

# Annual Monitoring Report 2014



LOCAL DEVELOPMENT FRAMEWORK

ROYAL BOROUGH OF KINGSTON UPON THAMES

June 2015







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## 1 Introduction

- 1.1** The Annual Monitoring Report (AMR) is a policy monitoring document which forms part of the suite of documents that comprise the Local Development Framework (LDF).
- 1.2** This AMR covers the financial year 1 April 2013 to 31 March 2014.
- 1.3** The purpose of the AMR is to review the progress of development activity and the effectiveness of Local Plan policies in achieving their objectives.
- 1.4** Specifically, this AMR:
- reports progress on the timetable and the stage of each document in the LDS including reasons for lack of progress where appropriate
  - reports on the adoption of Local Development Documents (LDDs) (now referred to as the Local Plan) and Supplementary Planning Documents (SPDs) within the monitoring period
  - provides information on the number of net additional dwellings and affordable dwellings completed during the monitoring report period
  - provides information in respect of the Community Infrastructure Levy
- 1.5** The documents which are contained within Kingston's Local Development Scheme (LDS) and their associated timelines can be found in Chapter 3 - 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).
- 1.6** In Chapter 4 indicators are rated against the previous year's performance where possible. The following system will be used to rate performance.
- 1.7** Chapter 5 identifies trends of planning activity and where future growth is likely to take place.

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	

## 2 Borough Context

**2.1** As identified on the map below, 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 38.66km<sup>2</sup>. The River Thames runs along part of the north west boundary.



**2.2** 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. These are illustrated on the map overleaf.

**2.3** For further contextual data, please refer to the 2013/14 Kingston Overview Reports, which is available online. These

web pages cover a range of subjects including: population; housing and households; ethnicity; deprivation; children and young people; crime; health and social care; local economy; waste; air quality; ecological footprint and transport. The Kingston Overview Reports are available at the following web address:

[http://data.kingston.gov.uk/Kingston\\_Overview\\_Reports/](http://data.kingston.gov.uk/Kingston_Overview_Reports/)

**Royal Borough of Kingston upon Thames  
Neighbourhood Areas Map (also illustrating  
the three Core Strategy Key Areas of  
Change)**



### Kingston's Key Statistics

- **Population:** 166,800 – (ONS, 2013 mid year estimate)
- **Unemployment Rate (residents claiming Jobseekers' Allowance):**
  - RBK - 1.7%
  - Greater London average – 3.7% (GLA, June 2013)
- **Average House Price:** £372,237 (Land Registry, March 2014)
- **% of pupils at RBK Secondary Schools attaining 5 or more grades A\*- C at GCSE (including English and maths):** 71% (DfE, 2013)
- **20 Indices of Deprivation Rank:** 264th out of 354 nationally (1=most deprived, 354=least deprived) (DCLG, 2010)
- **Crime and Safety:** Safest Borough in London based on total of recorded offences (Metropolitan Police, March 2014)

## 3 Progress on Kingston's LDF

### Planning System Overview

**3.1** In March 2014, the Government introduced a simplified online Planning Practice Guidance. This supersedes existing guidance documents. The website can be accessed via the link below:

<http://planningguidance.planningportal.gov.uk/>

### National and Regional Developments

**3.2** In May 2013, the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into force, extending permitted development rights for change of use. In summary, this legislation allows:

- offices to change to residential use;
- offices, hotels, care homes, cinemas and concert halls to change to state-funded schools;
- increased limits for extensions to homes and business;
- agricultural buildings to change to a range of non-residential uses;
- temporary change of use of a building for up to two years between a range of non-residential uses; and
- greater flexibility in the change of use between offices, storage and industrial units.

**3.3** From 30 May 2013 (when the legislation came into effect) to 31 March 2014, 67 prior notifications for change of use from office to residential were received, of which 33 were granted prior approval. If these approvals were implemented over 15,000sqm of office floor space, equivalent to over 5% of the Borough's office capacity would be converted to

residential. This is of concern to the Council and as at March 2014, it was considering the introduction of an Article 4 Direction to restore planning control for the key employment locations within the Borough.

**3.4** Over the same period, 209 prior notifications for larger householder extensions were received, of which 124 were granted prior approval.

**3.5** Further permitted development rights changes were introduced in March 2014. In summary, these permitted development rights cover:

- the change of use and the associated physical works from an existing building used as a small shop or provider of financial and professional services (A1 and A2 uses) to residential use (C3);
- the change of use from retail use (A1) to change to a bank or building society;
- the change of use and the associated physical works from existing buildings used for agricultural purposes to residential (C3);
- premises used as offices (B1), hotels (C1), residential (C2 and C2A), non-residential institutions (D1) and leisure and assembly (D2) can change use to a state funded school, and 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 500m<sup>2</sup> to be used as a new state school or nursery providing childcare.



**3.6** The Growth and Infrastructure Act 2013 was introduced in April 2013 with the aim of promoting growth, facilitating provision of infrastructure and related economic measures. Key points include:

- the option to make planning applications directly to the Secretary of State, when a local planning authority has been designated on the basis of not performing adequately in determining planning applications;
- broadening the powers of the Secretary of State to award costs between the parties at planning appeals; and
- allowing for the reconsideration of economically unviable affordable housing requirements contained in S106 agreements.

**3.7** The latter point resulted in one application to renegotiate an extant unimplemented planning permission in 2013/14, although this was refused and the subsequent appeal dismissed. The impacts of the new measures will be closely monitored and reviewed in the next AMR.

### Kingston's LDS

**3.8** The LDS sets out the timetable for preparing LDDs and forms part of the LDF document suite.

**3.9** The 2012 Planning Regulations require local authorities to produce an LDS, specifying the titles of local plans or SPDs, their subject matter and scope and the timetable for their preparation and revision. 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. 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/](http://www.kingston.gov.uk/downloads/download/)

[34/local\\_development\\_scheme\\_2012-15](http://www.kingston.gov.uk/downloads/download/34/local_development_scheme_2012-15)

**3.10** 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. This is to be reviewed to reflect the intention to prepare a new Local Plan that will replace the existing DPDs.

**3.11** Kingston's Core Strategy was adopted by Full Council in April 2012, and the South London Waste Plan was adopted in January 2012. Three SPDs have been adopted in 2013/14. These are discussed in more detail below.

# Royal Borough of Kingston upon Thames Local Development Scheme 2012/15 Summary Chart – Effective 1 April 2012

Financial Year Month	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
<b>Development Plan Documents</b>																								
Hogsmill Valley																								
Gypsy and Traveller Sites																								
Community Infrastructure Levy																								
Core Strategy Review																								
Kingston Town Centre Area Action Plan (K+20)																								
<b>Supplementary Planning Documents</b>																								
Affordable Housing																								
Residential Design																								
Sustainable Transport																								
Climate Change																								
Tall Buildings and Key Views																								
Public Realm																								

## Key to Stages

Development Plan Document	Key	Supplementary Planning Document	Key
Evidence Gathering + Preparation	□	Evidence Gathering, Stakeholder Involvement	△
Public Participation + SA (2012 Regs 18, 19, 20 +21)	■	Stakeholder Involvement Starts	■
Pre-submission Publication (2012 Reg 20)	■	Public Participation for Representations (2012 Reg 13)	■
Submission to the Secretary of State ((2012 Reg 23)	■	Adoption by P+S (2012 Reg 15)	■
Independent Examination by a Planning Inspector (2012 Reg 25)	□		
Public Pre-hearing Meeting (Submission plus 8 weeks)	●		
Examination in Public (plus 14 weeks)	?		
Publication of Examination Inspector's Final Report (submission plus 29 weeks)	■		
Adoption by Council (2012 Reg 27)	■		



## Kingston's Local Development Framework

**3.12** Kingston's LDF comprises the three adopted Plans – the Core Strategy, the Kingston Town Centre Area Action Plan (K+20) and the Joint South London Waste Development Plan Document – as well as the AMR and a number of Supplementary Planning Documents (SPDs), such as the Statement of Community Involvement (SCI).

**3.13** LDF documents need to be in general conformity with the NPPF and the London Plan.

## The London Plan

**3.14** The London Plan is the overarching strategic planning document for boroughs, and forms part of the statutory Development Plan.

**3.15** In January 2014, the Mayor of London consulted on further alterations to the London Plan (FALP). The key changes relevant to the Borough include:

- an increase in Kingston's annual housing delivery target from 375pa to 643pa (in line with significant rises across London);
- the downgrading of office employment prospects in Kingston Town Centre;
- support for the institutional private rented sector in addressing housing needs;
- widening the eligibility for affordable housing/rent to include larger family households, with salaries of up to £80,000 (up from £64,300) and removing the ability for the Council to set local criteria; and

- a more dispersed distribution of future student accommodation provision away from the areas of greatest concentration in central London;
- strong employment growth for Kingston is forecast;
- support for pursuit of decentralised energy opportunities;
- sets out a stronger intent to promote and develop Crossrail 2; and
- a more flexible approach to car parking standards in outer London.

**3.16** The Council submitted responses to the consultation, highlighting:

- implications of additional housing growth on the requirement for new and improved infrastructure provision;
- the existing shortage of student accommodation for Kingston University students;
- additional provision for strategic student need puts pressure on the Borough's limited land availability to provide conventional housing to meet the Borough's housing needs;
- the Council's desire for Kingston Town Centre to become an Opportunity Area; and
- the downgrading of Kingston Town Centre's office development status does not accord with local evidence or the centre's growth prospects.

**3.17** The FALP examination was timetabled for summer 2014, with the Inspector's report expected in 2015. The outcome of the examination will be reported in the next AMR.

## Local Development Framework



## Core Strategy

**3.18** 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 superseded the policies in the 2005 Unitary Development Plan.

**3.19** The Core Strategy includes monitoring and performance indicators and targets for each thematic policy area. This AMR does not address all of the indicators, but focuses on the most important ones. 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](http://www.kingston.gov.uk/info/200207/local_development_framework/275/core_strategy)

**3.20** In light of the significantly increased housing targets proposed through the FALP, and as explained further in paragraph 3.22, the Council is likely to need to prepare a new Local Plan.

