Additional Homes Requirement 2008/09 - 2010/11	Annual Net Additional Homes Requirement 2011/12 - 2027/28	Cumulative Requirement 2008/09 - 2011/12	Cumulative Requirement 2011/12 - 2027/28	Number Above or Below Cumulative Requirement 2008/09 - 2010/11	Number Above or Below Cumulative Requirement 2011/12 - 2027/28
2008/09	398	-	688	-	385	-	770	-	-82	-
2009/10	149	-	837	-	385	-	1155	-	-318	-
2010/11	136	-	973	-	385	-	1540	-	-567	-
2011/12	228	-	-	228	-	375	-	375	-	-147
2012/13	267	-	-	495	-	375	-	750	-	-255
2013/14	-	610	-	1105	-	375	-	1125	-	-20
2014/15	-	440	-	1545	-	375	-	1500	-	45
2015/16	-	465	-	2010	-	375	-	1875	-	135
2016/17	-	639	-	2649	-	375	-	2250	-	399
2017/18	-	600	-	3249	-	375	-	2625	-	624
2018/19	-	777	-	4026	-	375	-	3000	-	1026
2019/20	-	317	-	4343	-	375	-	3375	-	968
2020/21	-	592	-	4935	-	375	-	3750	-	1185
2021/22	-	382	-	5317	-	375	-	4125	-	1192
2022/23	-	330	-	5647	-	375	-	4500	-	1147
2023/24	-	132	-	5779	-	375	-	4875	-	908
2024/25	-	332	-	6111	-	375	-	5250	-	861
2025/26	-	210	-	6321	-	375	-	5625	-	696
2026/27	-	132	-	6453	-	375	-	6000	-	453
2027/28	-	132	-	6585	-	375	-	6375	-	210

Table 2 Components of Kingston's Projected Housing Delivery (this data informs Table 1, Column 3)

1 Year	2 Sites With Planning Permission or Under Construction	3 LDF Opportunity Sites	4 Other Sites	5 Small Sites Windfall Estimate	6 Total Conventional Dwelling Supply	7 Non-conventional Supply (student housing etc.)	8 Total Projected Number of Homes (including non-conventional supply)
2013/14	454	0	0	0	454	156	610
2014/15	353	0	0	0	353	87	440
2015/16	229	0	0	0	229	236	465
2016/17	17	435	55	132	639	0	639
2017/18	0	140	28	132	300	300	600
2018/19	0	435	110	132	677	100	777
2019/20	0	115	70	132	317	0	317
2020/21	0	425	35	132	592	0	592
2021/22	0	200	50	132	382	0	382
2022/23	0	100	98	132	330	0	330
2023/24	0	0	0	132	132	0	132
2024/25	0	0	0	132	132	200	332
2025/26	0	0	78	132	210	0	210
2026/27	0	0	0	132	132	0	132
2027/28	0	0	0	132	132	0	132
Total	1053	1850	628	1584	5011	1079	6090



Notes (and explanatory tables) for Table 2

The components of Kingston's projected housing delivery are set out in Table 2. The sites that make up each component are detailed in Appendix 3, and in tables 3-5.

Table 2: Column 1 - Year: 1st April to 31st March.

Table 2: Column 2 - Sites with planning permission or under construction (see Appendix 3: Tables 9 and 10): Schemes currently under construction or with valid but as yet unimplemented planning permissions. The details of these sites can be found in the 5 Year Land Supply in Appendix 3.

Table 2: Column 3 - LDF Opportunity Sites (Priority 1 sites) (see Table 3): These sites are the Priority 1 Opportunity Sites (with housing capacity) as set out in the Council's LDF Delivery Plan. All sites are over 0.25 ha, and are expected to come forward for residential or mixed-use redevelopment, but do not yet have planning permission (to avoid duplication with column 2). Further information on the LDF Opportunity Sites is set out in Chapter 6. Assumptions about capacity on these sites are based on discussions with the Development Management Team, taking into account factors such as site size, densities, constraints etc.

Table 2: Column 4 - Other Sites (see Table 4): These are sites with an identified housing capacity that do not fall within the other categories. Assumptions about capacity on these sites are based on discussions with the Development Management Team, taking into account factors such as site size, densities, constraints etc.

Table 2: Column 5 - Small sites windfall estimate: In addition to the identified sites, an analysis of past development trends strongly supports the assumption that windfall sites will also come forward during this period. Based on the evidence produced to support the Core Strategy it is assumed that an additional 40% of the conventional target will be delivered through small (less than 10 unit) windfall sites. This equates to 132 units per annum. This additional windfall allowance is only assumed for year 4 onwards to reflect the fact that completions in earlier years (1-3) will come from those schemes that already have planning permission.

Table 2: Column 6 - Total Conventional Dwelling Supply: This shows the total predicted supply of conventional housing.

Table 2: Column 7 - Non-conventional Supply (see Table 5): Shows the predicted supply of non-conventional homes. These include student accommodation and care homes.

Table 2: Column 8 - Total projected number of homes: The sum total of all sources of housing supply includes non-conventional homes, such as student halls of residence, as well as conventional dwellings. (These figures form column 3 of Table 1.)

Table 3 LDF Opportunity Sites

LDF Delivery Plan Reference	Site Address	Capacity	Expected Completion	Site Type
01	Clarence Street North	50	2021/22	LDF Allocation
02	Eden Quarter South of Clarence Street	100	2019/20	LDF Allocation
03	Eden Quarter East of Eden St & Ashdown Road	200	2020/21	LDF Allocation
04	St James's	25	2020/21	LDF Allocation
05	Cattle Market	15	2019/20	LDF Allocation
06	Kingfisher Area	15	2018/19	LDF Allocation
09	Northern Riverfront, including Vicarage Road	97	2016/17	LDF Allocation, Planning application submitted
10/11	Kingston College, Kingsgate Business Centre and Printing Works and Kingston Gas Holder Station	380	2018/19	LDF Allocation
15	Cocks Crescent	140	2017/18	LDF Delivery Plan Site
16	Surbiton Station Car Park	200	2020/21	LDF Delivery Plan Site
17	Tolworth Tower	150	2021/22	LDF Delivery Plan Site
18	Former Government Offices, Hook Rise South	270	2016/17	LDF Delivery Plan Site; Planning application submitted
20	Land at Jubilee Way/ Kingston Road, Tolworth	40	2018/19	LDF Delivery Plan Site
21	Latchmere House, Latchmere Lane	68	2016/17	Pre-application discussions underway
22	Tolworth Girls School Playing Fields	100	2022/23	LDF Delivery Plan Site
	Total	1850		

NB. Opportunity Site 15: Cocks Crescent does not include Brycbox House, which has historically been treated as a separate site within the AMR.

Table 4 Other Potential Housing Sites

Ref	Site Address	Capacity	Expected Completion	Site Type
HTO1	5-29 Coombe Road, New Malden	30	2016/17	Pre-application discussions underway
HTO2	Shell Garage, 71-73 Coombe Road, New Malden	25	2016/17	Pre-application discussions underway
HTO3	Sundial Court, Tolworth Rise South	28	2017/18	Pre-application discussions underway
HTO4	Piper Hall/Tadlow, Piper Road	50	2018/19	RBK site
HTO5	Oakhill Health Centre	50	2018/19	LDF Delivery Plan Site (Priority 2)
HTO6	Charles Sumner House, Hobill Walk	10	2018/19	RBK owned site
HTO7	Tolworth Hospital, Red Lion Road	70	2019/20	LDF Delivery Plan Site (Priority 2)
HTO8	Unigate Milk Depot, Lower Marsh Lane/Villiers Avenue	35	2020/21	LDF Delivery Plan Site (Priority 2)
HTO9	Kaleidoscope, Cromwell Road	50	2021/22	LDF Delivery Plan Site (Priority 2)
HTO10	Moor Lane Centre, Moor Lane, Chessington	20	2022/23	LDF Delivery Plan Site (Priority 2)
HTO11	Hobkirk House	58	2022/23	RBK owned site
HTO12	Land at Cumberland House	20	2022/23	RBK owned site
HTO13	Land at Sheephouse Way	78	2025/26	RBK owned site
	Total	524		

Table 5 Non-conventional Housing Supply

Ref	Site Address	Capacity	Expected Completion	Site Type
11/14797	190-196 Coombe Lane West	92	2013/14	Under construction
08/16232	Cumbrae' & 'Oakdene', Upper Brighton Road	64	2013/14	Under construction
12/12103	3-5 Penrhyn Road	87	2014/15	Planning permission
11/12492	Kingston Plaza (180 -190 London Road/ 8-11 Station Road)	130	2015/16	Planning permission, LDF Delivery Plan Site
12/10277	Four Oaks Centre 105a Mount Road	6	2015/16	Planning permission
12/12545	80 Cambridge Road	100	2015/16	Planning permission
13	Hogsmill Valley	300	2017/18	LDF Delivery Plan Site
11	Kingsgate Car Park and Richmond Rd	100	2018/19	LDF Allocation
08	Kingston Station	200	2024/25	LDF Allocation
	Total	1079		

Analysis of Results

5.7 Table 1 (Housing Trajectory) summarises both housing supply and the relevant targets.

5.8 Past Completions

5.9 As Table 1 shows, housing delivery in the period 2008/9 to 2012/13 fell short of the cumulative target by 255 units. This downturn in development activity reflects a national trend as a result of the economic recession. In Kingston however, this has been further exacerbated by the relatively small number of large development sites. In a small suburban borough such as Kingston, housing delivery is very reliant on the successful redevelopment of a limited number of large sites, therefore if progress on these schemes stalls (as has happened on a few key Kingston Town Centre sites) there is a significant impact on delivery.

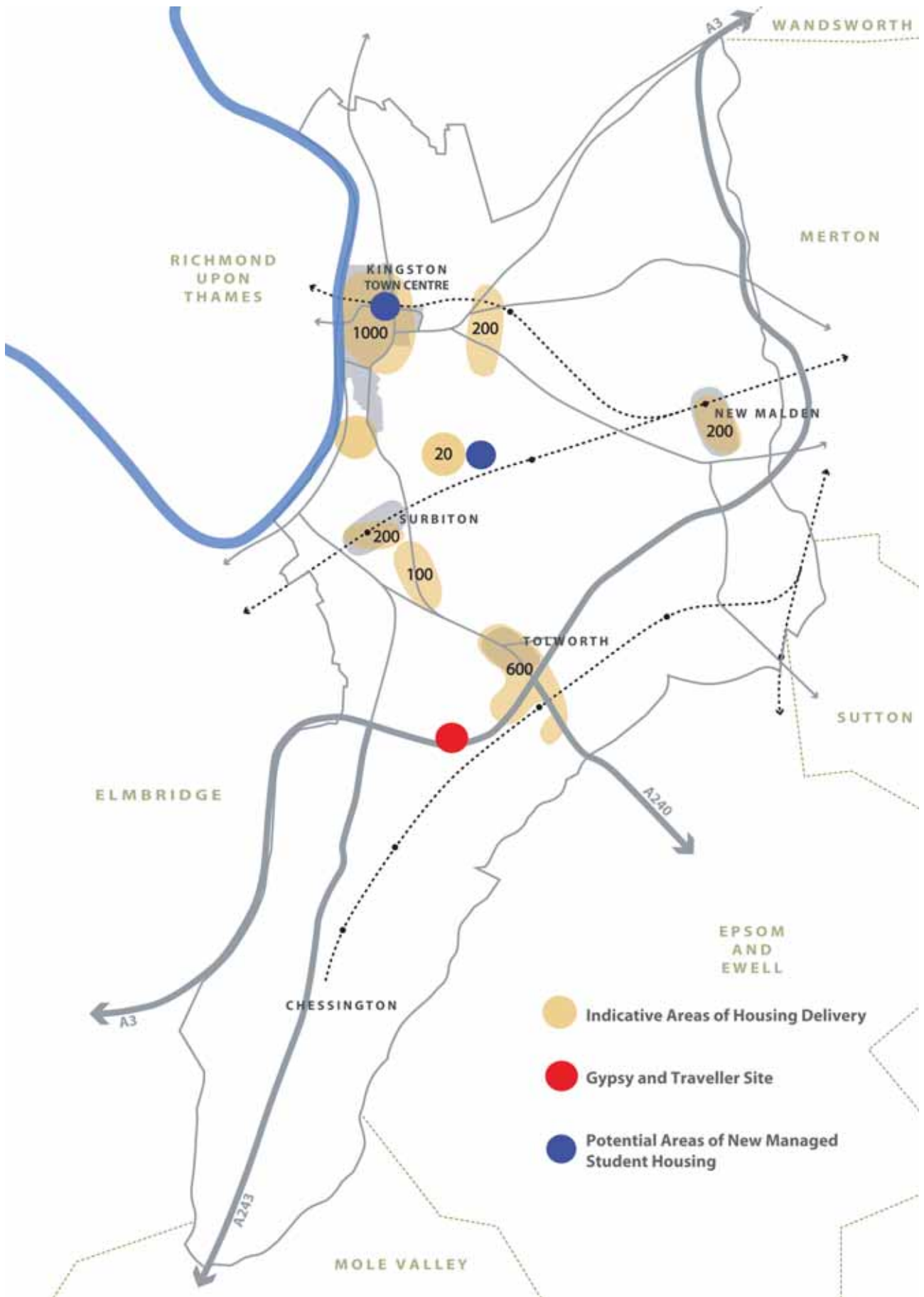
5.10 Projected Delivery

5.11 The future supply of new housing is also reliant on the development of a few key sites, as can be seen in the figures for projected housing delivery. It is expected that there will be peaks in housing completions in 2013/14, 2016/17 and 2018/19. These peaks are largely due to anticipated completions on these key sites:

- Kingston Power Station, Kingston Town Centre
- the Former Government Offices, Tolworth
- North Kingston development site (Proposals Site P19 and P20)

5.12 As a result overall housing completions for the 15 year period are expected to exceed the 6,375 unit cumulative target (refer to Table 1) by 210 units (3%).