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

**3.21** The K+20 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 enable development and transform the area.

**3.22** The current LDS Summary Chart includes commencing a review of the K+20 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. However, in light of the significantly higher housing delivery target anticipated for the Borough by the FALP, the Council needs to consider the implications this will have across the whole Borough, rather than just Kingston town centre, and undertake an objective assessment of housing need as required by the NPPF. As a result, the Council is likely to need to prepare a new Local Plan instead of reviewing the K+20. Nonetheless, this will not stop the preparation of specific site development briefs through the Kingston Futures initiative, as discussed later in this report.

## South London Waste Plan

**3.23** 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 overleaf:

[www.kingston.gov.uk/info/200207/local\\_development\\_framework/285/development\\_plan\\_documents/3](http://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](http://www.sutton.gov.uk/CHttpHandler.ashx?id=22365&p=0)

### Hogsmill Valley DPD

- 3.24** 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.
- 3.25** As a result of the Core Strategy examination, specific proposals for the Hogsmill Valley were required to be prepared in a DPD to define the spatial strategy for the land allocation and development in the Hogsmill Valley. However, this will now be subsumed into a new Local Plan.

### Gypsy and Traveller Sites DPD

- 3.26** At the Core Strategy examination, the Council proposed a DPD to assess the needs of Gypsy and Traveller communities in terms of the number and quality of pitches to be provided and that includes a needs survey and review of potential sites.
- 3.27** The timetable for production is set out in the LDS summary chart, however this may be subsumed into a new Local Plan.
- 3.28** For more details on the projected pitch needs of Gypsy and Traveller communities in Kingston, please refer to Chapter 4.

### Community Infrastructure Levy (CIL)

- 3.29** 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.
- 3.30** The CIL charging schedule follows similar stages of preparation to DPDs 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 and consulting on the Preliminary Draft Charging Schedule. Subsequently, the Council consulted on a Draft Charging Schedule at the start of 2014.

- 3.31** 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), including the preparation of a report on CIL collections for any financial year by a charging authority. As the Borough CIL is yet to be adopted, there is currently no requirement for the Council to prepare such a report.

- 3.32** Additional to RBK CIL, Mayoral CIL charges also apply to development in Kingston at a rate of £35 per square metre. The intention of Mayoral CIL is to raise approximately £300 million from across London towards the delivery of Crossrail. Kingston objected to the Mayoral levy because Crossrail 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 2013/14, a total of £462,296 of Mayoral CIL receipts was collected by the Council.

### Supplementary Planning Documents (SPDs)

- 3.33** 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 plan-making programme. In 2013/14, the Council

successfully adopted three SPDs: The Affordable Housing, the Sustainable Transport and the Residential Design SPDs.

**3.34** The Affordable Housing SPD provides additional guidance to Core Strategy Policy DM15 'Affordable Housing' to ensure that applicants and developers have a clear understanding of affordable housing requirements when considering the submission of a planning application. It explains how Core Strategy Policy DM15 should be implemented, in particular:

- how developments of five or more units will be expected to deliver affordable housing; and
- guidance on the open book process that developers are expected to follow when justifying exceptions to the policy for the delivery of affordable housing.

**3.35** The Sustainable Transport SPD provides more detail on transport policy described in the Core Strategy and the Second Local Implementation Plan for Kingston Borough (LIP2), which provides guidance on the implementation of transport policies to ensure development improves the sustainability of the Borough's transport network as well as encouraging sustainable travel habits. It also provides developers with guidance on sustainable transport considerations for planning applications. It is not a transport investment strategy and does not develop new strategic transport policy or direction. The SPD sets out:

- requirements and guidance for the production of travel plans and transport assessments; and
- recommendations/requirements regarding the installation and coordination of sustainable transport facilities/initiatives on and off site (e.g. car parking standards, car clubs, electric vehicles, cycle parking, other cycling facilities, and design guidance).

**3.36** The Residential Design SPD provides guidance on the implementation of housing policy, to ensure well designed housing is delivered across the borough. It protects and enhances the character of Kingston whilst promoting local growth by providing more detail about Core Strategy policy with regard to the design of:

- new residential development; and
- household extensions or alterations.

**3.37** Exploratory work on a Tall Buildings and Key Views SPD has begun, although no timetable has been set at this stage.

**3.38** Work has not commenced on a Climate Change and Sustainable Construction SPD. However, the Council is progressing with work to explore the options for a District Heat Network (DHN), with a DHN masterplan completed in 2013/14.

**3.39** 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, such as planning development briefs for Eden Quarter and North Kingston.

## 4 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: **65,630 (DCLG, April 2013)**
- Average household size: **2.5 (Census 2011)**
- Average house price: **£372,237 (Land Registry, March 2014)**

**4.1** 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 by 2026.

### Number of Dwellings in the Borough (Source: DCLG, April 2013)

Dwelling Stock By Tenure, 2013	No.
Total Dwelling Stock	65,630
Local Authority Dwelling Stock	4,840
Registered Social Landlord Stock	2,440
Other Public Sector Dwelling Stock	0
Owner Occupied and Private rented Dwelling Stock	58,350

14

## Housing Delivery

**4.2** 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. It should be noted that the Further Alterations to the London Plan (2015) set an increased housing target for the Borough to 643 new homes per annum. The Council will set its housing projections against the new target from the 2015/16 AMR reporting year.

**4.3** As part of demonstrating progress against the London Plan target, the Council is required (by the National Planning Policy Framework) to demonstrate the availability of housing sites for 15 years. This is broken down into five years worth of 'deliverable' sites and where possible 'developable' sites for years six to ten,

and eleven to fifteen (Indicators MI33 and MI35). The Housing Trajectory, shown in Table 1, shows projected delivery against the 15 year target. 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 2028/29.

**4.4** In line with guidance, projected housing supply is based on the availability of sites and the likelihood of development taking place. The NPPF states that to be considered 'deliverable', sites should 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. For this purpose, the first five years of land supply considers:

- sites currently under construction,



- sites where planning permission has been granted, 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.

- 4.5** For details of the sites that comprise the first five years of projected delivery (i.e. the five-year housing land supply) see Appendix 3.
- 4.6** The NPPF states that to be considered 'developable', sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. For this purpose, sites for years six to fifteen include LDF Opportunity Sites and any other sites that could come forward, e.g. as identified in the Strategic Housing Land Availability Assessment report.
- 4.7** In addition to demonstrating projected delivery, the Housing Trajectory also sets out actual completions for the current monitoring year (2013/14) and the four years prior to that. Completions for two of these years are shown against the previous London Plan target of 385 units per annum (which changed in the 2011 London Plan).
- 4.8** 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.

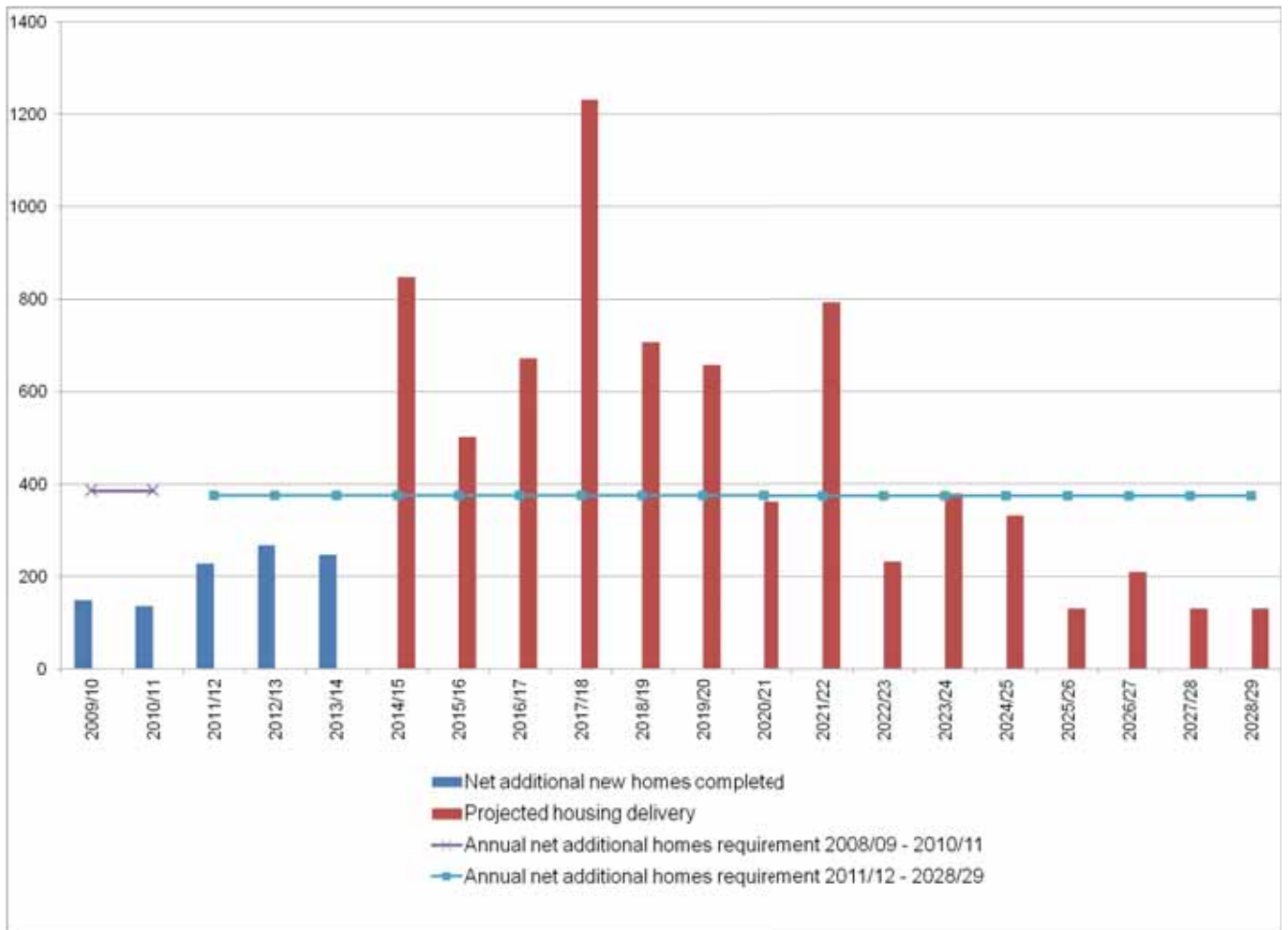
Table 1 2014 Housing Trajectory

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 - 2028/29	Annual Net Additional Homes Requirement 2008/09 - 2010/11	Annual Net Additional Homes Requirement 20011/12 - 2028/29	Cumulative Requirement 2008/09 - 2011/12	Cumulative Requirement 2011/12 - 2028/29	Number Above or Below Cumulative Requirement 2008/09 - 2010/11	Number Above or Below Cumulative Requirement 2011/12 - 2028/29
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	247	-	-	742	-	375	-	1125	-	-383
2014/15	-	848	-	1590	-	375	-	1500	-	90
2015/16	-	502	-	2092	-	375	-	1875	-	217
2016/17	-	671	-	2763	-	375	-	2250	-	513
2017/18	-	1231	-	3994	-	375	-	2625	-	1369
2018/19	-	707	-	4701	-	375	-	3000	-	1701
2019/20	-	657	-	5358	-	375	-	3375	-	1983
2020/21	-	362	-	5720	-	375	-	3750	-	1970
2021/22	-	792	-	6512	-	375	-	4125	-	2387
2022/23	-	232	-	6744	-	375	-	4500	-	2244
2023/24	-	380	-	7124	-	375	-	4875	-	2249
2024/25	-	332	-	7456	-	375	-	5250	-	2206
2025/26	-	132	-	7588	-	375	-	5625	-	1963
2026/27	-	210	-	7798	-	375	-	6000	-	1798
2027/28	-	132	-	7930	-	375	-	6375	-	1555
2028/29	-	132	-	8062	-	375	-	6750	-	1312

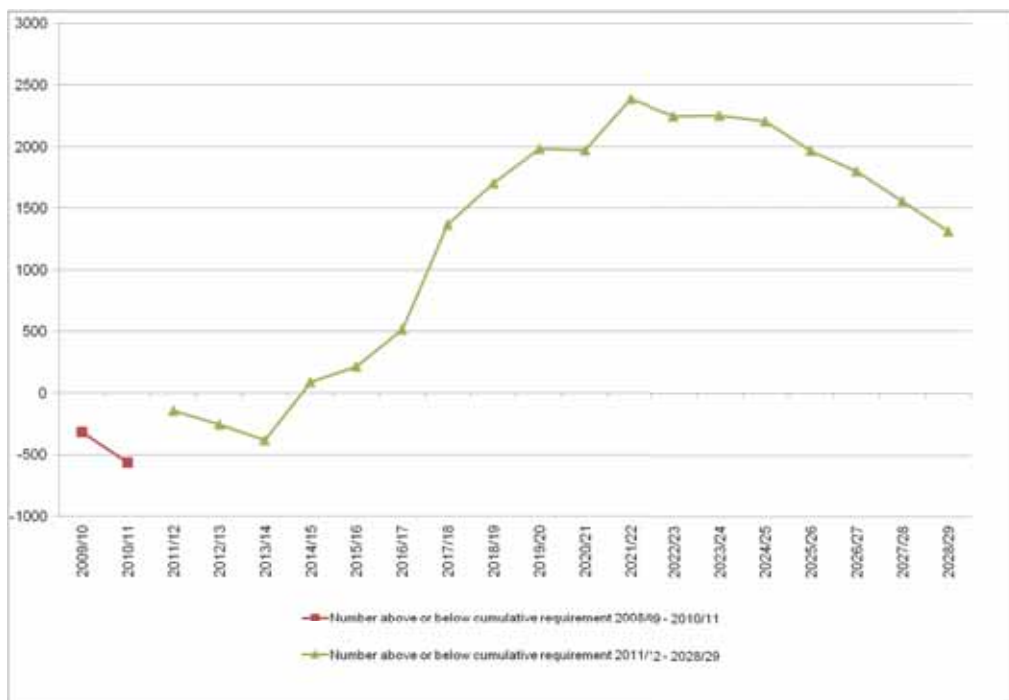
**Table 2 Components of Kingston's Projected Housing Delivery (this data informs Table 1, Column 3)**

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)
2014/15	641	0	0	0	641	207	848
2015/16	389	0	0	0	389	113	502
2016/17	101	194	36	0	331	340	671
2017/18	40	582	205	132	959	272	1231
2018/19	0	475	0	132	607	100	707
2019/20	0	70	155	132	357	300	657
2020/21	0	230	0	132	362	0	362
2021/22	0	625	35	132	792	0	792
2022/23	0	50	50	132	232	0	232
2023/24	0	100	148	132	380	0	380
2024/25	0	0	0	132	132	200	332
2025/26	0	0	0	132	132	0	132
2026/27	0	0	78	132	210	0	210
2027/28	0	0	0	132	132	0	132
2028/29	0	0	0	132	132	0	132
<b>Total</b>	<b>1171</b>	<b>2326</b>	<b>707</b>	<b>1584</b>	<b>5788</b>	<b>1532</b>	<b>7320</b>

### Housing Trajectory Chart



### Number of Units Above or Below Cumulative Target



## Explanatory Notes 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 Five Year Land Supply in Appendix 3. Prior approvals for change of use from office to residential, approved in line with the Permitted Development Rights introduced in May 2013, are included in this component - under current legislation these approvals must be implemented by May 2016.

**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 5. Assumptions about capacity on these sites take 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 take 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	Address	Capacity	Expected Completion	Site Type
01	Clarence Street North	50	2022/23	LDF Allocation (P1)
02	Eden Quarter South of Clarence Street	200	2020/21	LDF Allocation (P2)
03	Eden Quarter East of Eden St & Ashdown Rd	300	2021/22	LDF Allocation (P3)
04	St James	25	2021/22	LDF Allocation (P4)
05	Cattle Market	15	2020/21	LDF Allocation (P5)
06	Kingfisher Area	15	2020/21	LDF Allocation (P6)
09	Northern Riverfront, incl Vicarage Rd	97	2017/18	LDF Allocation (Part of P12) Planning application submitted Ref 13/12264
10/11	61-71 Richmond Road	85	2017/18	LDF Allocation (Part of P19) Pre-application discussions underway.
10/11	Kingston Gas Holder Station	315	2018/19	LDF Allocation (Part of P19) Planning application submitted Ref 14/12215
15	Cocks Crescent (not including Brycbox House)	160	2018/19	Partially RBK Site; former UDP allocation
16	Surbiton Station Car Park	300	2021/22	Former UDP allocation
17	Tolworth Tower	150	2016/17	LDF Delivery Site.
18	Former Government Offices, Hook Rise South	400	2017/18	Former UDP allocation
19	43 Richmond Road	13	2016/17	LDF Allocation (P20) Pre-application discussions underway.
20	Land at Jubilee Way/ Kingston Road, Tolworth	70	2019/20	LDF Delivery Site
21	Latchmere House, Latchmere Lane	31	2016/17	Planning application submitted Ref 14/12146/FUL
22	Tolworth Girls School Playing Fields	100	2023/24	LDF Delivery Site. Proposed by agent during SHLAA call for sites 2013.
	<b>Total</b>	<b>2326</b>		



Table 4 Other Potential Housing Sites

Reference	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	20	2017/18	Pre-application discussions underway
HTO3	Piper Hall/Tadlow, Piper Road	50	2019/20	RBK site.
HTO4	Oakhill Health Centre	50	2019/20	LDF Delivery Plan Site (Priority 2)
HTO5	Charles Sumner House, Hobill Walk	15	2019/20	RBK site.
HTO6	Tolworth Hospital, Red Lion Road	70	2023/24	LDF Delivery Plan Site (Priority 2)
HTO7	Unigate Milk Depot, Lower Marsh Lane/Villiers Avenue	35	2021/22	LDF Delivery Plan Site (Priority 2)
HTO8	Kaleidoscope, Cromwell Road	50	2022/23	LDF Delivery Plan Site (Priority 2)
HTO9	Hobkirk House	58	2023/24	RBK site.
HTO10	Land at Cumberland House	20	2023/24	RBK site.
HTO11	Land at Sheephouse Way	78	2026/27	RBK site.
HTO12	Fmr Gala Bingo Hall, (22-30) Richmond Road	15	2017/18	Planning Application submitted 13/13017/FUL
HTO13	Land at Rear of Dollary Court, Kingston Road	6	2016/17	Pre-application discussions underway
HTO14	St Georges Court, New Malden	10	2017/18	Pre-application discussions underway
HTO15	New Malden House, Blagdon Road	60	2017/18	Pre-application discussions underway
HTO16	Confidential site	100	2017/18	Pre-application discussions underway
HTO17	Confidential site	40	2019/20	Pre-application discussions underway
	<b>Total</b>	<b>707</b>		

**Table 5 Non-conventional Housing Supply**

Reference	Site Address	Capacity	Expected Completion	Site Type
11/14797/FUL	190-196 Coombe Lane West	92	2014/15	Under construction
13/12022/FUL	1 Penrhyn Road	115	2014/15	Under construction
12/12103/FUL	3-5 Penrhyn Road	87	2015/16	Under construction
12/10277/OUT	Four Oaks Centre 105a Mount Road	6	2015/16	Under construction
13/12055/FUL	Weston House, 7 Penrhyn Road	20	2015/16	Planning permission 06/02/2014
11/12492/FUL	Kingston Plaza (180 -190 London Road/ 8-11 Station Road)	130	2016/17	Under construction, LDF Delivery Plan Site
13/12690	Kingsgate Business Centre	210	2016/17	LDF allocation (Part of P19) Planning Application submitted Ref 13/12690.
13/12571/FUL	64-80 Cambridge Road	272	2017/18	Planning Permission 28/03/2014
11	Kingsgate Car Park and Richmond Road	100	2018/19	LDF allocation (Part of P19)
13	Hogsmill Valley	300	2019/20	LDF Delivery Plan Site
08	Kingston Station	200	2024/25	LDF allocation (P10)
	<b>Total</b>	<b>1532</b>		

## Analysis of Results

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

benefit from the permitted development rights these conversions will need to be completed by May 2016.

## Past Completions

**4.10** As Table 1 shows, housing delivery in the period 2009/10 to 2013/14 fell short of the cumulative target by 383 units. This downturn in development activity reflects a national trend as a result of the economic recession. In Kingston, this has been further exacerbated by the relatively small number of large development sites. In a relatively 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 is delayed (as has happened on a few key Kingston Town Centre sites) there is a significant impact on delivery.