Key Housing Sites

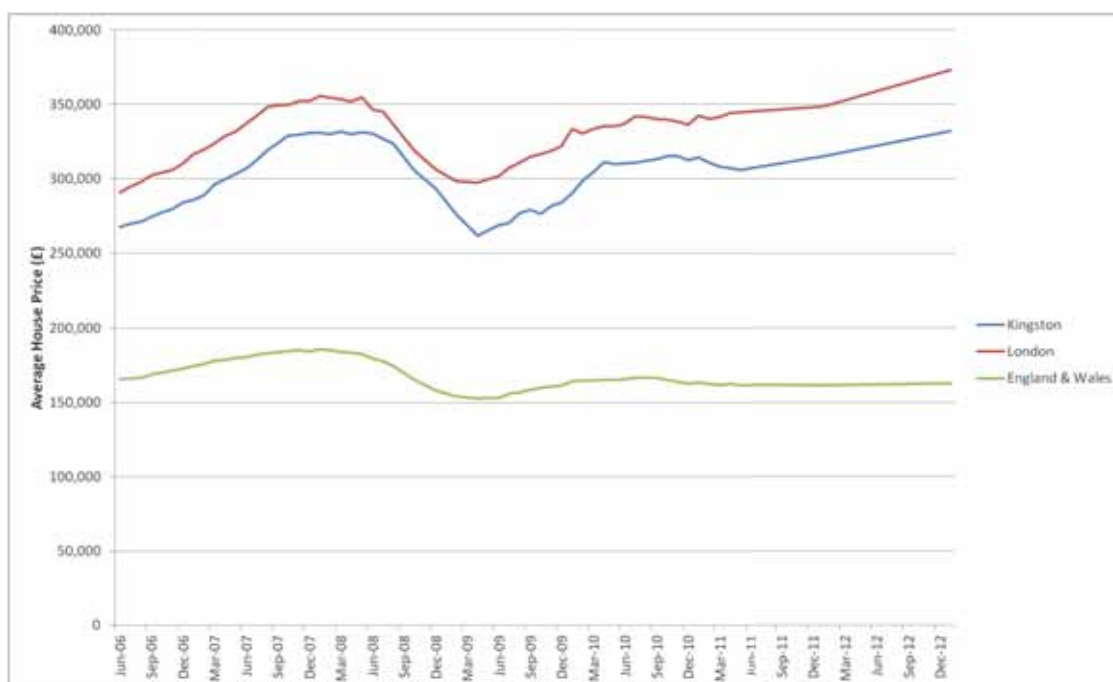


Affordable Housing

5.13 Average house prices in Kingston increased by 39% between April 2009 and May 2013, from an average sales

price of £261,543 to £337,285. The chart below details the change over the year compared to the London average.

Graph to Show Average House Prices



5.14 Kingston continues to have a shortfall in the availability of affordable housing with demand outstripping supply.

5.15 During 2012/13, a total of 39 affordable housing units were completed. The proportion of affordable units of total completions has reduced over the past 3 years.

5.16 Table 6 shows the number of new build affordable homes built each year compared with total dwelling completion figures. The requirement to provide affordable housing does not generally apply to proposals for returning long term vacant units to use, or non self-contained accommodation, therefore, only conventional supply is shown in the table.

Table 6 Affordable Housing Delivery 1998/1999 to 2012/13

Financial Year	Net Conventional Housing Completions	Affordable new build units	% Affordable
1999/00	415	35	8
2000/1	375	108	29
2001/2	107	25	23
2002/3	580	24	4
2003/4	443	73	17

Financial Year	Net Conventional Housing Completions	Affordable new build units	% Affordable
2004/5	517	159	31
2005/6	289	23	8
2006/7	310	54	17
2007/8	287	102	36
2008/9	184	40	22
2009/10	149	30	20
2010/11	135	65	48
2011/12	228	81	36
2012/13	203	39	19

5.17 The Council's Strategic Housing Market Assessment (2009) highlights a number of issues affecting the delivery of affordable housing; including the high costs of building and land in the Borough, the economic situation and the lack of larger sites available for redevelopment. The policy approach set out in the Core Strategy seeks to mitigate these issues by lowering the threshold at which the affordable

housing policy applies, thereby increasing the number of sites where affordable housing will be sought.

5.18 Prior to the adoption of the Core Strategy, the Council's affordable housing policy was set out in UDP Policy H9 which only applied to sites capable of delivering ten or more units or with site areas greater than 0.3ha. Table 7 highlights the limited number of residential schemes that were captured under Policy H9 (only 7% of approved schemes in 2010/11).

Table 7 Summary of Approved Schemes Showing Maximum Affordable Housing Potential

Year	No. of SCHEMES Approved			Total Potential H9* Schemes	Total No. of Schemes	% Schemes to which Policy H9 can apply	No. of UNITS on Sites			Total Units within H9* Schemes	Assumed 50% AH Requirement	Total No. of Units	Total % if 50% AH achieved on H9* sites
	0-9 Units	10-24 Units	25+ units				0-9	10-24	25+				
2010/11	90	4	3	7	97	7%	219	78	140	173	87	437	20%
2009/10	61	4	1	5	66	8%	174	69	39	108	54	282	19%
2008/9	115	2	3	5	120	4%	292	26	430	456	228	748	30%
2007/8	145	5	2	7	152	5%	323	85	88	173	87	496	17%
2006/7	112	2	1	3	115	3%	263	26	44	70	35	333	11%
2005/6	117	7	4	11	128	9%	331	100	248	348	174	679	26%
2004/5	111	8	3	11	122	9%	263	124	308	432	216	695	31%
2003/4	69	12	2	14	83	17%	190	177	135	312	156	502	31%
2002/3	98	8	1	9	107	8%	190	113	29	142	71	332	21%

5.19 Outside of the planning system, the Council has always sought additional ways to tackle housing need, such as making use of the private rented sector as a source of supply (e.g. Private Leasing Scheme, Tenant Finder Service) and progressing sites in partnership with Registered Providers for 100% affordable housing. In addition to these initiatives, the Council

has produced an Affordable Housing Improvement Plan, a Borough Investment Plan and a Housing Strategy. Work in these documents was guided by the Affordable Housing Delivery Group and Board (made up of representatives from Housing, Planning, Legal Services and Borough Valuers).

Specialist and Special Needs Housing

5.20 In Kingston, the most significant demand for specialist housing is for purpose built student accommodation. During 2011/12 one new student housing development in Kingston Town

Centre was completed, delivering 64 new student bedrooms. In addition, permission was granted for 187 student bedrooms in two schemes.

Gypsies and Travellers

5.21 The Council is committed to monitoring the provision of new Gypsy and Traveller Pitches.

5.22 Separate projected need for the English Gypsies and Irish Travellers has been identified, totalling a cumulative need of 11 additional pitches.

Previously Developed Land

5.23 The Council is committed to the delivery of new residential development on previously developed land. In 2012/13 100% of residential completions took place on previously developed land.

Progress Summary

The delivery of new homes in 2012/13 was, once again, below the London Plan target of 375 but was an improved performance from the previous year. Despite this slight improvement, the on-going under achievement continues a trend of under-achieving performance and reflects the national situation which may be attributed to the recession and wider economic difficulties. The London Development Database shows that since the end of 2007, boroughs across London have experienced a decline in all planning permissions, including residential, and yet the Borough population continues to grow. This raises concerns about potential occupancy levels, overcrowding and quality of life in future years.



In terms of affordable housing delivery, the Council delivered a reduced number of completions, and the target of delivering 140 affordable units per annum is still not being achieved.

To help address the Council's concerns on affordable housing, the Core Strategy requires affordable units to be provided on schemes of five units and more, (previously ten units and more). A revised Affordable Housing SPD was adopted in May 2013 to assist with the delivery of affordable housing and the implementation of policy. It is recognised that the implementation of this policy will have to be closely monitored, as its viability may be questioned by developers if economic conditions do not improve.

In contrast, performance has remained good in terms of the number of homes built on previously developed land, with the 100% target being met.

Retail and Town Centres

Tolworth Broadway



Targets for this topic relate to:

Core Strategy Policies

- CS12 - Retail and Town Centres
- DM19 - Protecting Existing Retail Uses
- DM20 - New Retail Development

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and future generations
 - Objective 2 - Ensure the sustainable development of our borough and the promotion of sustainable transport
- Theme 2 - Prosperous and inclusive - sharing prosperity and opportunity
 - Objective 4 - Sustain and share economic prosperity

Key Facts

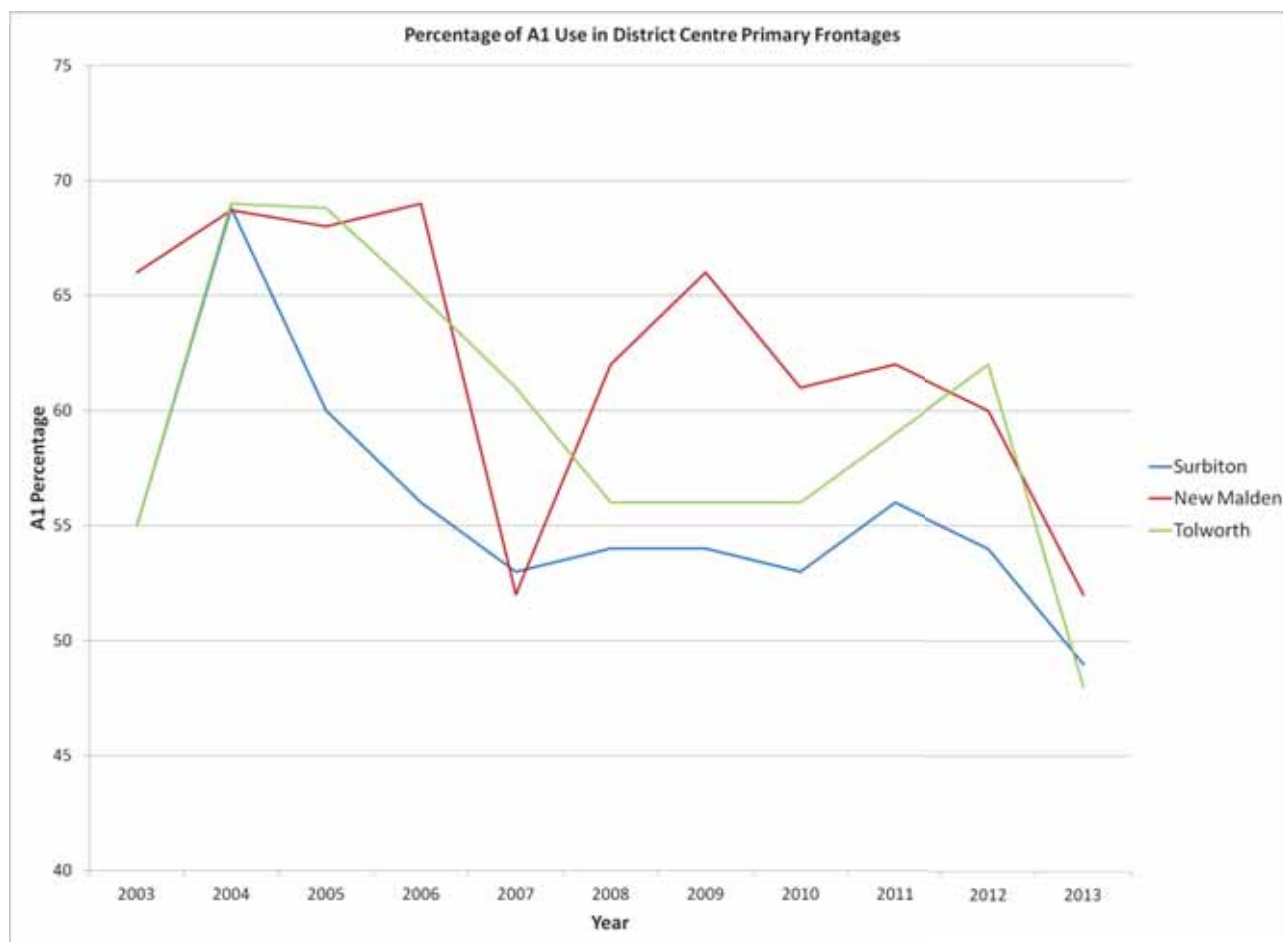
- Number of units in Kingston Town Centre primary shopping frontage: **248**
- Number of vacant units in Kingston Town Centre primary shopping frontage: **9**
- UK Shopping Venue Ranking: **17 (2013)**

5.24 Throughout the recession, Kingston Town Centre has remained comparatively healthy. One indicator of good retail health is low vacancy rates. Out of 248 units in the primary shopping frontage, only nine were vacant at the time of survey (August 2013). This reflects a 4% vacancy rate which has remained unchanged since 2011/12. Although some retailers such as Esprit, The Early Learning Centre, Dwell and Thorntons have closed, new arrivals include Cos, Global Sports US and Taking Shape, plus new chain restaurants such as Pret a Manger and Yo Sushi!, demonstrating the continued demand for premises.

5.25 From April 2012, Core Strategy Policy DM19 Protecting Existing Retail Uses applied, and requires a predominance (defined as greater than 50%) of retail uses to be retained in the Borough's District Centres. Even though this policy sets a lower requirement than previous UDP policy, New Malden, Surbiton and Tolworth continue to

struggle to retain shop units in their shopping frontages. All District Centres have experienced a decrease in their A1 percentages since the previous monitoring year. This is mainly due to changes of use such as loss to cafes and restaurants and financial and professional services. However, it is important to consider other factors which affect this calculation, such as the amalgamation and sub-division of units. In addition, prior to the adoption of the Core Strategy, shopping frontages in the District Centre were differentiated between primary and secondary frontages. The Core Strategy does not make this distinction.