**4.13** Overall housing completions for the 15 year period are expected to exceed the 6,750 unit cumulative target (refer to Table 1) by 1,312 units (19%).

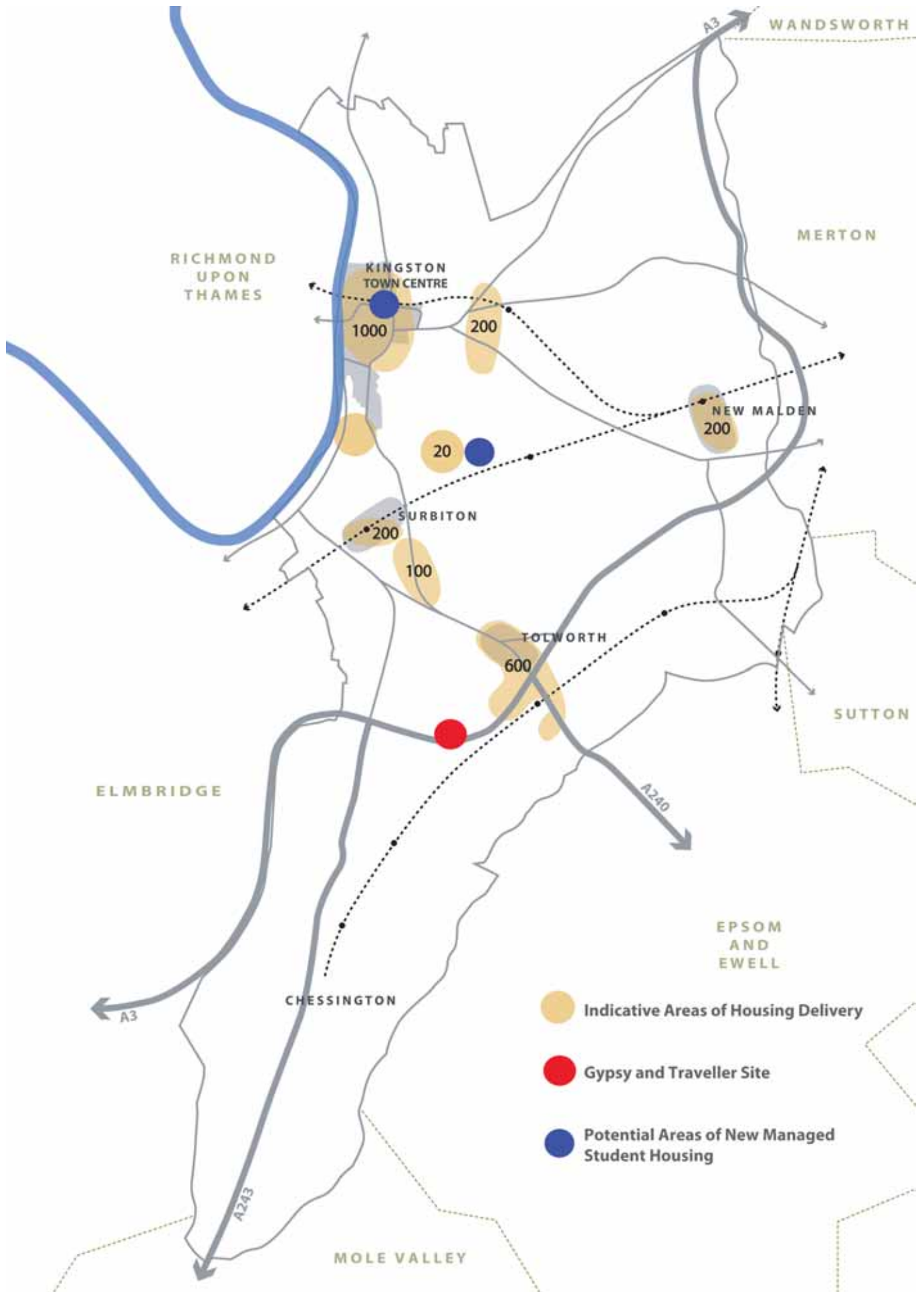
## Projected Delivery

**4.11** 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 2014/15, 2017/18 and 2021/22. These peaks are largely due to anticipated completions on these key sites:

- Kingston Power Station, Kingston Town Centre
- the Former Government Offices, Tolworth
- Eden Quarter, Kingston Town Centre

**4.12** Changes to Permitted Development Rights in 2013, which allow the conversion of offices to residential use has encouraged a significant number of proposals to come forward. Table 10 in Appendix 3 details planning approvals, and includes Prior Approvals for the conversion of offices to 237 dwellings, under the Prior Notification procedure. To

### Key Housing Sites



## Affordable Housing

**4.14** Average house prices in Kingston increased by 42% between April 2009 and March 2014, from an average sales price

of £261,543 to £372,237. The chart below illustrates the change over time compared to the London and national averages.

**Average House Prices**



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

**4.16** During 2013/14, a total of 28 affordable housing units were completed (Indicator MI38). The proportion of affordable units of total completions has reduced over the past 3 years.

**4.17** Table 6 shows the number of new build affordable homes built each year compared with total dwelling completion figures over the past 10 years. 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**

Financial Year	Net Conventional Housing Completions	Affordable new build units	% Affordable
2004/05	517	159	31
2005/06	289	23	8
2006/07	310	54	17
2007/08	287	102	36
2008/09	184	40	22
2009/10	149	30	20
2010/11	135	65	48
2011/12	228	81	36
2012/13	203	39	19
2013/14	198	28	14

**4.18** 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 in the Borough, the economic situation and the lack of larger sites available for redevelopment that drives up land cost. 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.

**4.19** 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 a Housing Strategy (2011) and a Borough Investment Plan (2011). Work on these documents was guided by the Affordable Housing Delivery Group and Board (made up of representatives from Housing, Planning, Legal Services and Borough Valuers). The Council also has a Strategic Housing Programme which identifies affordable housing supply as a priority.



## Specialist and Special Needs Housing

**4.20** In Kingston, the most significant demand for specialist housing is for purpose built student accommodation. During 2013/14 permission was granted for two schemes delivering 292 student bedrooms.

## Gypsies and Travellers

**4.21** The Council is committed to monitoring the provision of new Gypsy and Traveller Pitches. In 2012, projected need for the English Gypsies and Irish Travellers was

identified, totalling a cumulative need of 11 additional pitches. This will need to be reviewed to inform a future Local Plan.

## Previously Developed Land

**4.22** The Council is committed to the delivery of new residential development on previously developed land (Indicator MI36). In 2013/14, 100% of residential completions took place on previously

developed land, the same as the previous year and in accordance with performance over a significant period of time. The Borough experiences negligible amounts of greenfield development.

### Progress Summary

The delivery of new homes in 2013/14 was below the London Plan target of 375. This 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. This issue will need to be researched through a wider housing needs assessment.



In terms of affordable housing delivery, the Council delivered fewer completions in 2013/14, compared to 2012/13, and the target of delivering 133 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 or more. The Affordable Housing SPD, adopted in May 2013, should 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 and the continued cumulative impact of the under-provision of affordable housing will have to be taken into consideration; 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: **246**
- Number of vacant units in Kingston Town Centre primary shopping frontage: **15 (6%)**
- UK Shopping Venue Ranking: **18 (Javelin Venuescore, 2013/14)**

**4.23** Throughout the recession, Kingston Town Centre has remained comparatively healthy. One indicator of good retail health is low vacancy rates. At the time of the 2013 survey, out of 246 units in the primary shopping frontage, only 15 were vacant. This reflects a comparatively low 6% vacancy rate, 2% higher than in 2012/13 (4%). Although some retailers such as La Senza, Disney Store and FCUK have closed, new arrivals include Belle Maison, Calzedonia and Hena, demonstrating the continued demand for premises.

**4.24** The recent Town Centre Retail Study shows Kingston Town Centre to be the best performing Metropolitan Centre in London (excluding the Central Activities Zone), turning over £646m in 2013. Croydon is Kingston' biggest competitor in south west London, attaining a similar turnover (£636m) and with new significant new retail development in the pipeline. The next best performing centres in the area are Sutton and Hounslow respectively.

**4.25** Core Strategy Policy DM19 - Protecting Existing Retail Uses - requires a predominance (defined as greater than 50%) of retail uses to be retained in the Borough's District Centres. However, the three District Centres are not performing successfully in accordance with Policy DM19. With respect to Indicator MI49 (A1 uses in the District Centres), there has been a decrease in the percentage of retail units (A1) in Shopping Frontages in New Malden (down 3 % to 49%) and