5.26 It is likely that in future there will continue to be pressure on A1 units. However, a high percentage of retail units is required in the Borough's District Centres to protect and enhance their vitality and viability. As such, this issue will be carefully monitored, and given particular attention in the determination of planning applications.



5.27 An audit of Kingston's Local Centres, in spring 2012, revealed that generally they are in good health and still providing essential local goods and services to their communities. For instance there has been little change in the total number of units since the last survey in 2007 and the past trend of declining A1 uses has stabilised. Vacancy rates have also generally declined since 2007, except in the South of the Borough neighbourhood, where they have increased. This rise in vacancy rates in the South of the Borough should be monitored, particularly as the neighbourhood does not have a District Centre to serve its residents, making their Local Centres even more significant.

5.28 Even though Kingston Town Centre is currently performing well, LDF policies must continue to be effective and viable so that it retains its Metropolitan Town

Centre status during challenging economic times. Despite slippage in the programme, the LDS Summary Chart factors in a review of K+20 and is intended to update the plan and prepare site development briefs. This is in order to reflect accurately new evidence, proposal site information and availability, as well as ensuring that policies and proposals are viable.

Progress Summary

As in previous years, the performance of Kingston's retail and town centres in 2012/13 has been mixed. Despite the continuing difficult economic conditions, confidence in the retail sector is high in Kingston Town Centre. This is demonstrated by low vacancy rates and demand for premises.



There are signs that the recession is impacting development elsewhere in the Borough. Very little additional floorspace has been completed for town centre uses except for the climbing centre in South of the Borough (D2), and the loss of office floorspace persists (-2,924m² B1(a)), even though the loss is less than it was in 2011/12.

Despite the lower Policy DM19 percentage A1 unit requirement compared to those in the superseded UPD, retaining a predominance of A1 uses remains difficult. Only New Malden is successfully performing and is composed of 52% A1 uses. Surbiton has 49% A1 use and Tolworth 48% A1 use. Vacancy rates have also fluctuated since last year, except in New Malden where they have remained at 5% since 2009/10. In Surbiton vacancies have decreased to 5%, a reduction of 7%, but in Tolworth there has been an increase from 1% up to 5%.

Though mixed, the health of Kingston's town centres has been reasonably stable since the last monitoring year. Continued careful monitoring and development management decision-making to minimise negative economic impacts and ensure residents' needs are met is needed. This is especially important at the higher end of the retail hierarchy in Kingston Town Centre, where the retention of its market share and Metropolitan status is essential if it is to compete effectively with newer retail developments such as those in Croydon Town Centre and Westfield Shepherds Bush.

Economy and Employment

Barwell Business Park



Targets for this topic relate to:

Core Strategy Policies

- CS11 - Economy and Employment
- DM17 - Protecting Existing Employment Land and Premises
- DM18 - New Employment Uses

Kingston Plan

- Theme 2 - Prosperous and inclusive - sharing prosperity and opportunity
 - Objective 4 - sustain and share economic prosperity

Key Facts

- Kingston average economic activity rate: **76.5% (ONS, APS July 2012-June 2013)**
- Employment Rate (age 16-64):
 - Full-time: **78%**
 - Part-time: **22% (ONS, APS, July 2012 - June 2012)**
- Unemployment rate: **2.2% (July 2013)**
- Average weekly income: **£679.60 (Greater London: £613.30 approximately) (Annual Survey of Hours and Earnings (Provisional)), 2012**
- Number of business start ups: **985 (ONS Business Demography, 2011)**
- Number of designated industrial/warehouse/business areas: **8**
- Number of Strategic Industrial Locations: **2**

5.29 Difficult global economic conditions persist and despite this having limited impact on Kingston's retail sector, other indicators are being affected. For instance, the recession is likely to account for the increase in the unemployment rate from 1% in 2007/09 to 2.2% in 2012/13 (the rate has decreased marginally by 0.4% since 2010/11).

5.30 Another key sign of economic downturn is the loss of employment land to other uses. For instance, in the last monitoring year 2,924m² of B1(a) land has been lost. To address the loss of employment land and in line with regional and national policy guidance, Core Strategy Policy DM17 details the locations in which industrial/employment land will be protected. These locations include newly designated Locally Significant Industrial Sites (LSISs) in the London

Road and Cambridge Road/Hampden Road areas which increase the amount of protected employment floorspace via formal designation.

5.31 Following the recommendation in last year's AMR, an update of the Employment Land Review 2008 has been commissioned, in part to address the issue of reducing B1 floorspace in the Borough. The Economic Analysis Study, 2013 will also provide detailed evidence on current market conditions, assess the quantity and quality of industrial/employment land and identify demand for such uses. This information can then be used to inform future policy development.

5.32 The impact of the new Permitted Development Rights for change of use from B1 to C3, implemented in May 2013, is a concern for the Borough. The loss of office space will be monitored as a result of this change in legislation.

Progress Summary

The 2012/13 monitoring year has been both positive and negative in terms of performance against economy and employment policies.

The difficult economic conditions have not significantly affected the retail offer in Kingston Town Centre and it has remained successful. This stability and confidence is vitally important due to retail's crucial role in the wider Borough and sub-regional economy. For instance, unemployment rates are almost unchanged since 2011/12 and are still significantly below the Greater London average of 5.4%.

However, in 2013 there have been further net losses of employment floorspace (-2,924m² of B1(a)). The Economic Analysis Study 2013 will identify the reasons for this and provide robust evidence to inform future policy development.



Other Themes

Character, Design and Heritage

Surbiton Station



Targets for this topic relate to:

Core Strategy Policies

- CS8 - Character, Design and Heritage
- DM10 - Design Requirements for New Developments (including House Extensions)
- DM11 - Design Approach
- DM12 - Development in Conservation Areas and Affecting Heritage Assets

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and future generations
 - Objective 1 - Tackle climate change, reduce our ecological footprint and "reduce, reuse and recycle"
 - Objective 3 - Protect and improve the quality of our local environment

- Theme 2 - Prosperous and inclusive - sharing prosperity and opportunity
 - Objective 6 - Increase supply of housing and its affordability
- Theme 3 - Safe, healthy and strong - preventing problems and promoting responsibility
 - Objective 7 - making communities safer

Key Facts

- Total Number of Conservation Areas: **26**
- Total Number of Listed Buildings: **268**
- Total Number of Buildings of Townscape Merit: **116**
- Number of properties on the Heritage at Risk Register (formerly known as the Buildings at Risk Register): **3**

5.33 There have been no additions to Listed Buildings, Buildings of Townscape Merit (BTM) or to the Buildings at Risk Register. However, there is a potential loss of a BTM on Richmond Road subject to application 13/12805/DEM.

5.34 Further progress has been made on public realm projects in the Borough, particularly the Ancient Market Area (AMA) project in Kingston Town Centre and the Tolworth Greenway project.

5.35 The Council is working with the GLA, Kingstonfirst and contractors, Balfour Beatty, to unlock the full potential of Kingston Ancient Market. Work began on site at the end of September 2013 and is due for completion by the end of March 2014. The improvements will be reported in the 2013/14 AMR.

5.36 In partnership with Transport for London, the aim of the Tolworth Broadway project was to develop an

exemplary design for a new public realm that not only addressed immediate and local issues, but also integrated a wider area of regeneration along the A240 corridor. Proposals include the removal of central barriers to form a central 'greenway' (along the A240) to increase pedestrian accessibility both across and between the District Centre, Tolworth Station and beyond. The shared space will include lower kerbs adding to the choice and ease of negotiation for pedestrians wanting to cross the street, and signalised and informal crossing points for disabled and blind users. It is hoped that an overall enhancement of the character and quality of the public realm along the Broadway will lever in investment to provide for longer term regeneration of the area. The works began in March 2013 and completed in October 2013. The improvements will be fully reported in the 2013/14 AMR.

Progress Summary

In 2012/13 no additions to Listed Buildings, Buildings of Townscape Merit or the Buildings at Risk Register. Performance has been good and policies have remained effective.

Policy implementation has continued to be supported by the use of the Borough Character Study, 2011 and the recently adopted Residential Design SPD, 2013. For instance, the Borough Character Study, 2011 has been used to justify the protection of character with regard to appeal decisions such as 145 Elm Road, (Kingston Town Neighbourhood).

In the past monitoring year significant progress has been made on public realm projects such as Kingston Town Centre's AMA and Tolworth Broadway.

Updates on the AMA and Tolworth Broadway projects will be reported on in next year's AMR.



Open Space and Biodiversity

Bunkers Hill, Chessington



Targets for this topic help us deliver:

Core Strategy Policies

- CS3 - The Natural and Green Environment
- CS4 - Thames Policy Area
- DM4 - Water Management and Flood Risk
- DM5 - Green Belt, Metropolitan Open Land (MOL) and Open Space Needs
- DM6 - Biodiversity
- DM7 - Thames Policy Area

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and for future generations
 - Objective 3 - protect and improve the quality of our local environment
- Theme 3 - Safe, healthy and strong - preventing problems and promoting responsibility and independence
 - Objective 8 - Improve overall health and reduce health inequalities
 - Objective 10 - Encourage people to take a active part in the social and cultural life of the community

Key Facts

- Number of local open spaces and school open spaces: **64**
- Total area of local open spaces and school open spaces: **98.6ha**
- Area of Green Belt: **640ha**
- Number of local nature reserves: **9**
- Number of Sites of Special Scientific Interest: **0**
- Length of riverside walk improved in 12/13: **0m**
- Number of Council owned visitor mooring sites: **2**

5.37 The Council recognises the importance of open space and biodiversity and complying with national policy. Green Belt and Metropolitan Open Land (MOL) cover almost a third of the Borough and the Core Strategy contains specific policies which protect these designations. Core Strategy policies CS3 and DM5 strictly protects the Borough's Green Belt and MOL by resisting development except in very special circumstances. There are, however, some uses deemed appropriate which include outdoor sport, agriculture and forestry, cemeteries and appropriate residential infill.

5.38 There are also many other parks and smaller open spaces in the Borough. Currently there is public park provision of 1.12ha/1000 people which does not present an overall deficiency. Nevertheless, there are some areas with localised deficiency (i.e. they are situated more than 800m from a public park). These areas lie within the Maldens and Coombe and Surbiton neighbourhoods. Consequently, Core Strategy policies have been developed to protect public open space and designate more of it as part of new developments (see policies NM1, S1, CS3, DM5 and DM6).

5.39 There are now three parks of Green Flag status (Manor Park, Canbury Gardens and Fishponds), though the Council's Open Space Study states that most parks score well (achieving between 6 and 7) against the Green Flag Assessment.

5.40 The Borough has an under provision of formal opportunities for children's play within public parks, as all residents should be within 400m of children's play facilities, and this has not been achieved. Again, this issue has been incorporated in Core Strategy Policy DM5 which seeks to ensure that new developments contribute towards the provision and improvement of children's play and sports facilities.

5.41 There are nine local nature reserves and 39 Sites Important for Nature Conservation ((SINC) which overlap with nature reserves). The north of the Borough borders Richmond Park and Wimbledon Common, both of which are "European sites" designated as Special Areas for Conservation (SAC). These areas play an important role in meeting the needs of Kingston's population regarding access to natural green space.

5.42 Additionally, there are some 41.7 ha of actively managed allotment land. This is spread across 23 sites containing 980 plots. Some 14.34ha of additional allotment land would be needed by 2016 to meet anticipated growth in demand for allotments.

5.43 Kingston's rivers and watercourses are also highly valued. Not only do they provide valuable resources for wildlife and biodiversity, but locations for sports and recreation too. They are protected by Core Strategy Policies CS4 and DM7).

5.44 With respect to the number of planning applications for new buildings in the Green Belt, the number of permissions has dramatically increased since the

previous monitoring year (from 15 to 29). The number of permissions for new buildings in MOL has also increased from 15 to 31. In terms of the percentage of permissions granted on brownfield land, performance in 2012/13 has reduced compared to 2011/12, achieving 98%. Although, it should be noted that 100% of all building completions were on brownfield land. These statistics raise concerns about the impact of future development on the Borough's green spaces and should therefore be closely monitored to assess the effectiveness of Core Strategy Policy DM5 in its aim of protecting nature conservation areas. We will work with local environment groups to seek to obtain biodiversity indicator data to help monitor impact.

Progress Summary

There is little change to report regarding the performance of open space and biodiversity indicators within the 2011/12 monitoring year. There has been little change in the data held for local nature reserves, improvements to the natural environment etc. However, data for the monitoring indicators on this topic have been difficult to obtain. We shall work with local environment groups to see if data can be obtained to assist monitoring.



An area which needs highlighting is the performance regarding development on Green Belt and MOL. The number of planning permissions in such designated areas has increased since the last monitoring year. Data will be monitored to establish if this is a trend.

Sustainable Travel

Buses in Kingston Town Centre



Targets for this topic relate to:

Core Strategy Policies

- CS5 - Reducing the Need to Travel
- CS6 - Sustainable Travel
- CS7 - Managing Vehicle Use
- DM8 - Sustainable Transport for New Development
- DM9 - Managing Vehicle Use for New Development

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and for future generations
 - Objective - 1 - tackle climate change, reduce our ecological footprint and "reduce, reuse and recycle"
 - Objective - 2 - Ensure the sustainable development of our borough and the promotion of sustainable transport

Key Facts

- Percentage of households that own 2 cars/vans: **22% (Census 2011)**
- Number of buses arriving in Kingston Town Centre per hour at peak times: **122 (data from 2013 and does not include Park and Ride Services)**
- Number of taxi ranks: **14 (2013)**
- Total Number of workplace travelplans: **59 (2012)**

5.45 The Council is committed to promoting sustainable transport across the Borough. This is demonstrated through the implementation of Core Strategy Policies CS5, CS6, CS7, DM8 and DM9 and the adoption of the Sustainable Transport SPD, 2013 which aim to reduce the need to travel, especially by private car, limit the length of journeys and promote the role of public transport, cycling and walking.

5.46 The 2011 Census recorded that 16% of the Borough's residents travel to work by train. This figure is lower than that recorded by the 2001 Census which totalled 21%. However, Kingston still exceeds the London average for this mode of travel to work (9%). Surbiton Station has a particularly good service to central London which makes it popular with commuters as off-peak journeys to Waterloo Station take as little as 16 minutes. It has the highest rail passenger flow of all the Borough's ten stations. Kingston Station is situated on a loop line which is also connected to London Waterloo. However, it has fewer services and is not as busy as Surbiton with passenger flows spread more evenly throughout the day.

5.47 Bus services within the Borough are generally very good. However, orbital public transport links are still

comparatively poor to parts of south London, leading to increased car use and congestion.

5.48 Kingston Town Centre, Surbiton, and to a lesser extent New Malden, have high Public Transport Accessibility Levels (PTALs), although much of the Borough does not. Areas in the south of the Borough which extend into the Green Belt have lower transport accessibility, despite some high trip generating land uses such as Chessington World of Adventures.

5.49 The A3 trunk road bisects the Borough. Eastbound it leads to central London, westbound it leads to Guildford and Portsmouth. Whilst this facilitates vehicle flows in these directions, it can also act as a barrier to alternative transport modes across the Borough, including walking and cycling routes.

5.50 Traffic congestion is an issue for local residents. In and around Kingston Town Centre it can be particularly problematic particularly where seven main roads converge. Kingston's status as a Metropolitan Town Centre and riverside location also attracts high volumes of visiting traffic for shopping, leisure and work place journeys.

5.51 Travel plans are an attempt to manage rush hour traffic flows, and to encourage the use of alternative modes of transport for commuters. Between

2008/09 and 2011/2012 an additional sixteen travel plans were adopted across the Borough. It is clear that there has been a general increase in cyclists in the Borough over the past few years, especially through the introduction of work place and School Travel Plans. The London Area Travel Survey identifies that 4% of all journeys in the Borough are undertaken by bike. This is the second highest figure in outer London, and compares favourably with a 2% London average. Additional cycle parking has been provided across the Borough, funded by the Local Implementation Plan, the Biking Borough scheme and S106. A total of 85 cycle parking racks were added in 12/13.

5.52 A Movement Study has been commissioned to ensure that management of transport enables, rather than constrains, the development of key sites and the growth of Kingston Town Centre in a co-ordinated,

integrated and planned way. Overall it will assist with the implementation of the Borough's transport and development proposals.

5.53 A key piece of transport infrastructure that the Council is lobbying hard to see introduced is Crossrail 2. The Council supports the Regional option for Crossrail 2 that would be the catalyst for significant development opportunities in Kingston Town Centre, and would also provide significant transport connectivity improvements in other parts of the Borough, particularly in the south that are currently served by low frequency train services to stations such as Malden Manor and Chessington South.

5.54 For further information on sustainable transport, please refer to the Borough's Local Implementation Plan, 2011 (LIP2): www.kingston.gov.uk/info/200197/transport/663/local_implementation_plan

Progress Summary

Sustainable travel policy performance continues to be good.

However, there are recognised areas for improvement, such as the links between Kingston and the Surrey districts, and the frequency of trains to and from Kingston Station. Consequently, Core Strategy policies (particularly CS6) aim to address these issues by committing to work with and lobby partners such as Transport for London (TfL), South West Trains and neighbouring authorities to maintain and improve regional, sub-regional and cross boundary public transport. The policy also seeks better transport integration between transport nodes.

In 2013 the Council successfully implemented the Sustainable Transport SPD which expands upon particular aspects of Sustainable Transport policy set out in the Core Strategy and the Local Implementation Plan 2. See Chapter 4 for further detail.



Climate Change, Sustainability and Environmental Management

Kingston Recycling Lorry



Targets for this topic help us deliver:

Core Strategy Policies

- CS1 - Climate Change Mitigation
- CS2 - Climate Change Adaptation
- CS9 - Waste Reduction and Management
- DM1 - Sustainable Design and Construction Standards
- DM2 - Low Carbon Development
- DM3 - Designing for Climate Change

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and for future generations
 - Objective 1 - tackle climate change, reduce our ecological footprint and "reduce, reuse and recycle"
 - Objective 2 - Ensure the sustainable development of our borough and the promotion of sustainable transport
 - Objective 3 - Protect and improve the quality of our local environment

Key Facts

- Waste per household in kgs: **488.21kgs**
- Percentage of household waste reused, recycled or composted: **46.3%**

5.55 The Council recognises the growing importance of climate change and sustainability issues. In line with the Kingston Plan and national and regional guidance, the Core Strategy policies seek to address these issues.

Waste and Recycling

5.56 The Council has a single waste management facility at Villiers Road which is used as a transfer station and local recycling centre. As previously mentioned in Chapter 4, the Council has successfully progressed a Joint Waste DPD with the London Boroughs of Merton, Sutton and Croydon. The document sets out policies and identifies potential sites for new and enhanced waste management facilities to serve the needs of all four boroughs.

5.57 With regard to household waste generation and recycling rates, Kingston has continued to perform well in 2012/13 by exceeding its targets. (The target for waste per household is 445kgs and the target for household waste reused, recycled or composted is 25%.)

5.58 For further information on the South London Waste DPD and the Waste AMR, please refer to the links below:

www.kingston.gov.uk/info/200207/local_development_framework/285/development_plan_documents/3

and

www.sutton.gov.uk/CHttpHandler.ashx?id=22365&p=0

Climate Change and Energy Efficiency

5.59 The London Plan requires that development proposals recognise the potential implications of climate change. The Core Strategy was developed in accordance with this guidance along with the sentiments of the Kingston Plan. As such, the Core Strategy includes policies on sustainable design and construction standards, low carbon development, water management and flood risk and renewable energy generation (see policies CS1, CS2, DM1, DM2 and DM3). The Council is considering a strategy on Climate Change to support these policies.

5.60 In 2009 the Energy Strategy was adopted which set out how the Council aims to significantly reduce its carbon emissions and energy use. Every year the priorities and projects are revised through the Annual Implementation Plan and adopted by the Place and Sustainability Committee.

5.61 The Council's framework for major procurement exercises includes a formal Sustainable Procurement section with specific environmental requirements including CO₂ reduction.

5.62 In 2013 the Council progressed its District Heating project to the Energy Masterplanning stage. The Energy Masterplan (EMP) has come to a positive conclusion in regard to the potential for Kingston Town Centre:

- The EMP has identified the extent of a market competitive strategic

district heating network that could deliver significant CO₂ reductions, energy cost savings, and help improve energy security;

- The EMP outlines a short, medium and long term phased implementation strategy;
- The Phase 1 kick-start scheme is based around public sector buildings. The c.£8m investment has the potential to be implemented at public sector rates of return, deliver energy cost savings and reduce CO₂ emission by over 25%;
- The initial scheme would act as a springboard to supply commercial customers in the future phases of development;
- The public sector has a key role in allocating an initial site for the energy centre. In the longer term, and as the scheme develops, alternative energy production options would include heat recovery from the local sewage works and extracting thermal energy from the River Thames by means of heat pumps. The original energy centre could then be decommissioned and put to other use.

5.63 The Council successfully bid for DECC funding to progress to the next stage of this project – Energy master-planning, and this work will progress in 13/14.

Flood Risk and Water Quality

5.64 The responsibilities for water management and flood risk are shared across many different Council departments and the Council is required to take a lead role in managing local flood risk under the statutory responsibilities set out in the Flood and Water Management Act (2010).

5.65 The planning aspects of managing floodrisk include preparing the Borough-wide Strategic Flood Risk Assessment (SFRA), 2011 and a Surface Water Management Plan, 2011. They have informed the preparation of LDF documents, and are used in determining planning applications, along with data provided by the Environment Agency.

5.66 In respect of air quality, following the closure of DEFRA's Automatic Urban Network (AUN) monitoring station (located at the London A3 road-side) in 2008/09, it has not been possible to capture Borough-wide data on emissions and air pollution. This remains an important issue that must be resolved so that monitoring can be undertaken in future years.

5.67 Monitoring the various aspects of climate change and sustainability is particularly challenging. However, the Council recognises the importance of addressing the topic as reflected by the objectives of the Kingston Plan, and in future years the importance and responsibility of monitoring will need to be prioritised across a number of Council Departments.

Progress Summary

To address climate change in Kingston, the Council is committed to exploring the opportunities for a district heating network.

Climate change data is difficult to obtain, and the Council is partially reliant on external sources for some data eg air quality, Improving performance and monitoring systems in this area should be a key priority in order that effective monitoring can be undertaken in future years.



6 Future Development

Trends and Issues

- 6.1** In preparation for the Core Strategy Examination in Public in September 2011, consultants BNP Paribas were commissioned to comment on developer's perceptions of Kingston. They concluded that developers view the Borough positively and this confidence is demonstrated by well known large companies actively seeking to purchase and develop sites. These include Redrow, Berkeley Group plc, Crest Nicholson and Barratt. A specialist developer is also currently seeking consent for an innovative scheme for floating homes on the River Thames in Surbiton, that is subject to public inquiry in November 2013.
- 6.2** Kingston has many positive attributes, but a key constraint is the poor transport links compared to other high value areas such as Richmond and Wimbledon, which benefit from higher frequency train services to Central London and underground connections which boost property values.
- 6.3** Other macro-economic barriers to development (not related to Kingston specific issues) also have a negative impact, such as reduced social housing grant availability and an unwillingness of landowners to accept lower land values.
- 6.4** However, overall, Kingston fares comparatively well. In socio-economic terms its high proportion of ABC1 residents alongside the strong retail offer of Kingston Town Centre continue to make the Borough popular with developers. In addition, strong house price growth over the last two years despite difficult economic conditions gives a degree of stability to the area. This growth indicates that house buyers

in Kingston are able to fund purchases from either their own resources or access affordable finance. Furthermore, Kingston's location and access to the River Thames and a number of London's finest parks helps sustain comparatively high values.

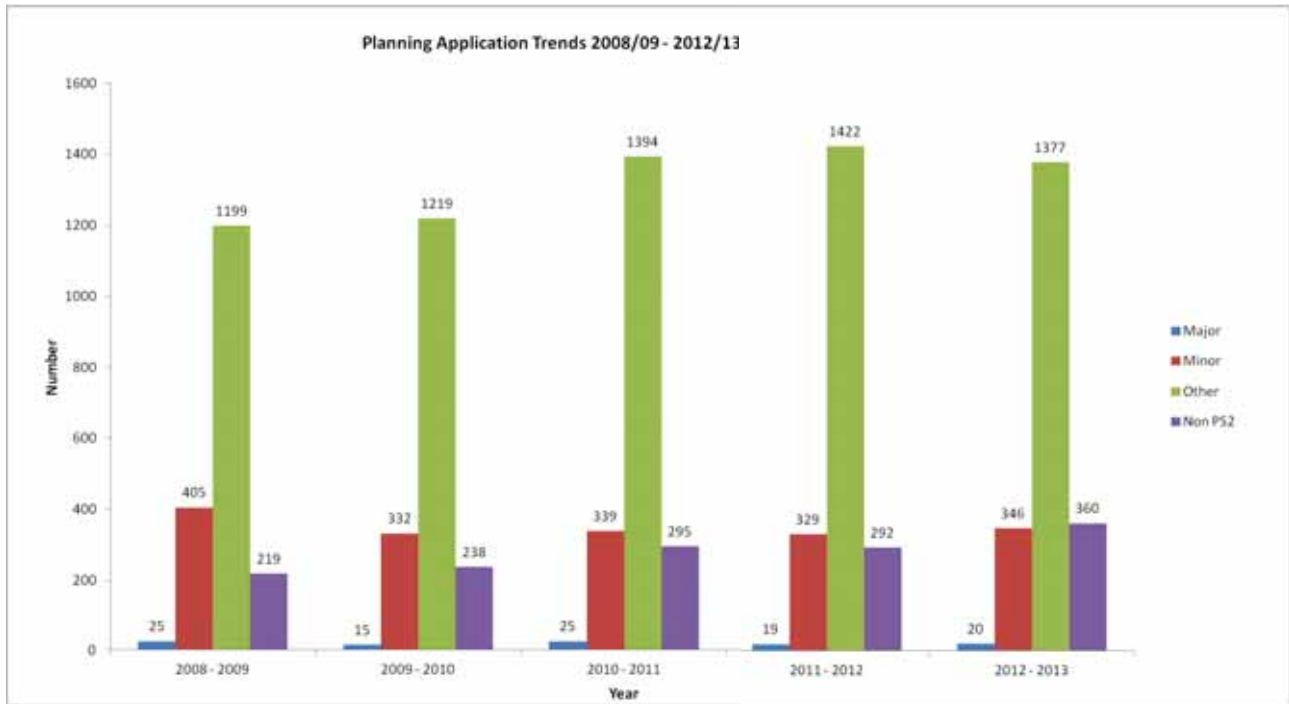
- 6.5** Surveying practice, Savills, predict that house values in non-prime parts of London, including Kingston, will increase by a further 29.1% by 2015, which would take values to 22.9% above their 2007 peak. Therefore, there is hope that the market will not be hit as hard as other parts of the UK, and development in Kingston will remain buoyant.

Planning Applications

- 6.6** The total number of planning applications received remains high, slightly above the previous monitoring year. In 2012/13 a total of 2,103 applications were received (excluding pre-applications, tree applications and conditions). However, these figures are still lower than those received in the peak years of 2004/05 and 2007/08. The number of "major" applications received in 2012/13 also remained comparable to 2011/12. Over the past five years it is the "other" category of planning applications that has been subject to comparatively greater fluctuation. For example, in 2008/09 1,119 "other" applications were received, compared with 1,377 in 2012/13.
- 6.7** Planning application trends need to be monitored closely as they have a direct impact on service delivery, the Council's ability to meet targets and meet local needs. For instance, if

planning applications for residential schemes were to decrease, this could reduce housing delivery, and the ability of the Council to meet London Plan targets. The impact of the recent and proposed legislative changes regarding permitted development described in

Chapter 4 need careful monitoring as this could have significant impacts on employment opportunities, the health of the town and district centres, albeit it could lead to an increase in private housing delivery.