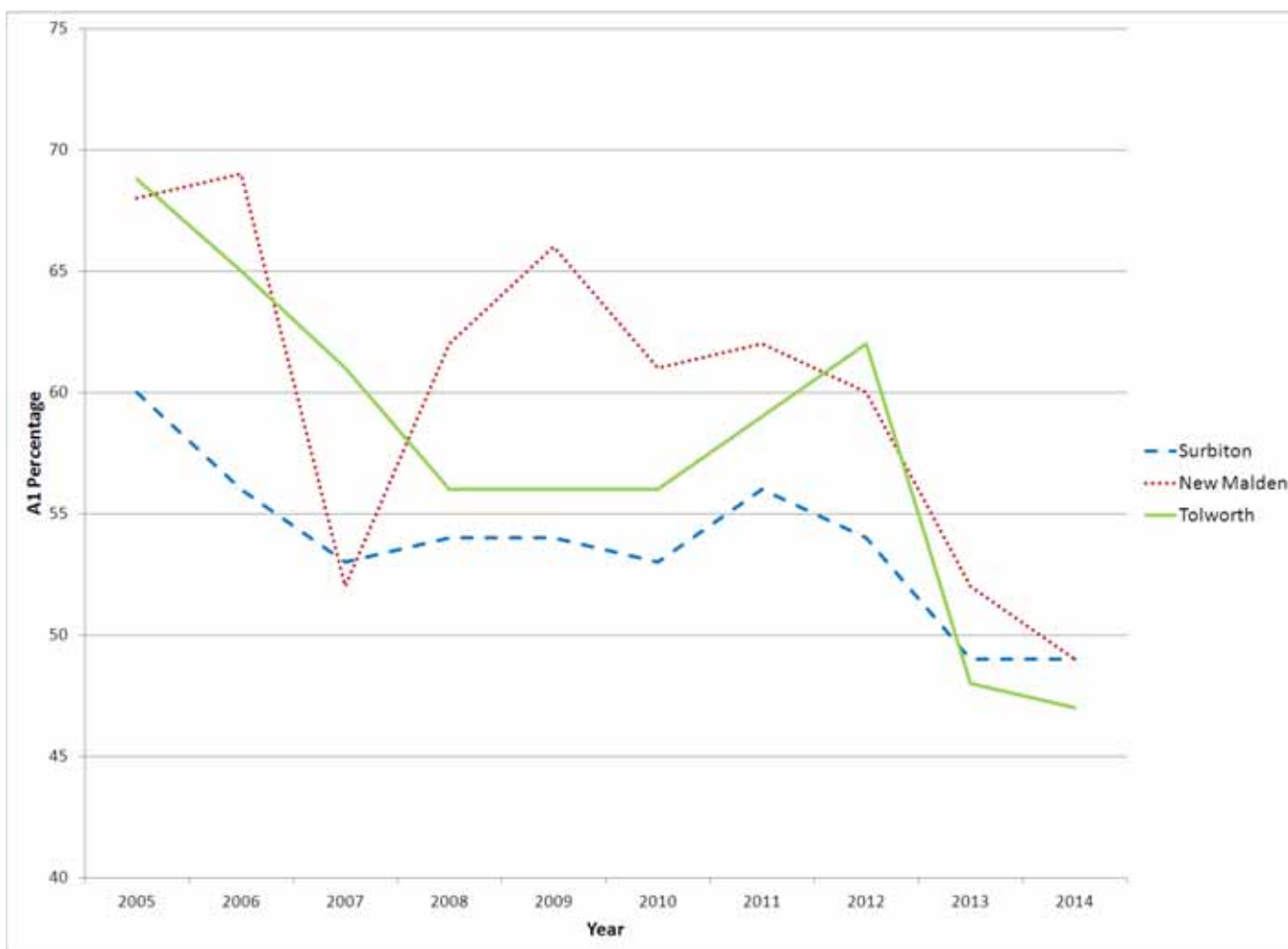
Tolworth (down 1% to 47%), with Surbiton seeing no change (49%). A1 uses in all three District Centres have now fallen below 50% and Policy DM19 now needs to be rigorously applied to protect A1 activity.

**4.26** Unit vacancy rates have increased in New Malden (up 1% to 6%) and Tolworth (up 2% to 10%), with Surbiton seeing no change (5%).

**4.27** In terms of overall A1 floorspace (Indicator MI48), Kingston Town Centre and Surbiton experienced minor net losses in 2013/14 (-60sq.m and -97sq.m respectively). However, over the same period, Tolworth experienced a net gain (286sq.m) through the redevelopment of the Former Red Lion PH on Ewell Road.

**4.28** 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 in the centres since the last survey in 2007 and the past trend of declining A1 uses had reduced, with the proportion of A1 uses stabilising. Vacancy rates have also generally declined since 2007, except in the South of the Borough neighbourhood, where vacancy rates have increased and need to be carefully monitored, particularly as the neighbourhood does not have a District Centre to serve its residents, making their Local Centres even more important. The next Local Centres audit is anticipated to be undertaken in 2015.

Chart to Show Percentage of Units in A1 Use in District Centre Shopping Frontages



### Progress Summary

As in previous years, the performance of Kingston’s retail and town centres in 2013/14 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 (albeit 2% higher than in 12/13), and high demand for premises.



However, the three District Centres continue to struggle to retain shop units in their shopping frontages. New Malden saw the biggest decrease in the proportion of A1 uses during the last year, where a number of retail units have closed down and remain vacant. Surbiton was the only District Centre with no decrease in A1 uses over the past year.

In terms of overall A1 floorspace, Kingston Town Centre and Surbiton saw minor losses, however there was a net gain in Tolworth due to one key redevelopment.

Though mixed, the health of Kingston's town centres has been reasonably stable over recent years. Continued decision-making support for town centres and careful monitoring is needed to continue to minimise negative economic impacts and ensure residents' needs are met. This is especially important at the upper 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 (all aged 16 and over): **76.5% (ONS, APS June 2013)**
- Employment Rate (age 16-64):
  - Full-time: **78%**
  - Part-time: **22% (ONS, APS, June 2013)**
- Unemployment rate: **1.7% (GLA, June 2013)**
- Average weekly income: **£709.80 (Greater London: £637.20 approximately)(Annual Survey of Hours and Earnings (Provisional), 2013)**
- Number of business start ups: **980 (ONS Business Demography, 2012)**
- Number of designated industrial/warehouse/business areas: **8**
- Number of Strategic Industrial Locations: **2**

**4.29** Difficult global economic conditions persist, although there are signs of recovery in Kingston. For instance, there has been a 0.5% decrease in the unemployment rate since last year to 1.7%, although this is still relatively high compared to the 1% recorded in 2007/08.

**4.30** With respect to Indicator MI43 – total amount of additional employment floorspace (B1/B2/B8 uses) – there has been a net loss (-1,266m<sup>2</sup>) in the last monitoring year. The overwhelming majority of the net loss of employment floorspace has been a result of change to residential use. However, there has been a net gain (1,724m<sup>2</sup>) on designated employment land, including an additional 3,270m<sup>2</sup> of employment floorspace for three units in Barwell Business Park.

**4.31** In terms of additional floorspace for “town centre uses” (Indicator MI48), in the last monitoring year A1 and A2 floorspace has increased by 118m<sup>2</sup> and 286 m<sup>2</sup> respectively (both in Tolworth). However, there has been a net loss in B1(a) floorspace of 1,399 m<sup>2</sup>, of which 252m<sup>2</sup>

was lost in Surbiton, 186 m<sup>2</sup> was lost in Tolworth and the remainder outside of the Borough's four town centres. 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.

**4.32** 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, and could result in significant loss of employment floorspace if approvals are implemented. To March 2014, over 15,000sqm of office floor space has been approved for conversion, equivalent to over 5% of the Borough total (290,000sqm). This loss of office space, if implemented would be damaging to employment prospects in the Borough and will continue to be monitored. As a result of this change in legislation the introduction an Article 4 Direction to restrict this right is currently under review.

**4.33** In spring 2014 the Kingston Economic Analysis Study was published. It provides an analytical framework to inform the Council's review of the Core Strategy and to assist the implementation of the Borough's employment development proposals. It provides detailed evidence on current market conditions; assesses the quantity and quality of industrial and employment land; and identifies demand for such uses. This information can then be used to inform future policy development. Key findings include:

- The Borough's business base is dominated by SME's with average levels of business start-up and relatively low self-employment.
- Workforce productivity (measured by GVA) lags behind regional and national averages, with many of the Borough's highly skilled residents commuting out of Kingston for higher paid employment elsewhere.
- Kingston's businesses tend to be concentrated in and around the key town and district centres of Kingston, Surbiton, New Malden and Tolworth.

**4.34** In relation to Indicator MI45 – employment land available by type – Kingston's employment space is dominated by commercial office and distribution uses. The Borough has one of the largest stocks of commercial office space in the sub-region, although this has eroded away in recent years. Office space tends to be concentrated within and surrounding the key town and district centres and rail routes, while industrial space is distributed across a number of the Borough's Strategic Industrial Locations (SILs) and Local Significant Industrial Sites (LSISs) to the north and south of the Borough. An assessment of the Borough's employment sites undertaken as part of this study indicates that Kingston contains a reasonable range of employment sites of differing quality and type. The majority of sites accommodated a combination of both office (B1a/b) and industrial (B1c/B2/B8) uses, although some specific, single use sites were also evident.



### Progress Summary

The 2013/14 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 have fallen by 0.5% since last year to 1.7%, and remain significantly below the Greater London average of 5.4%.

However, recent trends show a net loss of employment floorspace. The Economic Analysis Study 2014 highlights a notable lack of new office development in recent years coupled with the gradual erosion of stock has significantly constrained Kingston's supply of office accommodation. There is currently limited provision of workspace for small and start-up businesses, and a need to expand this type of accommodation given the SME profile of Kingston's business base and presence of two major higher/further education institutions generating a continuous stream of spin-outs and start-ups.

The majority of existing industrial sites lack the space to accommodate further significant development and local commercial agents report being unable to satisfy demand for small scale industrial space in Kingston. This points to a need for new industrial development alongside the redevelopment of older less efficient sites.



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 (Indicator MI28)**
- 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**

**4.35** There have been no additions to Listed Buildings, Buildings of Townscape Merit (BTM) or to the Buildings at Risk Register (Indicator MI28). However, there is one loss - the former Penny Gallery - a BTM on Richmond Road. The building will be replaced by an extension to Kingston College.

**4.36** 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 has been successfully used, in conjunction with Policy DM12, to justify the protection of character with regard to appeal decisions such as 145 Elm Road, (Kingston Town Neighbourhood).

- 4.37** 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.
- 4.38** The Council worked with the GLA, Kingstonfirst and contractors, Balfour Beatty, to upgrade the Kingston Ancient Market. Work proceeded through 2013/14 and the scheme anticipated for completion early in 2014/15.
- 4.39** 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 anticipated 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.

### Progress Summary

In 2013/14 there were no additions to Listed Buildings, Buildings of Townscape Merit or the Buildings at Risk Register, and one BTM loss.

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.

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



## 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 (Indicator MI10)**
- 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**

**4.40** 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 protect the Borough's Green Belt and MOL by resisting development except in very special circumstances.

**4.41** 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).

**4.42** There are now three parks with Green Flag Status (Canbury Gardens, Fishponds and Manor Park). The green flag award is a national standard for measuring the quality of parks and open spaces.

**4.43** The Borough has an under provision of formal opportunities for children's play within public parks, with a target of 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. Wards which are specifically effected by a deficiency in play space are Coombe Hill, St James, Surbiton Hill, Tolworth and Hook Rise. However, there has been an upgrade to the play and recreation scheme at Cambridge Road Estate (play equipment, community gardening and outdoor gym equipment) and a free-to-use outdoor gym has been installed at Manor Park and Churchfields. Opportunities will need to be identified to address deficiencies.

**4.44** 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.

**4.45** There are 39 Sites Important for Nature Conservation (SINC) of which 9 are local nature reserves (Indicator MI10). Kingston has been awarded funding in 2013/14 by Natural England as part of the Higher Level Stewardship (HLS) scheme. HLS funding has been awarded to Tolworth Court Farm Fields, Long



Meadow and Elmbridge Meadows for a ten year period for works such as scrub management, hedgerow restoration, coppicing and pond creation.

**4.46** There is some 41.7ha of actively managed allotment land, spread across 23 sites which is either managed by the Council, or voluntarily managed by an allotment association.

**4.47** In 2013/14 there two planning applications for new buildings in the Green Belt and both were approved: One for a replacement dwelling, stables and ancillary at Glanmire Farm; the other for the resubmission of a previous permission for five new dwellings in Malden Rushett. Over the same time period the only planning application for new buildings in

MOL was also approved: Temporary emergency teaching accommodation for Kingston University at Tolworth Court Sports Ground.

**4.48** In terms of the percentage of permissions granted on brownfield land, performance in 2013/14 has reduced compared to 2011/12, achieving 98%. Although, it should be noted that 100% of all building completions were on brownfield land. The impact of future development on the Borough's green spaces will continue to 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 2013/14 monitoring year. There has been little change in the data held for local nature reserves and improvements to the natural environment. 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.

Deficiencies remain, but there has been an upgrade to the play and recreation facilities at three locations.





## 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

- Method of travel to work in Kingston (and London):  
**Walking 6.4% (5.3%); cycling 2.7% (2.5%); bus 7% (8.9%); train 15.2% (8.4%); underground/tram 2.4% (14.3%); private car 42% (26.7%) (Census 2011)**
- Percentage of households that own 2 cars/vans in Kingston (and London):  
**22% (14%) (Census 2011)**

**4.49** 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, and promote the role of public transport, cycling and walking.

**4.50** The key facts (identified above) show how Borough residents travel to work. This demonstrates that Kingston exceeds the London average for walking, cycling, train and private car use. In particular, train use is almost twice the London average at 15.2% compared to 8.4%, but car use is 42% compared to 26.7%. On the other hand, underground/tram use is significantly less than the average, 2.4% compared to 14.3%, due to the lack of any tube/tram network in the Borough.

**4.51** 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. 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.

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

**4.53** Bus services are generally comprehensive playing an important role across the Borough; indeed bus use has increased significantly in the last ten years or so. However, the lack of any tube/tram network and the poor orbital public transport links put the Borough at a significant disadvantage compared to many other parts of south west London and beyond. This contributes to higher levels of car ownership and use.

**4.54** The A3 trunk road bisects the Borough providing access to central London, Guildford and Portsmouth. However, it also acts as a barrier to sustainable access (particularly walking and cycling) between the northern and southern areas of the Borough. Kingston attracts high volumes of visiting traffic for shopping, leisure and work place journeys and consequently traffic congestion is an issue for local residents. Many of the town centre roads are at capacity during peak periods which sometimes leads to

problems on the network; contributory factors include the limited number of river crossing points in the area and associated heavy through traffic movements. Consequently current studies are looking at measures to deal with these issues.

**4.55** School and work place travel plans encourage the use of sustainable modes of transport for commuting. They have been adopted across the Borough in recent years during which time there has been a significant increase in sustainable travel in the Borough. The London Area Travel Survey identifies that 4% of all journeys in the Borough are undertaken by bike, the second highest figure in outer London which compares favourably with a 2% London average. The mini Holland initiative will ensure a comprehensive package of cycling measures is

implemented across the Borough with great potential to further enhance the cycling mode share.

**4.56** The Council has been lobbying for Crossrail 2 (Regional Option) which would be the catalyst for significant development opportunities in Kingston town centre and assist in achieving the Borough's aspirations for growth. It would 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.

**4.57** 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/%20local\\_implementation\\_plan](http://www.kingston.gov.uk/info/200197/transport/663/%20local_implementation_plan)

### Progress Summary

Acknowledging the lack of any tube and tram network in the Borough, the sustainable travel policy performance continues to be good.

However, there are still areas for improvement, such as enhancements to orbital travel, links between Kingston and the Surrey districts, and the frequency of trains to and from Kingston Station. Pressure for new development is likely to be high and there is a need to manage this growth as our towns expand in the future.

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 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.



## 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%**

- 4.58** 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).
- 4.59** In 2009 the Council's Energy Strategy was adopted which sets out how the Council aims to significantly reduce its carbon emissions and energy use. This is done through the Council's varying roles as a Service Provider and Asset Holder, as a Community Leader and as a Planning Authority. Every year the priorities and projects are revised through the annual Energy Strategy Implementation Plan and adopted by the Infrastructure, Projects and Contracts Committee (and previously the Place and Sustainability Committee).
- 4.60** As part of the annual Energy Strategy Implementation Plans, the Council monitors Borough-wide emissions, which are collated annually by DECC. Kingston upon Thames per capita emissions has fallen by 17.5% from 2005-12 (from 5.7 to 4.7 tonnes of CO<sub>2</sub> per person), and reduced by 11.8% in totality, despite a population rise of over 11,000 people.
- 4.61** Under the Low Carbon Management Plan, the Council is aiming to reduce CO<sub>2</sub> emissions by 24% from a 2008/09 baseline by 2015. The latest available accurate emissions reduction figure is 11.91%, calculated in 2013. Since this figure was calculated, a number of energy efficiency invest-to-save projects involving street lighting and the Council's corporate estate have been undergoing feasibility work and implementation with forecasts showing the LCMP target is within reach.
- 4.62** The Council's framework for major procurement exercises includes a formal Sustainable Procurement section with specific environmental requirements including CO<sub>2</sub> reduction.
- 4.63** In 2013 the Council progressed its District Heating project to the Energy Masterplanning stage. The Energy Masterplan (EMP) came to a positive conclusion in regard to the potential for Kingston Town Centre.
- 4.64** The EMP identified the extent of a potentially market competitive strategic district heating network that could deliver significant CO<sub>2</sub> reductions, energy cost savings, and help improve energy security; this would likely be delivered over a short, medium and long term phased implementation strategy.
- 4.65** In order to build on the conclusions of the EMP, the Council successfully bid for funding to conduct a Detailed Feasibility Study into the short-medium term Heat Network options in Kingston Town Centre. The feasibility study will be undertaken in 14/15, and will challenge the findings of the EMP while providing detailed design work and examining the technical feasibility and economic viability of a Kingston Heat Network. This work, funded by DECC's Heat Network Delivery Unit, is aiming to be complete by March 2015, and will consider a range of alternative energy sources to power a heat network,

along with more conventional solutions such as gas-fired Combined Heat and Power.

**4.66** Since Building Regulations Part L (2013) came into effect in April 2014, Kingston Core Strategy and the London Plan now

require increased levels of energy efficiency for all Major developments. All non-major residential new build developments are meeting Core Strategy targets.

**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 e.g. 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.



## 5 Future Development

### Trends in Planning Activity

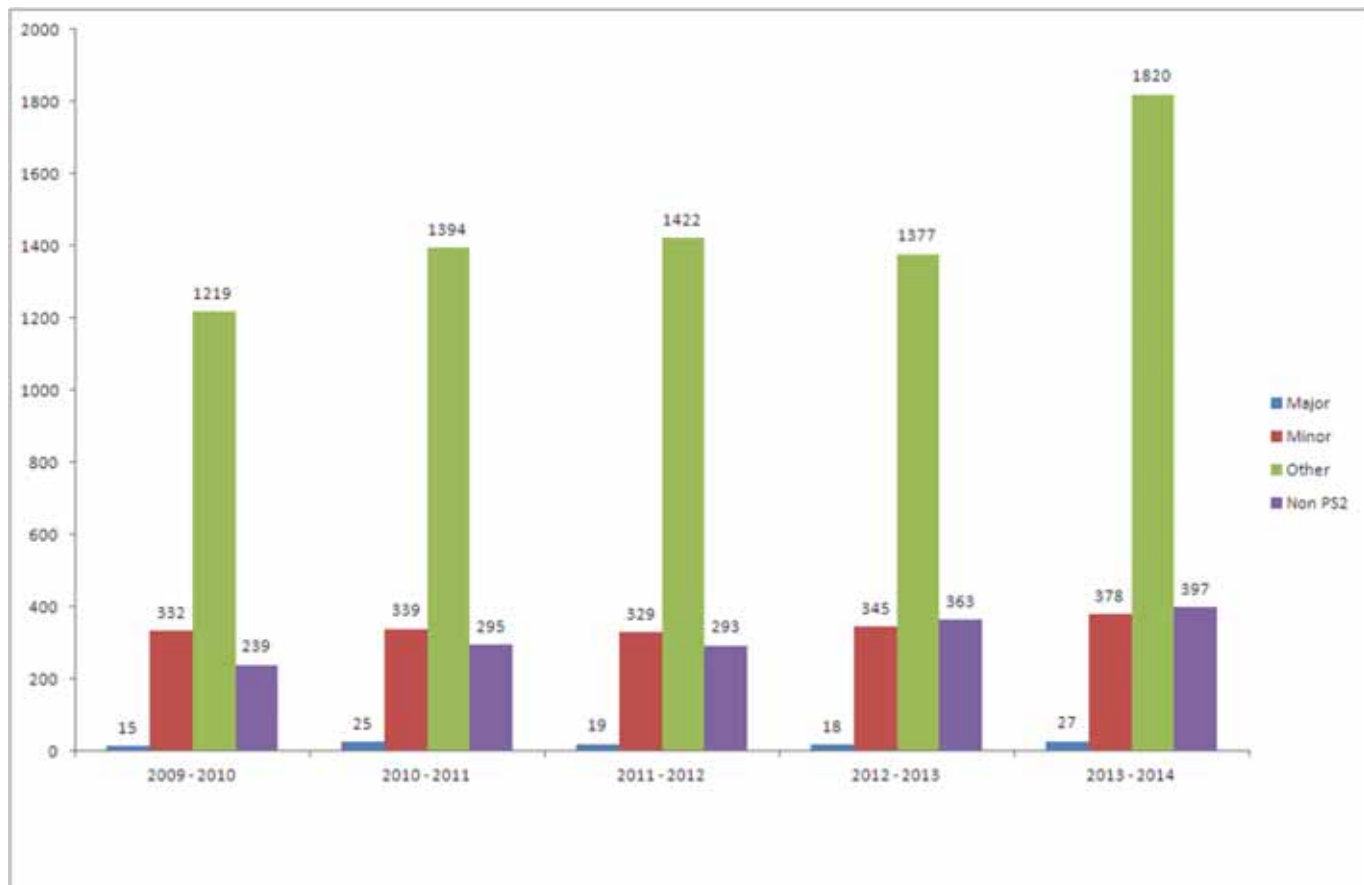
**5.1** The total number of planning applications received remains high, noticeably more than the previous monitoring year. In 2013/14 a total of 2,617 applications were received (excluding pre-applications, tree applications and conditions), a 24% increase on the 2012/13 figure of 2,103, which was marginally up on application received in 2011/12. In summary:

- 27 “major” applications were received in 2013/14, a significant increase (up 50%) compared to 2012/13 (18), albeit from a low base.
- “Minor” applications have remained at a consistent level for the past five years, with a relatively small increase (up 10%) in 2013/14 (378).
- The “other” category of planning applications has risen significantly

since the financial crisis. In 2009/10, 1,219 were received, rising to 1,377 in 2012/13, and jumping to 1,818 in 2013/14.