Delivery

6.8 Transforming Kingston requires a change in the Council's approach if it is to deliver the growth the Borough wants to see. The Council's new approach involves:

- Developing a clear programme for regeneration and place shaping in accordance with the One Kingston programme, taking an investment and growth led approach. The core of this programme is **Kingston Futures**, which is focused on revitalising Kingston Town Centre;
- Taking a robust leadership role and building effective policies and partnership models to deliver a step change in the transformation of the Borough's infrastructure and economic prospects; and organising the full range of

professional disciplines in the Council to sharpen our focus on regeneration delivery. A particular focus will be a shift in emphasis from **plan making to place shaping**;

- The Council is developing a refreshed and more robust approach to **attracting investment** to the Borough, and securing the socio-economic **benefits of regeneration** for local people and businesses.
- The Council is working with TfL to deliver various infrastructure projects to encourage cycling and improve associated safety. RBK has made a submission to TfL to become a 'Mini Holland' with the aim of transforming cycling in the Borough through substantial funding (£35m) concentrated in

specific areas to provide a step change in cycle mode share.

- 6.9** Whilst Kingston Town Centre is a successful Metropolitan Centre, the need for action to revitalise it has long been recognised. There are concerns about the attractiveness of some parts of it and its ability to attract investment, such as new retail. There is also recognition that Kingston Town Centre is not reaching its full potential to be more than just a shopping destination, with scope to broaden its offer in terms of leisure, culture and tourism. This is crucial at a time when new trends, such as a rise in internet shopping, are seeing a fall in visitors to retail destinations. To remain competitive, the town centre has to be more than a retail destination. Furthermore, the town centre also has potential to deliver on the Council's education, health and housing objectives – the development of new housing is an important element of the drive to improve its vitality.
- 6.10** But crucially, major investment is now going into Kingston's competitors, such as nearby Croydon and Guildford town centres. Failure to take action could result in stagnation and the loss of much needed investment, threatening Kingston's place as a top destination.
- 6.11** This is addressed through a town centre investment programme, Kingston Futures. The Kingston Futures programme is guided by the K+20 document, "Kingston Town Centre Area Action Plan", which was adopted in 2008 and will shortly be reviewed.
- 6.12** Many of the sites in Kingston Town Centre are in private ownership, whose support is essential if the objectives for the town centre are to be achieved. The Council has, for some time, convened meetings of these and landowners and

other key stakeholders to promote the idea of coming together in partnership to drive delivery of the revitalisation of Kingston Town Centre. The aim now is to formalise these arrangements under the Kingston Futures programme, calling this partnership the Kingston Futures Stakeholder Group.

- 6.13** The Council's initiative has been welcomed, particularly as we enter into the delivery phase, with some landowners now bringing forward proposals for their sites. These and a number of others will be the focus of the programme in the short to medium term, so that we will begin to see action in the following town centre areas:

- Eden Quarter
- Kingston Rail Station Environs
- Cattle Market Car Park & Fairfield Bus Station
- Kingston Riverside
- Ancient Market
- Other Gateways & Public Realm Improvements
- North Kingston – Kingston College & Adjoining Sites, Kingsgate Business Centre and Printing Works, Canbury Place Car Park and Kingston Gas Holder Station

Borough-wide Opportunity Sites

- 6.14** The successful implementation of the Core Strategy's spatial objectives, policies and proposals involves the development of identified "opportunity sites" in the Borough. Opportunity sites cover a range of uses including new and upgraded shopping and business facilities, housing and new and expanded schools. Opportunity sites have been defined as sites that are:

- of 0.25 hectares or above
- developable and deliverable (according to the NPPF definition)
- not under construction

6 Future Development

- not completed
- not fully utilised

6.15 In total, 22 sites with development potential have been identified. There is overlap with sites included in the Kingston Futures programme, the Housing Trajectory and the list of Kingston Town Centre Proposal Sites.

6.16 The progress associated with implementing opportunity sites is set out in Table 8.

Table 8 Opportunity Sites (Borough-wide)

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
1	P1 - Clarence Street North	1.02	A1	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Additions to Cycle Network ● Borough Strategic Walking Network ● Primary Shopping Frontage 	Enhanced A1, A2, A3, improved servicing, plus C3, B1 or community/D2 uses	Kingston Town Centre Area Action Plan 2008, Private Sector Development Management Process	2021/22	No comprehensive redevelopment. Planning permission granted for various retail upgrades and refurbishment e.g. 13/12530 and the conversion of upper floors on Clarence Street to residential units e.g. 13/12686)/FUL and 13/12586/PNO. The Council is engaged with the landowner(s).
2	P2 south of Clarence Str/Eden Walk	2.25	A1, A2	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Primary Shopping Frontage ● Secondary Shopping Frontages 	Enhanced A1 plus A2, A3 C3, B1 or community/D2 uses	Kingston Town Centre Area Action Plan 2008, Private Sector Development Management Process	2019/20	No comprehensive redevelopment. Phase 1 upgrade of Eden Walk Shopping Centre (completed 2011); Phase 2 upgrade of Eden Walk (including a new medium sized unit – 11/12278) not started. The Council is engaged with the landowners) and will progress a development brief for the area.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
3	P3 east of Eden St/ Ashdown Rd sites/Eden Quarter	3.6	Multistorey car park, surface car park, A1, A2, A3, C1, SG	<ul style="list-style-type: none"> ● Policy CS10 - Housing Delivery ● Policy CS12 - Retail and Town Centres ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Landmark Sites/Gateway Improvements ● NewImproved/Relocated Car Parks ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● New Public Space ● Primary Shopping Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● NewImproved/Relocated Car Parks ● Improved Bus/Rail Stations ● Proposed Secure Cycle Parking 	Extension of Prime Shopping Area and enhanced A1, A2, A3 and community facilities/D2	Kingston Town Centre Area Action Plan 2008, RBK Corporate Property, Joint Venture, Development Management Process	2020/21	No comprehensive redevelopment. Application 13/12032 permitted to demolish existing building to provide 30 residential units and commercial use at ground floor. Application 12/12800 completed to demolish existing buildings and replace with new Bank. Application 11/12906 to extend and refurbish Primark store withdrawn. The landowner of P3a is actively marketing the site to obtain a development partner. The Council is engaged with the landowner.
4	P4 St James Area	0.8	Multistorey car park, A1, SG, A4, B1	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area 	Enhanced A1, A2, A3, community facilities/D2, C3 and student housing (SG)	Kingston Town Centre Area Action Plan 2008, Private Sector Development Initiative, Management Process	2020/21	No update. The Council is engaged with the landowner(s).

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
5	P5 Cattle Market car park and Fairfield bus station	0.65	Bus terminal, surface car park	<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Primary Shopping Area ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Secondary Shopping Frontages ● New/Improved Car Parks 	Improved bus station, parking, market facilities, plus limited affordable housing (C3)	Kingston Town Centre Area Action Plan 2008, RBK Corporate Landlord, Development Management Process	2019/20	No update. However, this site has been identified by the Kingston Futures programme to include comprehensive improvements to the bus station, pedestrian links across Wheatfield Way to Adams Walk, and improved facilities for the Monday Market.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
6	P6 Kingfisher leisure centre, open space, Kingston Library & Museum	1.35	D1 (Kingston Library, Kingston Museum and Art Gallery), D2 (Kingfisher Leisure Centre) open space	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Conservation Area ● Key Views ● Local Open Space ● Borough Strategic Cycling Network ● Borough Strategic Walking Network 	Enhanced leisure, community facilities/D2, public open space and C3 inc. affordable housing (C3)	Kingston Town Centre Area Action Plan 2008, RBK Corporate Landlord, Development Management Process	2018/19	No update. However, this site has been identified by the Kingston Futures programme to comprehensively improve pedestrian links across Wheatfield Way to Adams Walk, and improved facilities for the Monday Market.
7	P8 east of Clarence St	0.59	A1, A2, A3, A4, A5, SG (student accommodation), B1	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Secondary Shopping Frontages 	A1, A3, A4, D2, B1, student accommodation (SG)	Kingston Town Centre Area Action Plan 2008, Private Sector Development Initiative, Development Management Process	2012/13	13/12892/NMA Non-material amendment to planning permission 11/12251/FUL being processed for change of use of upper floors from B1 to C3 (64 bedrooms)

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
8	P10 Kingston Station	0.69	Railway Station and A1, A3	<ul style="list-style-type: none"> ● Policy CS12 - Retail and Town Centres ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools ● Policy CS16 - Community Facilities ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS6 - Sustainable Travel 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● Landmark Sites/Gateway Improvements ● New/Improved Bus/Rail Stations ● Proposed Secure Cycle Parking 	Station upgrade	Kingston Town Centre Area Action Plan 2008, Partnership working, Network Rail, South West Trains, Development Management Process	2013/14	In relation to Application 11/12403 extensions to the length of platform have been approved. This site has also been identified by the Kingston Futures programme for major public realm improvements working in partnership with Network Rail and Transport for London. Public realm improvements currently under way.
9	P12 Northern Riverfront	1.87	A2, A3, C3, D2, multi-storey car park	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views 	C1, C3 led redevelopment with A1,A3,A4 and new public space/moorings facilities	Kingston Town Centre Area Action Plan 2008, Private Sector Development Initiative, Management Process	2016/17	Application 07/12536 completed for the redevelopment of Turk's land site for 56 flats above G/F A3 use. Application

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
				<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS3 - The Natural and Green Environment ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS8 - Character, Design and Heritage ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Motor Vehicle Restricted Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● Landmark Sites/Gateway Improvements ● New/Improved Bus/Rail Stations ● Proposed Secure Cycle Parking 				for 13/12264 for 97 residential units, public realm improvements and commercial floorspace is currently being processed.
10	P19 Kingston College/ Gas Holders	1.99	A1, A3, B1, C3, D1 (Kingston Art College), Gas Holders	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network 	Upgraded facilities for Kingston College (D1) and mixed use development including A1,A2,A3,B1.	Kingston Town Centre Area Action Plan 2008, Partnership working, Development Management Process	2018/19	This site along with P20 has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief has been approved to guide prospective developers and ensure comprehensive redevelopment of the entire site.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
				<ul style="list-style-type: none"> ● Policy CS10 - Housing Delivery ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools 					Application 13/12046 for construction of a 3 storey college extension, demolition of the Penny Gallery and a retail unit relates to site P19b.
11	P20 Kingsgate car park/ Richmond Road frontage	0.55	A1, A2, A3, A4, A5, car park,	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Green Corridors ● Other Shopping Frontages 	Mixed use development including A1, C3 (including affordable housing) D1 education uses/Student housing (SG), B1 and D2	Kingston Town Centre Area Action Plan 2008, Partnership working, Development Management Process	2018/19	This site along with P19 has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief is currently being produced to guide prospective developers and ensure comprehensive redevelopment of the entire site.
12	Kingston Plaza, London Rd, Station Rd, Coombe Rd, Norbiton	0.83	C3, SG (nightclub), surface car park	<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Green Corridors 	Residential (C3) led mixed use	Private Sector Development Initiative, Development Management Process	2015/16	Application 11/12492 for 130 student bedspaces approved. Application 12/12302 for mixed use development and 209 student bedspaces refused. Appeal dismissed 11/0713.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
13	Hogsmill Valley Key Area of Change/ Kingsmeadow	151	Sewage treatment works, B2, B8, C3, cemeteries, waste allotments, waste and recycling centre, D2 (University grounds), Metropolitan Open Land, SG (student accommodation)	<ul style="list-style-type: none"> ● Policy HV1 and HV1A Hogsmill Valley Key Area of Change ● Policy KT1 - Kingston Town Neighbourhood ● Policy SUR1 - Subitton Neighbourhood ● Policy CS3 - The Natural and Green Environment ● Policy CS6 - Sustainable Travel ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Green Chains ● Local Open Space ● Locally Significant Industrial Site ● Major Developed Site ● Metropolitan Open Land ● Site of Importance for Nature Conservation ● Strategic Site Allocation ● Waste Site ● Additions to Strategic Cycling Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Green Corridors 	Mixed Uses which could include MOL, student accommodation (SG), outdoor recreation facilities (D2) new school provision (D1) and housing (C3)	Partnership Working, Development Management Process	2017/18	DPD being developed as part of LDF. Emerging Odour Survey results suggest that the development potential of the Council owned land could be restricted.
14	St John's Industrial /Business Area, Kingston Road, New Malden	11.39	A1, A3, B1, B2, B8, D1 (ambulance station and Roselands Resource Centre), car parking	<ul style="list-style-type: none"> ● Policy MC1 - Maidens and Coombe Neighbourhood ● Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> ● Locally Significant Industrial Site ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Green Corridors 	B1, B2, B8	Private Sector Development Initiative, Partnership Working, Development Management Process, RBK Corporate Landlord	2015/16	No comprehensive redevelopment. Application 13/14743/PNO for office to residential conversion approved. Pre-application 13/14184/PRE for 341 student bedspaces.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
15	Cocks Crescent, Blagdon Road, New Malden	2.4	D1, D2, multistorey car park	<ul style="list-style-type: none"> ● Policy MC1 - Maidens and Coombe Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● District Centre Inset Area ● Borough Strategic Walking Network 	Mixed use development including C3, A1, D2 and parking	Partnership Working, Development Management RBK Corporate Landlord	2019/20	No comprehensive redevelopment. Pre-application discussions for residential-led mixed-use development on 23-27 Blagdon Road. Brycbox House development is under construction (11/14533). The Council is considering an update of the 2009 Planning Brief for the site.
16	Surbiton Station Car Park, Surbiton	1.36	Surface car park	<ul style="list-style-type: none"> ● SUR1 - Surbiton Neighbourhood ● CS5 - Reducing the Need to Travel ● CS6 - Sustainable Travel ● CS7 - Managing Vehicle Use ● CS10 - Housing Delivery 	<ul style="list-style-type: none"> ● Borough Strategic Walking Network 	C3 and parking	Partnership Working, Development Management Process	2021/22	No update. Site brief produced in 2004.
17	Tolworth Tower, Ewell Road, Tolworth	1.5	A1, B1, A3/A4, C1	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel 	<ul style="list-style-type: none"> ● District Centre Inset Area ● Borough Strategic Walking Network 	Mixed use - A1, B1, C2, C3,D1/D2 (community facilities) and parking	Private Sector Development Initiative, Development Management Process	2021/22	Pre-application 13/16291 for change of use from offices to student accommodation.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
18	Former Govt Offices, Toby Jug and Marshall House site, Kingston Rd/Hook Rise South, Tolworth	5.4	Cleared site	<ul style="list-style-type: none"> ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Adjacent to Strategic Rail Freight Site ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	C3 led development, D1/D2 (community facilities)	Private Sector Development Initiative, Development Management Process	2015/16	Application 12/10141 for mixed use development including 269 C3 units, 2900m2 A1, A3, and 406m2 D1 uses.
19	12 Kingston Road, Tolworth	1.97	SG (garage and car forecourt)	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel 	<ul style="list-style-type: none"> ● Adjacent to Green Champs ● Adjacent to MOL 	C1,D2,A3	Private Sector Development Initiative, Development Management Process	2020/21	13/10091/PRE for demolition of existing buildings and erection of a 6