**5.2** 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.

**Planning Application Trends Chart**





## Shaping Kingston

- 5.3** The Council's corporate objective is to embrace growth in a way that preserves the area's existing attractiveness, to create a clean fresh Borough for not only the existing residents to enjoy but also for the 20—25,000 new residents that we expect to welcome to Kingston in the next 22 years.
- 5.4** The Council is developing a strategic vision for the Borough covering all its areas of influence. The Kingston Strategic Partnership widens the area of influence further and, working together, the partnership has produced a clear strategic statement on growth. New governance will be needed that reflects the level of importance afforded to growth. A new regeneration board will be established to drive growth in Kingston town centre with board members drawn from senior local figures together with senior officers from the GLA and TfL.
- 5.5** Kingston Futures is the brand under which the Borough markets growth and business opportunities in Kingston town centre, and the brand used for a series of planning development briefs, again in the town centre. What is becoming clear is that, in order to make development viable in the town centre, developments are becoming increasingly dense. Growth opportunities across the rest of the Borough could be triggered by significant infrastructure improvements.
- 5.6** To accommodate growth the Council has options to either grow upwards or outwards:
- The Council will seek to protect the green belt from inappropriate development.
  - Height in itself should not be perceived as a bad thing providing its design is of the highest quality.
- 5.7** This is the Kingston Futures strategy to deliver the vision for Kingston:
- Embrace the growth agenda and promote growth opportunities across the Borough.
  - Facilitate the delivery of more homes, mixed types, mixed tenure, in key strategic locations across the Borough to meet the targets that will be set out in the Further Alterations to the London Plan.
  - Pursue the formal designation of Kingston town centre as an Opportunity Area in the London Plan.
  - Review the current 50/50 market value/affordable housing target and apply appropriately via the planning process. The overall housing target for Kingston Futures is 4,501 new homes by 2021.
  - Support an additional 4,000 jobs by 2021 by delivering quality office space, supporting SMEs and creating a business incubator hub.
  - Promote the concept of a 'business friendly' Borough through effective economic development.
  - Better transport links through working with the Mini Hollands team, TfL, Network Rail and Crossrail2 to deliver improved rail services, improved bus services and safe sustainable transport choices across the Borough.
  - Facilitate opportunities for new schools, health centres, care facilities, and community spaces.
  - Deliver more quality public space.
  - Work to secure funding through S106, GLA grant, other funding streams, manage delivery and work with planning on the guidance/design.

- Ensure all growth in Kingston is fully inclusive and considers the needs of the population as a whole and does not create social divides.
- Act as a hub for sustainable development in the Borough linking the public and private sector together in a successful delivery team.

## Borough-wide Opportunity Sites

**5.8** 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
- not completed
- not fully utilised

**5.9** 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.

**5.10** The progress associated with implementing opportunity sites is set out in Tables 7 and 8.

Table 7 Opportunity Sites (Kingston Town Centre)

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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Motor Vehicle Restricted Area</li> <li>● Primary Shopping Area</li> <li>● Additions to Cycle Network</li> <li>● Borough Strategic Walking Network</li> <li>● Primary Shopping Frontage</li> </ul>	Enhanced A1, A2, A3, improved servicing, plus C3, B1 or community/D2 uses	Kingston Town Centre Area Action Plan 2008, Private Sector Development Initiative, 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 St/Eden Walk	2.25	A1, A2	<ul style="list-style-type: none"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Motor Vehicle Restricted Area</li> <li>● Primary Shopping Area</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Primary Shopping Frontage</li> <li>● Secondary Shopping Frontages</li> <li>● Landmark Sites/Gateway</li> <li>● Improvements</li> <li>● New/Improved/Relocated Car Parks</li> </ul>	Enhanced A1 plus A2, A3 C3, B1 or community/D2 uses	Kingston Town Centre Area Action Plan 2008, Private Sector Development Initiative, 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.
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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> </ul>	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

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"> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● Key Views</li> <li>● Motor Vehicle Restricted Area</li> <li>● New Public Space</li> <li>● Primary Shopping Area</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Proposed Cycle Routes</li> <li>● Secondary Shopping Frontages</li> <li>● New/Improved/Relocated Car Parks</li> <li>● Improved Bus/Rail Stations</li> <li>● Proposed Secure Cycle Parking</li> </ul>				<p>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.</p>
4	P4 St James Area	0.8	Multistorey car park, A1, SG, A4, B1	<ul style="list-style-type: none"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Motor Vehicle Restricted Area</li> <li>● Primary Shopping Area</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Secondary Shopping Frontages</li> <li>● New/Improved/Relocated Car Parks</li> </ul>	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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Green Corridor</li> <li>● Key Improved Pedestrian Links</li> <li>● New/Improved Bus/Rail Stations</li> <li>● New/Improved/Relocated Car Parks</li> </ul>	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.
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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Conservation Area</li> <li>● Key Views</li> <li>● Local Open Space</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> </ul>	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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Motor Vehicle Restricted Area</li> <li>● Primary Shopping Area</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> </ul>	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"> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> <li>● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Borough Strategic Walking Network</li> <li>● Secondary Shopping Frontages</li> </ul>	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"> <li>● Kingston Town Centre Key Area of Change</li> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS6 - Sustainable Travel</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Motor Vehicle Restricted Area</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Proposed Cycle Routes</li> <li>● Secondary Shopping Frontages</li> <li>● Landmark Sites/Gateway Improvements</li> <li>● New/Improved Bus/Rail Stations</li> <li>● Proposed Secure Cycle Parking</li> </ul>	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, Development 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 for 13/12264 for 97 residential units, public realm

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
10	P19 Kingston College/ Gas Holders	1.99	A1, A3, B1, C3, D1 (Kingston Art College), Gas Holders	<ul style="list-style-type: none"> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS8 - Character, Design and Heritage</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Proposed Cycle Routes</li> <li>● Secondary Shopping Frontages</li> <li>● Landmark Sites/Gateway Improvements</li> <li>● New/Improved Bus/Rail Stations</li> <li>● Proposed Secure Cycle Parking</li> </ul>	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. Permission (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/	0.55	A1, A2, A3, A4, A5, car park,	<ul style="list-style-type: none"> <li>● Kingston Town Centre Key Area of Change</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Key Views</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> </ul>	Mixed use development including A1,C3	Kingston Town Centre Area Action Plan 2008,	2018/19	This site along with P19 has been



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
	Richmond Road frontage			<ul style="list-style-type: none"> <li>● K+20 Proposal Site</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> </ul>	<ul style="list-style-type: none"> <li>● Key Views</li> <li>● Town Centre Road Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Green Corridors</li> <li>● Other Shopping Frontages</li> </ul>	(including affordable housing) D1 education uses/Student housing (SG), B1 and D2	Partnership working, Development Management Process		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.

Table 8 Opportunity Sites (Other Borough Sites)

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
12	Kingston Plaza, London Rd, Station Rd, Coombe Rd, Norbiton	0.83	C3, SG (nightclub), surface car park	<ul style="list-style-type: none"> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Green Corridors</li> </ul>	Residential (C3) led mixed use	Private Sector Development Initiative, Development Management Process	2015/16	As at the end of March 2014, planning permission 11/12492 (130 student bedspaces) had not started.
13	Hogmill Valley Key Area of Change/ Kingsmeadow	151	Sewage treatment works, B2, B8, C3, cemeteries, allotments, waste and recycling centre, D2 (University recreation grounds), Metropolitan Open Land, SG (student accommodation)	<ul style="list-style-type: none"> <li>● Policy HV1 and HV1A Hogsmill Valley Key Area of Change</li> <li>● Policy KT1 - Kingston Town Neighbourhood</li> <li>● Policy SUR1 - Surbiton Neighbourhood</li> <li>● Policy CS3 - The Natural and Green Environment</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Green Chains</li> <li>● Local Open Space</li> <li>● Locally Significant Industrial Site</li> <li>● Major Developed Site</li> <li>● Metropolitan Open Land</li> <li>● Site of Importance for Nature Conservation</li> <li>● Strategic Site Allocation</li> <li>● Waste Site</li> <li>● Additions to Strategic Cycling Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> <li>● Green Corridors</li> </ul>	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	Odour Survey published that confirms significant odour mitigation required to release land for residential development. Options for development in the area will be explored through the preparation of a new Local Plan.
14	St John's Industrial /Business Area, Kingston Road, New Malden	11.39	A1, A3, B1, B2, B8, D1 (ambulance station and Roselands Resource	<ul style="list-style-type: none"> <li>● Policy MC1 - Maldens and Coombe Neighbourhood</li> <li>● Policy CS11 - Economy and Employment</li> </ul>	<ul style="list-style-type: none"> <li>● Locally Significant Industrial Site</li> <li>● Borough Strategic Cycling Network</li> <li>● Borough Strategic Walking Network</li> </ul>	B1, B2, B8	Private Sector Development Initiative, Partnership Working, Development Management Process, RBK Corporate Landlord	2015/16	No comprehensive redevelopment Application 13/14358 for 328 student bedspaces refused and