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
				<ul style="list-style-type: none"> ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 				to 8 storey 286 room student accommodation and ancillary facilities. Application 12/10267/EXT to implement 09/10132 for demolition of existing buildings and construction of a 6 storey 142 bedroom hotel (use class C1) including conference facilities, gym, licensed restaurant and basement parking.
20	Land at Jubilee Way/Kingston Road, Tolworth	1.72	D2 (Go-karting and motor bike scrambling track)	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Adjacent to Green Chains ● Adjacent to MOL ● Adjacent to Strategic Rail Freight Site ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	D2 (Indoor/outdoor recreation/leisure). Potentially some enabling C3	Development Management Process, RBK Corporate Landlord	2017/18	No update.
21	Latchmere House, Latchmere Lane	2.18	Decommissioned Prison and ancillary uses	<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood 	<ul style="list-style-type: none"> ● Adjacent to Local Area of Special Character 	C3 led development and element of D2 (community facilities)	Development Management Process, Partnership working	2016/17	A cross boundary Planning Brief was produced in partnership with

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Use	Related Core Strategy Policies/Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/Additional Comments
				<ul style="list-style-type: none"> ● Policy CS6 - Sustainable Travel ● Policy CS8 - Character Design and Heritage ● Policy CS10 - Housing Delivery 			with London Borough of Richmond		Richmond Council to provide developers with guidance and ensure a comprehensive approach to redevelopment. The Planning Brief was adopted in Kingston on 14 March 2013. Application 12/12698/PRE received for residential led redevelopment.
22	Tolworth Girls School, Fullers Way North, Surbiton	6.84	D1 (Secondary school), D2 (Tolworth Recreation Centre)	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS10 - Housing Delivery? ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Adjacent to Gypsy and Traveller Site (Swallow Park) ● Adjacent to Locally Significant Industrial Site ● School Open Space ● Opposite Strategic Industrial Location (Chessington Industrial Area) ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	D1, D2 and C3?	Private Sector Development Initiative, Development Management Process	2022/23	No update

Appendix 1: Core Strategy and Waste Plan Indicators

Since April 2012, Core Strategy indicators are active and supersede those contained in the UDP, 2005.

Indicator/Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2012/13 Result
MI1	DM1	% of new residential developments that meet required sustainability standards set out in Policy DM1	100% of new residential developments to meet targets set out in Policy DM1 under Code for Sustainable Homes	100% of new residential developments met Code 4. Despite the requirements of Policy DM1 the London Plan, 2011 has only applied Code 5 since October 2013.
MI6	CS3, DM6	Improve local biodiversity - proportion of local sites where positive conservation management has been or is being implemented	Number of sites with nature conservation management plans	21 sites managed for nature conservation
MI8	CS3	Amount of eligible open spaces managed to Green Flag Award Standards importance	Number of open spaces managed to Green Flag Award standard	3 sites: <ul style="list-style-type: none"> ● Canbury Gardens ● Fishponds ● Manor Park
MI9	CS3, DM5	Planning permissions for new buildings in the Green Belt and MOL	Maintain or reduce numbers of permissions for new buildings in the Green Belt and MOL	Green Belt: <ul style="list-style-type: none"> ● Permitted = 21 ● Refused = 6 ● Conditions Discharged = 2 ● Total = 29 MOL: <ul style="list-style-type: none"> ● Permitted = 29 ● Refused = 1 ● Conditions Discharged = 1 ● Total = 31
MI10	CS3, DM5, DM6, CS4	Number of Local Nature Reserves	Increase number of local nature reserves	9 local nature reserves
MI24	CS8, DM10	Planning Appeal decisions in respect of householder applications	Reduce number of "allowed" appeal decisions	13
MI26	CS8, DM12	Number of entries on the Heritage at Risk Register	Reduce the number of entries on the Heritage at Risk Register	3
MI28	CS8, DM12	Conservation Areas	Change in number of conservation areas	No change (26 areas in total)
MI33	CS10	Housing targets for the plan period	2012/13-2026/27 5625 homes	See Housing Trajectory
MI34	CS10	Net additional dwellings for the reporting year	375 per annum	267

Indicator/ Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2012/13 Result
MI35	CS10	Net additional dwellings in future years	See Housing Trajectory	See Housing Trajectory
MI36	CS10	New and converted dwellings on previously developed land	100% on Brownfield land	100% residential completions on brownfield land
MI37	CS10, DM16	Net additional pitches (Gypsies and Travellers)	Target to be determined through future Gypsy and Travellers DPD.	0
MI38	CS10, DM15	Gross affordable housing completions	2000 new units over the 2012/13 to 2026/27	39
MI40	CS10, DM15	Intermediate and social rented dwellings as a % of total	70:30	77:23
MI43	CS11, DM18	Total amount of additional employment floorspace - by type	Restrict loss of employment floorspace in designated employment/business/warehouse areas over the life of the plan (from 2012 base year)	Gross B1: 722m ² B2: 680m ² B8: 680m ² Net B1: -2,739m ² B2: 497m ² B8: -2,282m ²
MI47	CS11	Hotel bedrooms	Increase in number of hotel bedrooms (from 2012 baseyear over the life of the plan)	0 completions (150 under construction re. 06/12424)
MI48	CS12, DM19, DM20	Total amount of floorspace for "town centre uses" within: i) town centres and ii) the borough	Increase total amount of floorspace for "town centre uses" over the life of the plan	i) in town centres Kingston Town Centre Gross A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² Kingston Town Centre Net A1: -34m ² A2: 0m ² B1(a): -1,513m ² D2: 0m ² Total: -1,547m ² Surbiton Gross A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² Surbiton Net A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² New Malden Gross A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ²








Indicator/ Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2012/13 Result
			in both the town centre and the whole Borough (from 2012 base year)	New Malden Net A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² Tolworth Gross A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² Tolworth Net A1: 0m ² A2: 0m ² B1(a): 0m ² D2: 0m ² Total: 0m ² ii) the Borough Gross A1: 463m ² A2: 45m ² B1(a): 42m ² D2: 1,162m ² Total: 1,712m ² Net A1: 272m ² A2: -17m ² B1(a): -2,924m ² D2: 1,162m ² Total: -1,507m ²
MI49	CS12, DM19, DM21	A1 uses in the District Centres' shopping frontages	% of A1 uses in the District Centres shopping frontages	<ul style="list-style-type: none"> ● New Malden = 52% ● Surbiton = 49% ● Tolworth = 48%
MI61	CS15	Managed student accommodation completed	Number of new managed student accommodation units completed	64
MI63	CS16, DM25	Leisure facilities	Maintain or increase number of a) leisure centres b) outdoor sports facilities in the Borough	No data

Since January 2012, South London Waste Plan indicators are active and supersede any waste related indicators contained in the UDP, 2005. A separate Waste Plan Annual Monitoring Report was produced in October 2013 covering the four south London Boroughs. The most pertinent indicators for Kingston are listed below for information. The full list will be available via the following link:

www.sutton.gov.uk/CHttpHandler.ashx?id=22365&p=0

Appendix 2: K+20 Indicators

The following K+20 indicators specifically relate to Kingston Town Centre. The targets apply to the life of the plan which extends up until 2020.

Indicator/Action Code	Related Policy	Indicator/Action Description	11/12 Target	11/12 Performance	12/13 Target	12/13 Performance	Direction of Travel
K+20-2	K1	Increased footfall from base year 2006	See indicator/action description	<ul style="list-style-type: none"> 06: approx. 19 million 09: approx. 21 million 11: 21,478,329 (Increase of 14.2%) 12: 20.81 million 	See indicator/action description	<ul style="list-style-type: none"> 06: approx. 19 million 09: approx. 21 million 11: 21,478,32 12: 20.81 million 13: 20.58 million (decrease of 1.1%) 	
K+20-4	K1	Proportion of G/F vacant property in primary frontage	Max. 1.5%	4%	Max. 1.5%	4%	
K+20-5	K1	Proportion of G/F vacant property in secondary frontage	Max. 4%	3%	Max. 4%	4%	
K+20-22	K7	No. of completed homes each year	Provide approx. 1000 new homes on proposal sites across the town centre (over the life of the plan).	125	Provide approx. 1000 new homes on proposal sites across the town centre (over the life of the plan).	59	
K+20-23	K7	No. and % of affordable homes (N155 definition)	50% affordable housing on qualifying sites	46 37%	50% affordable housing on qualifying sites	9 units 16%	
K+20-24	K7	Number of student places in managed student housing	Provision of 500 student places in managed student housing	0 net additional bedspaces 367 total bedspaces	Provision of 500 student places in managed student housing	64 net additional bedspaces 431 total bedspaces	
K+20-25	K8	Completed D1 floorspace for Kingston University and Kingston College	Completion of upgrading of Penryhn Road campus and Kingston College by 2020.	0m ² *	Completion of upgrading of Penryhn Road campus and Kingston College by 2020.	0m ² *	

Indicator/Action Code	Related Policy	Indicator/Action Description	11/12 Target	11/12 Performance	12/13 Target	12/13 Performance	Direction of Travel
K+20-26	K9	Phased implementation of 20 proposal sites and 3 landmark sites	Completion of development of proposal sites by 2020, including the 3 landmark sites.	See Appendix 5 for K+20 Proposal Site info.	Completion of development of proposal sites by 2020, including the 3 landmark sites.	See Appendix 4 for K+20 Proposal Site info.	N/A
K+20-30	K11	Number of Buildings on the Buildings at Risk Register	Reduction in number from 2006 base year to zero by 2020	2	Reduction in number from 2006 base year to zero by 2020	2	↑
K+20-31	K11	Number of Listed Buildings and Buildings of Townscape Merit	No loss	60 Listed Buildings 50 BTMs	No loss	60 Listed Buildings 50 BTMs (Proposed developments on Proposal Site P19 may result in the loss of one BTM)	↑
K+20-59	K20	No of public off-street parking spaces (total)	Parking provision maintained at around 7,000 spaces	6,988 spaces as at March 09. This provision is being maintained.	Parking provision maintained at around 7,000 spaces	7,175 spaces	↕
K+20-64	K24	Number of development proposals which require flood zone assessment: <ul style="list-style-type: none"> ● With appropriate flood risk management measures ● Without appropriate flood risk management measures 	No development approvals in flood zones without flood risk management measures.	No approvals granted in Kingston Town Centre without appropriate flood risk management measures (as set out in K+20 Policy 24).	No development approvals in flood zones without flood risk management measures.	3 development proposals which require flood zone assessment 0 development approvals in flood zones without flood risk management measures.	↑

Appendix 3: Five Year Housing Land Supply

The National Planning Policy Framework (NPPF) requires local planning authorities to identify specific deliverable sites to provide five years worth of housing sites.

The housing target for Kingston is set out in the Council's Core Strategy (2012) and The London Plan (2011). The target for the 10 year period 2011 to 2021 is 3,750, with an annual target of 375. The target consists of two components, conventional housing (flats and houses) and non-self contained accommodation (purpose built student housing, hostels etc.). The breakdown between these two components is shown below, setting out the 5 year requirement.

	Annual Target	5 Year Target
Conventional	329	1645
Non-self contained	45	225
Total	375	1870

The 2013 five year housing land supply covers the period 1 April 2013 to 31 March 2018.

In accordance with guidance set out in the NPPF, to be considered 'deliverable' sites should meet the following criteria:

- be available now,
- offer a suitable location for development now, and
- be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

As set out in the following tables, the assessment of the capacity includes the following site types:

- sites that are currently under construction;
- sites with current, valid planning permissions; and
- 'other' pipeline sites with a capacity of 10 or more units - those where a planning application has been submitted, but not yet determined; where favourable pre-application advice has been issued; or, the site is owned by the Council and there are plans for housing development. As these sites are not yet the subject of a planning permission, they are identified by reference number only.

The results of the assessment of identified sites are detailed in tables 9-13 and summarised below:

Component		Number of Units
Conventional Supply	Units Under Construction	675
	Units with Planning Permission	378
	Other Units	658
	Subtotal	1711

Component		Number of Units
Non-self Contained Supply	Units Under Construction	156
	Units with Planning Permission	323
	Subtotal	479
	Total	2190

As set out above, the assessment of known sites identifies capacity for 2,190 units, which is approximately 17% more than the target for the period of 1,870.

In addition to the identified sites, an analysis of past development trends strongly supports the assumption that windfall sites will also come forward during this period. Based on the evidence produced to support the Core Strategy it is assumed that an additional 40% of the conventional target will be delivered through small (less than 10 unit) windfall

sites. This equates to 132 units per annum. This additional windfall allowance is assumed for years 4 and 5 only to reflect the fact that completions in earlier years (1-3) will come from those schemes that already have planning permission. The following table summarises the total capacity on a year by year basis, including this windfall assumption:

A summary of the final assessment, including windfall allowances (broken down by year) is set out below:

Year		2013/14	2014/15	2015/16	2016/17	2017/18	Total
Conventional	Under Construction	447	228	0	0	0	675
	With Planning Permission	7	125	229	17	0	378
	"Other" Sites	0	0	0	490	168	658
Non-self contained		156	87	236	0	0	479
Sub Total		610	440	465	507	168	2190
Windfall Allowance		0	0	0	132	132	264
Total		610	440	465	639	300	2454

With the addition of a windfall allowance for years 4 and 5 it is anticipated that a total of 2,454 units will be delivered in the Borough between 2013/14 and 2017/18, 688 units (37%) over the target for that period.

Conventional Supply

Table 9 Sites Under Construction

Borough Ref	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
06/12424	347	347	Kingston Power Station, Skerne Road	18/03/2010	2013/14
07/12889	9	8	16-18, Richmond Road	13/04/2012	2013/14
07/12961	3	3	7, Park Road	06/03/2009	2013/14
07/14878	9	9	63-69, Kingston Road	05/10/2011	2013/14
07/15101	1	1	Land Adjacent to 18, Sandal Road	13/01/2011	2013/14
07/16655	9	8	29 and 29a, Surbiton Hill Road	24/06/2011	2013/14
08/10018	2	1	129, Fullers Way South	24/03/2011	2013/14
08/10032	7	5	28-32, Somerset Avenue	10/08/2011	2013/14
08/16274	20	20	34, Berrylands Road	22/08/2012	2014/15
08/16579	1	1	Rear Of 27-29, St James Road	10/01/2013	2014/15
09/10155	50	47	Red Lion PH, 2, Red Lion Road	30/03/2012	2013/14
09/12606	9	9	Side and Rear Of 55, Kingston Hill	07/09/2012	2014/15
09/14538	6	6	58-60, Kingston Road	01/11/2012	2013/14
09/16099	2	1	34, Park Road	21/01/2013	2014/15
09/16331	39	39	39-42, Victoria Road	16/11/2012	2014/15
10/10143	9	8	Suncroft, Green Lane, Chessington	06/09/2012	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
10/14047	5	3	72, Kingston Road	28/11/2012	2013/14
10/14747	6	6	Edwards House, 2, Alric Avenue	15/03/2013	2014/15
10/16172	21	21	100-104, Maple Road	03/01/2012	2014/15
10/16180	34	34	15-19, Langley Road	28/02/2013	2014/15
10/16577	1	1	121, Warren Drive South	20/12/2011	2013/14
10/16601	13	13	Rear Of 16-26, Berrylands Road	30/09/2011	2014/15
11/10196	2	2	Brick Stables, Barwell Court Farm, Barwell Lane	18/11/2011	2013/14
11/12394	2	1	8, Brunswick Road	27/07/2012	2013/14
11/12677	3	2	130, London Road	03/09/2012	2013/14
11/12761	6	6	Former Removal & Storage Warehouse, 23a, Church Road	13/02/2013	2014/15
11/12812	8	8	Land at The Keep & The Keep, Kings Road	06/08/2012	2014/15
11/14653	8	8	Grafton Works, Grafton Road	21/03/2013	2014/15
11/14739	40	40	Former Garage, 59, Kingston Road	09/01/2013	2014/15
12/10268	1	1	20, Ashby Avenue	21/02/2013	2013/14
12/14363	4	4	350-354, Malden Road	22/01/2013	2014/15
12/16043	4	4	Units 2-3, Chancery Court	17/01/2013	2014/15
12/16100	2	2	Land at Rear Of 138-140, Tolworth Rise South	28/03/2013	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
12/16142	2	2	93-97, Brighton Road	09/11/2012	2013/14
12/16196	4	4	30, Kings Charles Road	25/03/2013	2014/15
Total	689	675			

Table 10 Sites with Planning Permission

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
05/10211	5	5	392, Leatherhead Road	09/09/2005	2014/15
08/12724	4	4	1, Church Road	16/11/2011	2014/15
09/12390	8	8	5, Fassett Road	22/10/2010	2015/16
09/14783	3	3	Charter Court, Linden Grove	06/04/2010	2013/14
09/16231	4	3	48, Herne Road	24/04/2010	2015/16
10/10150	4	2	122-124, Tolworth Broadway	17/09/2010	2015/16
10/10196	1	1	Field 0018 (Aka Oakfield Farm), Rushett Lane	15/11/2010	2014/15
10/12026	1	1	139, Richmond Road	11/06/2010	2014/15
10/12271	6	6	Strand House, 169-171, Richmond Road	03/11/2011	2014/15
10/12318	4	4	43, Richmond Road	16/08/2011	2015/16
10/12347	1	1	11-13, Apple Market	10/09/2010	2014/15
10/12370	2	1	31, Cambridge Road	21/02/2011	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
10/12656	6	6	Vacant Plot at 126, London Road	17/06/2011	2015/16
10/12754	2	1	24, Orchard Road	12/01/2011	2014/15
10/12762	1	1	Rear Of 43, Surbiton Road	24/03/2011	2014/15
10/12777	5	5	Land Adjacent The Lodge, 41, Cambridge Road	12/08/2011	2015/16
10/14450	1	1	8, Penrith Road	16/09/2010	2014/15
10/14590	1	1	Rear Of 5, Coombe Lane West	26/10/2010	2014/15
10/14623	1	1	9, Long Walk	28/10/2010	2014/15
10/14878	1	1	88, Burlington Road	17/02/2011	2014/15
10/14882	1	1	Rear Of 3 & 5, Cambridge Road	09/03/2011	2014/15
10/16152	4	2	306, Ewell Road	06/08/2010	2014/15
10/16179	2	1	54, Warren Drive South	21/07/2010	2014/15
10/16241	6	6	12, Claremont Gardens	28/07/2011	2015/16
10/16242	3	3	5, Surbiton Hill Road	06/10/2010	2014/15
10/16248	2	1	176, Tolworth Rise South	02/08/2010	2014/15
10/16363	4	3	169, Surbiton Hill Park	15/10/2010	2015/16
10/16400	23	23	Former Car Compound At 2a, and Land Adjacent 2, Ellerton Road	15/11/2010	2015/16
10/16402	8	8	6, Claremont Gardens	10/01/2011	2015/16

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/10021	2	1	8, Ashcroft Road	24/05/2011	2014/15
11/12228	8	4	1-4 Station Buildings, Fife Road	30/03/2012	2015/16
11/12382	6	6	St James Court, Grove Crescent	30/03/2012	2016/17
11/12503	6	6	Land Adjoining 24-26 Dinton Road and 219, Park Road	21/06/2012	2016/17
11/12535	2	1	'Watergate', 11, Albany Park Road	19/10/2011	2014/15
11/12690	1	1	21, Castle Street	30/03/2012	2014/15
11/12824	1	1	Rear Of 196, Park Road	30/03/2012	2013/14
11/12844	8	8	27, Old London Road	31/01/2012	2015/16
11/14002	1	1	Rear Of 122-124, Coombe Lane West	23/05/2011	2014/15
11/14003	2	2	Land Adjacent To 3, Coombe Lane West	14/03/2011	2014/15
11/14044	2	2	Charter Court, Linden Grove	12/04/2012	2014/15
11/14213	1	1	138, Manor Drive North	10/08/2011	2014/15
11/14275	2	1	106, Kingston Road	08/06/2011	2014/15
11/14479	1	1	Telegraph Cottage, Warren Road	18/01/2012	2013/14
11/14481	2	1	27, Green Lane	13/09/2011	2014/15
11/14483	2	1	Thornton, Kingston Hill	20/03/2012	2014/15
11/14486	1	1	7a, Coombe Road	09/09/2011	2014/15
11/14533	50	50	Brycbox, Cocks Crescent	30/03/2012	2015/16

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/14936	6	5	Christchurch and Vicarage, 93, Coombe Wood	29/01/2013	2016/17
11/14958	2	1	Mowbray, Coombe Hill Road	16/04/2012	2014/15
11/16106	1	1	8, Hook Road	23/05/2011	2014/15
11/16110	1	1	82, Douglas Road	08/04/2011	2014/15
11/16171	2	1	153, Tolworth Rise North	23/05/2011	2014/15
11/16216	1	1	77, Maple Road	18/07/2011	2014/15
11/16229	2	2	Thorogood House, 30-34, Tolworth Close	18/11/2011	2014/15
11/16302	7	7	32-33, Victoria Road	15/03/2012	2014/15
11/16481	1	1	143, Red Lion Road	30/03/2012	2014/15
11/16485	2	2	Pembury Court, Ewell Road	30/03/2012	2014/15
11/16492	1	1	Garage and Land, 45, Kings Keep	08/12/2011	2014/15
11/16495	2	1	6, Surbiton Hill Road	18/11/2011	2015/16
11/16535	4	4	Lonsdale Court, Lovelace Road	30/03/2012	2015/16
11/16542	2	1	3, The Drive	10/07/2012	2015/16
11/16598	1	1	Eurolux House, 456, Ewell Road	20/03/2012	2014/15
11/16609	2	2	37, Victoria Road	30/03/2012	2014/15
11/16612	2	1	133, King Charles Road	30/03/2012	2015/16

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/16637	1	1	Former 'Maple Lodge'10, Southborough Road	30/03/2012	2014/15
11/16648	3	3	Flats 70-89 Surbiton Court, St Andrews Square	28/03/2013	2014/15
12/10109	2	2	60-62, Red Lion Road	07/03/2013	2014/15
12/10154	1	1	114, Tolworth Road	28/01/2013	2014/15
12/10194	3	3	74, Lenelby Road	09/10/2012	2014/15
12/10228	6	6	Land at 235-237, Moor Lane	31/01/2013	2015/16
12/12014	4	4	Town End House, 1-8 Town End Parade, High Street	29/03/2012	2014/15
12/12066	2	2	The Welsh Hall, Elm Road	19/10/2012	2014/15
12/12157	1	1	Builders Yard, St Albans Road	18/06/2012	2013/14
12/12207	4	2	53, Fassett Road	12/10/2012	2014/15
12/12332	7	1	6, Cadogan Road	10/10/2012	2015/16
12/12453	1	1	Hawks House, School Passage	07/12/2012	2013/14
12/12589	9	9	28-30, Castle Street	06/02/2013	2015/16
12/12600	1	1	Rear Of 55, Mill Street	19/12/2012	2014/15
12/12738	3	3	The Alexandra, Park Road	28/03/2013	2014/15
12/14001	1	1	44, High Street	09/03/2012	2014/15
12/14035	2	1	Three Gables, Coombe Wood Road	13/11/2012	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
12/14141	4	4	Fairlawn, Warren Road	27/09/2012	2014/15
12/14200	4	4	Amy Woodgate and Coombe Oak, Warren Road	11/12/2012	2014/15
12/14235	20	17	66-70, Coombe Road	20/02/2013	2015/16
12/14612	2	2	9, Coombe Road	20/12/2012	2014/15
12/14621	1	1	Former Green Hollow, Coombe Hill Road	29/10/2012	2014/15
12/14862	16	15	56, Kingston Road	11/02/2013	2015/16
12/14954	1	1	143-145, High Street	31/01/2013	2014/15
12/16041	1	1	169, Ewell Road	25/09/2012	2014/15
12/16073	1	1	123, Warren Drive South	07/03/2013	2014/15
12/16138	1	1	80, Southwood Drive	28/03/2013	2014/15
12/16166	16	16	Garages, South Terrace	06/12/2012	2015/16
12/16237	1	1	R/O 32, The Ridings	10/08/2012	2014/15
12/16251	2	2	5, Grove Road	08/10/2012	2014/15
12/16273	28	28	Alpha Wharf, Howard Road	23/11/2012	2015/16
12/16338	4	4	1, St Matthew's Avenue	31/08/2012	2014/15
12/16354	1	1	62a, Brighton Road	26/09/2012	2014/15
12/16379	1	1	84, Ewell Road	28/02/2013	2014/15
12/16387	1	1	The Victoria, Ewell Road	12/11/2012	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
12/16467	1	1	7, Southborough Road	30/11/2012	2014/15
12/16479	1	1	Garages, Cranes Drive	17/12/2012	2014/15
12/16612	3	3	21a, Victoria Road	28/03/2013	2014/15
12/16649	1	1	306, Ewell Road	19/02/2013	2014/15
12/16685	1	1	31, Tolworth Broadway	31/01/2013	2014/15
12/16699	1	1	Rear Of 152, Chiltern Drive	08/03/2013	2014/15
13/14056	2	1	Birchglades, Coombe Park	18/03/2013	2014/15
Total	417	378			

Table 11 Other Sites Pipeline 10+ Units

Borough Ref	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
09	97	97	Northern Riverfront, including Vicarage Road	Application submitted	2016/17
18	270	270	Former Government Offices, Hook Rise South	Application submitted	2016/17
21	68	68	Latchmere House, Latchmere Lane	Pre-app	2016/17
HT01	30	30	5-29 Coombe Road, New Malden	Pre-app	2016/17
HT02	25	25	Shell Garage, 71-73 Coombe Road, New Malden	Pre-app	2016/17
HT03	28	28	Sundial Court, Tolworth Rise South	Pre-app	2017/18
15	140	140	Cocks Crescent (not including Brycbox House)	RBK Site	2017/18

Borough Ref	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
Total	658	658			

Non-self Contained Supply

Table 12 Non-self contained Sites Under Construction

Borough Ref	Proposed Bedrooms	Net Gain	Address	Start Date	Completion Date (Estimated)
08/16232	64	64	Cumbræ' & 'Oakdene', Upper Brighton Road	17/05/2012	2013/14
11/14797	92	92	190-196 Coombe Lane West	08/03/2013	2013/14
Total	156	156			

Table 13 Non-self Contained Sites with Planning Permission

Borough Ref	Proposed Bedrooms	Net Gain	Address	Permission Date	Completion Date (estimated)
12/12103	87	87	3-5 Penrhyn Road	09/07/2012	2014/15
11/12492	130	130	Kingston Plaza (180 -190 London Road/ 8-11 Station Road)	30/03/2012	2015/16
12/10277	6	6	Four Oaks Centre 105a Mount Road	19/12/2012	2015/16
12/12545	100	100	80 Cambridge Road	28/02/2013	2015/16
Total	323	323			

Appendix 4: Proposals Site Update

The table below shows updated planning information for Proposal Sites listed in the Kingston Town Centre Area Action Plan.

K+20 Kingston Town Centre Area Action Plan Proposal Sites		
Site No.	Site Name	Planning Update
P1	Clarence Street North	No comprehensive redevelopment. Planning permission granted for various retail upgrades and refurbishment e.g. 13/12530 and the conversion of upper floors on Clarence Street to residential units e.g. 13/12686/FUL and 13/12586/PNO. The Council is engaged with the landowner(s).
P2	Clarence Street South (Eden Quarter)	No comprehensive redevelopment. Phase 1 upgrade of Eden Walk Shopping Centre (completed 2011); Phase 2 upgrade of Eden Walk (including a new medium sized unit – 11/12278) not started. The Council is engaged with the landowner(s) and will progress a development brief for the area.
P3	East of Eden Street, Ashdown Road, Eden Quarter	No comprehensive redevelopment. Application 13/12032 permitted to demolish existing building to provide 30 residential units and commercial use at ground floor. Application 12/12800 completed to demolish existing buildings and replace with new Bank. Application 11/12906 to extend and refurbish Primark store withdrawn. The landowner of P3a is actively marketing the site to obtain a development partner. The Council is engaged with the landowner.
P4	St. James Area	No update. The Council is engaged with the landowner(s).
P5	Cattle Market, Fairfield Bus Station	No update. However, this site has been identified by the Kingston Futures programme to include comprehensive improvements to the bus station, pedestrian links across Wheatfield Way to Adams Walk, and improved facilities for the Monday Market.
P6	Kingsfisher, Kingston Library and Museum	No update. However, this site has been identified by the Kingston Futures programme to comprehensively improve pedestrian

K+20 Kingston Town Centre Area Action Plan Proposal Sites

		links across Wheatfield Way to Adams Walk, and improved facilities for the Monday Market.
P7	Former Fairfield Nursery	Application 12/12313 for redevelopment to provide a new Quaker Meeting House and community use under construction.
P8	107 - 183 Clarence Street, Station Buildings, Fife Road and Rear Yard	13/12892/NMA Non-material amendment to planning permission 11/12251/FUL being processed for change of use of upper floors from B1 to C3 (64 bedrooms)
P9	Fife Road/Wood Street Corner	No comprehensive redevelopment. Application 12/12764/PNO being processed for change of use of upper floor from B1 to C3.
P10	Kingston Station	In relation to Application 11/12403 extensions to the length of platform have been approved. This site has also been identified by the Kingston Futures programme for major public realm improvements working in partnership with Network Rail and Transport for London. Public realm improvements currently under way.
P11	Quebec House	Constructed - application 08/12363
P12	Northern Riverfront	Application 07/12536 completed for the redevelopment of Turk's land site for 56 flats above G/F A3 use. Application for 13/12264 for 97 residential units, public realm improvements and commercial floorspace is currently been processed.
P13	Bishops Palace House and 11-31 Thames Street	Planning permission (10/12058) under construction for part redevelopment/part refurbishment to provide new restaurants and commercial floorspace overlooking the river.
P14	Guildhall 1 and Yard, County Court and corner St. James Road/Bath Passage	No update
P15	Surrey County Hall	No comprehensive redevelopment. Application 13/12782/FUL for Change of use of car park from staff use only to include public use during the night and from 5am-11pm at weekends and bank holidays withdrawn.

K+20 Kingston Town Centre Area Action Plan Proposal Sites		
P16	Kingston University, Penrhyn Road	Early discussions regarding redevelopment of Town House site have taken place at end of 2013.
P17	Power Station and EDF sites	Application 06/12424 for C1 use (150 bed hotel) and C3 use (347 flats) under construction. (Development known as Kingston Heights and Kingston Riverside).
P18	Former Lok 'n' Store 12 Skerne Road	Constructed - application 04/12170
P19	Kingston College, adjoining sites and Gas Holders	This site along with P20 has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief has been approved to guide prospective developers and ensure comprehensive redevelopment of the entire site. Application 13/12046 for construction of a 3 storey college extension, demolition of the Penny Gallery and a retail unit relates to site P19b.
P20	Kingsgate Car Park and Richmond Road frontage	This site along with P19 has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief is currently being produced to guide prospective developers and ensure comprehensive redevelopment of the entire site.

Appendix 5: Glossary

Term	Definition
ABC1	reference to demographic classification. A= Upper middle class (employed in higher managerial, administrative or professional roles). B= Middle class (employed in intermediate managerial, administrative or professional roles). C=Lower Middle Class (employed in supervisory or clerical and junior managerial, administrative or professional roles)
A1- Shops use class	retail sale of goods to the public (e.g. shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars - sandwich bars or other cold food purchased and consumed off premises, internet cafes
A2 - Financial and Professional Services use class	financial services - banks, building societies and bureau de change, professional services (other than health or medical services) - estate agents
A3 - Restaurants and Cafes use class	restaurants and cafes - use for the sale of food for consumption on the premises. Excludes internet cafes.
A4 - Drinking Establishments use class	use as a public house, wine-bar or other drinking establishment
A5 - Hot Food Takeaways use class	use for the sale of hot food for consumption off the premises
Affordable Housing	social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rent	housing let by Local Authorities or Registered Providers to households who are eligible for social rented housing. Affordable Rent is subject to rent control that required a rent of no more than 80% of the local market rent (including service charges, where applicable).
Annual Monitoring Report (AMR)	part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully implemented.
Area Action Plan (AAP)	document used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.
B1 - Business use class	(a) Offices other than in a use within class A2 (Financial and Professional Services) (b) Research and Development - Laboratories, studios (c) Light industry
B2 - General industrial use class	general industry (Other than classified as in B1)
B8 - Storage or distribution use class	storage or distribution centres - wholesale warehouses, distribution centres and repositories
Buildings of Townscape Merit (BTM)	buildings or groups of buildings which, because of their character or appearance, are considered to make a significant contribution to the townscape and environment of the borough.
C1 - Hotels use class	hotels, boarding houses and guesthouses. Development falls within this class if no significant element of care is provided.
C2 - Residential Institutions use class	hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care.

C3 - Dwellinghouses use class	<ul style="list-style-type: none"> ● C3(a) those living together as a single household as defined by the Housing Act 2004 (basically a family) ● C3(b): those living together as a single household and receiving care (care in the community) and ● C3(c): those living together as a single household who do not fall within the C4 definition of a house in multiple occupation.
C4 - Houses in Multiple Occupation	houses in multiple occupation (3-6 occupants) applies to dwelling houses occupied by between three and six unrelated individuals who share basic amenities (such as student lets).
Communities and Local Government (CLG)	the government department that sets national planning policy on planning.
Community Benefit	the achievement of benefit for the local community made through an agreement between the developer and the local authority to restrict or regulate the use of land. See planning obligations.
Community Plan	the Kingston Plan (2008) was prepared as a requirement of the Local Government Act 2000, it sets out vision for Kingston based on a community planning process. It was produced by the Kingston Community Leadership Forum; a partnership of organisations representing all sectors of the Kingston Community. Visit: www.kingston.gov.uk/downloads/file/240/kingston_plan-our_vision_for_2020
Conservation Area	an area of special architectural or historic interest identified by the local planning authority under the Planning (Listed Buildings and Conservation Area) Act (1990). The local planning authority has a statutory duty to preserve and enhance the character or appearance of such areas. Buildings in such areas are protected from unauthorised demolition and trees may not be felled or pruned without consent.
Core Strategy	document setting out the long-term spatial vision for the local planning authority area, strategic objectives, and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
D1 - Non-residential institutions	medical and health services - clinics and health centres, creche, day nursery, day centres and consulting rooms (not attached to the doctors or consultants house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.
D2 - Assembly and Leisure	cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos. Other indoor and outdoor sports and leisure uses, not involving motorised vehicles or firearms.
Development Plan	in Kingston this consists of the London Plan, saved Unitary Development Plan policies, and Development Plan Documents within the Local Development Framework.
Development Plan Documents (DPDs)	spatial planning documents that are subject to independent examination, and together with the London Plan, will form the development plan for the local authority area. Development Plan Documents can include Core Strategy, Site-specific Allocations of Land, and Area Action Plans (where needed). Other Development Plan Documents including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposal map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each Authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.
Examination	all Development Plan Documents and the Statement of Community Involvement are subject to independent examination by the Planning Inspectorate. This examination will test the 'soundness' of the document.
Greater London Authority (GLA)	a unique form of strategic citywide government for London. It is made up of a directly elected Mayor - the Mayor of London - and a separately elected Assembly - the London Assembly. The Mayor leads the preparation of statutory strategies on transport, spatial development, economic development and the environment.
Listed Building (LB)	a building included in the list of buildings of special architectural or historic interest compiled by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation

	Areas) Act 1990. Listed building consent is required before whole or partial demolition or any alteration which affects the character of the building is undertaken.
Localism	<p>encompassing ideas about de-centralisation and the "Big Society", the Government's definition of localism is as follows:</p> <ul style="list-style-type: none"> • Empowering local communities: giving local councils and neighbourhoods more power to take decisions and shape their area • Opening up public services: enabling charities and social enterprises, private companies and employee owned cooperatives to compete to offer people high quality services • Promoting social action: encouraging and enabling people from all walks of life to play a more active part in society, and promoting more volunteering and philanthropy
Local Development Framework (LDF)	the name of the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents provide the framework for delivering spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.
Local Development Scheme (LDS)	document which sets out the programme for preparing Local Development Documents. This must be submitted to the Secretary of State for approval within six months of the commencement of the Act.
Local Implementation Plan (LIP)	an annual plan setting out the implementation programme for transport schemes in the Borough.
Local Plan	the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies which under the regulations would be considered the development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
London Plan	the Spatial Development Strategy for London. It provides a strategic framework for the borough's Local Development Framework. It has the status of a development plan under the Act. The Kingston Local Development Framework is required to generally conform to the London Plan.
National Planning Policy Framework	a document which sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities.
Planning Obligations	the agreements achieved between developers and the local authority which secure community benefit under section 106 of the 'Town and Country Planning Act 1990'. See also Community Benefit.
Planning Policy Guidance (PPG)	National Planning Policy Guidance notes which formerly set out Government policy prior to PPSs and have now been superseded by the NPPF.
Planning Policy Statement (PPS)	national planning policy produced by the Government. Previously known as Planning Policy Guidance notes (PPGs) which set out the Government's spatial planning policies for England and have now been superseded by the NPPF
Proposals Map	the adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to registered scale) all the policies and proposals contained in Development Plan Documents, together with any saved policies. To be revised as each new Development Plan Document is adopted and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.
PS2	a planning form which is submitted to the department for Communities and Local Government by Local Planning Authorities which includes data of planning applications determined by the Authority
The Regulations	the Town and Country Planning (Local Planning) (England) Regulations 2012

Shared Ownership/Equity Housing	an option for Council tenants, housing association tenants, priority need households and those on the housing register to buy a share in a property. A portion cost of rent is paid on the remaining share. The owner has the opportunity to increase the share they own by "stair casing" up to 100% of the property's equity. Shared ownership is also known as New Build HomeBuy.
SINC	Site of Importance for Nature Conservation
Site Specific Allocations	allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.
Social Rented Housing	housing provided at rents no greater than the Homes and Communities Agency's (HCA) target rents, locally managed by a registered provider. Socially rented accommodation should be available to households in housing need and will be allocated according to needs-based allocations systems administered by the Council.
Spatial Development Strategy for Greater London	the Spatial Development Strategy for London, the London Plan, provides a strategic framework for the Borough's Local Development Framework. It has the status of a development plan under the Act. The Kingston Local Development Framework is required to generally conform to the London Plan.
Statement of Community Involvement (SCI)	sets out the standards which the Council will achieve with regard to involving the community in the preparation of Local Development Documents and development control decisions.
Strategic Environmental Assessment (SEA)	a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
Supplementary Planning Documents (SPDs)	provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the development plan and are not subject to independent examination.
Sui Generis use class	for example: retail warehouse clubs, amusement arcades, laundrettes, petrol filling stations, taxi businesses, car/vehicle hire businesses, and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres.
Sustainability Appraisal (SA)	tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all Local Development Documents. It encompasses all the requirements of the SEA (see above).
Unitary Development Plan (UDP)	a borough wide statutory development plan, setting out the Council's policies for the development and use of land under the pre-2008 Planning system.
Waste Plan	a Development Plan Document to define planning policies and site allocations for waste processing and management.

If you have difficulty reading this document because of a disability or because English is not your first language, we can help you. Please call our helpline on 020 8547 5000 or ask someone to call on your behalf.



If you would like to discuss any aspect of this document or the Local Development Framework generally, please ring the DPR Team on 020 8547 5002 or email us at dpr@kingston.gov.uk

**Place
Royal Borough of Kingston
Guildhall 2
Kingston upon Thames
KT1 1EU**