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	Centre), car parking A1, B1, C2, C3, D1, D2, multistorey car park	<ul style="list-style-type: none"> <li>● Policy MC1 - Maldens and Coombe Neighbourhood</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Green Corridors</li> <li>● District Centre Inset Area</li> <li>● Borough Strategic Walking Network</li> </ul>	Mixed use development including A1, C2, C3, D2 and parking	Partnership Working, Development Management Process, RBK Corporate Landlord	2019/20	No comprehensive redevelopment. 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"> <li>● SUR1 - Surbiton Neighbourhood</li> <li>● CS5 - Reducing the Need to Travel</li> <li>● CS6 - Sustainable Travel</li> <li>● CS7 - Managing Vehicle Use</li> <li>● CS10 - Housing Delivery</li> </ul>	<ul style="list-style-type: none"> <li>● Borough Strategic Walking Network</li> </ul>	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"> <li>● Policy TOL1 - Tolworth Key Area of Change</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>● District Centre Inset Area</li> <li>● Borough Strategic Walking Network</li> <li>● Borough Strategic Cycling Network</li> <li>● Shopping Frontages</li> </ul>	Mixed use - A1, B1, C2, C3, D1/D2 (community facilities) and parking	Private Sector Development Initiative, Development Management Process	2021/22	No update.
18	Former Govt Offices, Toby	5.4	Cleared site	<ul style="list-style-type: none"> <li>● Policy TOL1 - Tolworth Key Area of Change</li> </ul>	<ul style="list-style-type: none"> <li>● Adjacent to Strategic Rail Freight Site</li> </ul>	C3 led development,	Private Sector Development Initiative,	2015/16	Application 12/10141 (mixed)

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
	Jug and Marshall House site, Kingston Rd/Hook Rise South, Tolworth			<ul style="list-style-type: none"> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS12 - Retail and Town Centres</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Borough Strategic Walking Network</li> <li>● Borough Strategic Cycling Network</li> </ul>	D1/D2 (community facilities)	Development Management Process		use development including 269 C3 units, 2900m2 A1, and 406M2 D1 uses) withdrawn.
19	12 Kingston Road, Tolworth	1.97	SG (garage and car forecourt)	<ul style="list-style-type: none"> <li>● Policy TOL1 - Tolworth Key Area of Change</li> <li>● Policy CS5 - Reducing the Need to Travel</li> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS11 - Economy and Employment</li> </ul>	<ul style="list-style-type: none"> <li>● Adjacent to Green Chains</li> <li>● Adjacent to MOL</li> <li>● Borough Strategic Walking Network</li> <li>● Borough Strategic Cycling Network</li> </ul>	C1,D2,A3	Private Sector Development Initiative, Development Management Process	2020/21	13/100961/PRE for demolition of existing buildings and erection of a 6 to 8 storey 286 room student accommodation and ancillary facilities.  Planning permission granted (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"> <li>● Policy TOL1 - Tolworth Key Area of Change</li> <li>● Policy CS5 - Reducing the Need to Travel</li> </ul>	<ul style="list-style-type: none"> <li>● Adjacent to Green Chains</li> <li>● Adjacent to MOL</li> </ul>	D2 (Indoor/outdoor recreation/leisure). Potentially some enabling C3	Development Management Process, RBK Corporate Landlord	2017/18	No update.

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
21	Latchmere House, Latchmere Lane	2.18	Decommissioned Prison and ancillary uses	<ul style="list-style-type: none"> <li>● Policy CS6 - Sustainable Travel</li> <li>● Policy CS7 - Managing Vehicle Use</li> <li>● Policy CS10 - Housing Delivery</li> <li>● Policy CS11 - Economy and Employment</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Adjacent to Strategic Rail Freight Site</li> <li>● Borough Strategic Walking Network</li> <li>● Borough Strategic Cycling Network</li> </ul>	C3 led development and element of D2 (community facilities)	Development Management Process, Partnership working with London Borough of Richmond	2016/17	Two alternative applications (in conjunction with the London Borough of Richmond) for the conversion and extension of Latchmere House and erection of new 2/3 storey houses for the overall creation of either 89 dwellings (14/12146/FUL) or 73 dwellings (14/12144/FUL). In both cases, 31 new dwellings are proposed to be created in RBK.
22	Tolworth Girls School, Fullers Way North, Surbiton	6.84	D1 (Secondary school), D2 (Tolworth Recreation Centre)	<ul style="list-style-type: none"> <li>● Policy TOL1 - Tolworth Key Area of Change</li> <li>● Policy CS10 - Housing Delivery?</li> <li>● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools</li> <li>● Policy CS16 - Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Area of Archaeological Significance</li> <li>● Adjacent to Gypsy and Traveller Site (Swallow Park)</li> <li>● Adjacent to Locally Significant Industrial Site</li> <li>● School Open Space</li> <li>● Opposite Strategic Industrial Location (Chessington Industrial Area)</li> </ul>	D1, D2 and C3?	Private Sector Development Initiative, Development Management Process	2022/23	Environmental Screening request (14/10011/EIA) for extension of Tolworth Girls School & Sixth Form for development of up to 150 residential units.

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"> <li>● Borough Strategic Walking Network</li> <li>● Borough Strategic Cycling Network</li> </ul>				



## 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	2013/14 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, including Code 5 for majors from 2013.	100% of new residential developments met Code 4. Whilst the requirement of Policy DM1 is Code 5, this has not been achievable for all major developments. However, major developments are achieving higher levels of CO <sub>2</sub> emissions reductions in line with DM1.
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"> <li>● Canbury Gardens</li> <li>● Fishponds</li> <li>● Manor Park</li> </ul>
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: 2 MOL: 1
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	247
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

Indicator/ Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2013/14 Result																																																												
MI38	CS10, DM15	Gross affordable housing completions	2000 new units over the 2012/13 to 2026/27	28																																																												
MI40	CS10, DM15	Affordable/Social rented and Intermediate dwellings as a % of total affordable completions	70:30	73:27  (Affordable/Social:Intermediate)																																																												
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)	<b>2013/14 Gross:</b> B1: 1,236m <sup>2</sup> B2: 2,0099m <sup>2</sup> B8: 1,090m <sup>2</sup> <b>2013/14 Net:</b> B1: -2,395m <sup>2</sup> B2: 1,749m <sup>2</sup> B8: -620m <sup>2</sup>																																																												
MI47	CS11	Hotel bedrooms	Increase in number of hotel bedrooms (from 2012 base year over the life of the plan)	1 hotel bedroom completion (142 under construction - Ref. 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 in both the town centre and the whole Borough (from 2012 base year)	i) Town Centres: <ul style="list-style-type: none"> <li>● <b>Kingston Town Centre</b></li> <table border="1"> <thead> <tr> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>A1: 0m<sup>2</sup></td> <td>A1: -60m<sup>2</sup></td> </tr> <tr> <td>A2: 0m<sup>2</sup></td> <td>A2: 0m<sup>2</sup></td> </tr> <tr> <td>B1(a): 0m<sup>2</sup></td> <td>B1(a): 0m<sup>2</sup></td> </tr> <tr> <td>D2: 0m<sup>2</sup></td> <td>D2: 0m<sup>2</sup></td> </tr> <tr> <td>Total: 0m<sup>2</sup></td> <td>Total: -60m<sup>2</sup></td> </tr> </tbody> </table> <li>● <b>New Malden</b></li> <table border="1"> <thead> <tr> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>A1: 0m<sup>2</sup></td> <td>A1: -97m<sup>2</sup></td> </tr> <tr> <td>A2: 0m<sup>2</sup></td> <td>A2: 0m<sup>2</sup></td> </tr> <tr> <td>B1(a): 0m<sup>2</sup></td> <td>B1(a): 0m<sup>2</sup></td> </tr> <tr> <td>D2: 0m<sup>2</sup></td> <td>D2: 0m<sup>2</sup></td> </tr> <tr> <td>Total: 0m<sup>2</sup></td> <td>Total: -97m<sup>2</sup></td> </tr> </tbody> </table> <li>● <b>Surbiton</b></li> <table border="1"> <thead> <tr> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>A1: 0m<sup>2</sup></td> <td>A1: 0m<sup>2</sup></td> </tr> <tr> <td>A2: 0m<sup>2</sup></td> <td>A2: 0m<sup>2</sup></td> </tr> <tr> <td>B1(a): 0m<sup>2</sup></td> <td>B1(a): -252m<sup>2</sup></td> </tr> <tr> <td>D2: 0m<sup>2</sup></td> <td>D2: 0m<sup>2</sup></td> </tr> <tr> <td>Total: 0m<sup>2</sup></td> <td>Total: -252m<sup>2</sup></td> </tr> </tbody> </table> <li>● <b>Tolworth</b></li> <table border="1"> <thead> <tr> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>A1: 286m<sup>2</sup></td> <td>A1: 286m<sup>2</sup></td> </tr> <tr> <td>A2: 286m<sup>2</sup></td> <td>A2: 286m<sup>2</sup></td> </tr> <tr> <td>B1(a): 0m<sup>2</sup></td> <td>B1(a): -160m<sup>2</sup></td> </tr> <tr> <td>D2: 0m<sup>2</sup></td> <td>D2: 0m<sup>2</sup></td> </tr> <tr> <td>Total: 572m<sup>2</sup></td> <td>Total: 412m<sup>2</sup></td> </tr> </tbody> </table> </ul> ii) Borough: <table border="1"> <thead> <tr> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>A1: 286m<sup>2</sup></td> <td>A1: 118m<sup>2</sup></td> </tr> <tr> <td>A2: 286m<sup>2</sup></td> <td>A2: 286m<sup>2</sup></td> </tr> <tr> <td>B1(a): 578m<sup>2</sup></td> <td>B1(a): -1,399m<sup>2</sup></td> </tr> <tr> <td>D2: 0m<sup>2</sup></td> <td>D2: 0m<sup>2</sup></td> </tr> <tr> <td>Total: 1,150m<sup>2</sup></td> <td>Total: -995m<sup>2</sup></td> </tr> </tbody> </table>	Gross	Net	A1: 0m <sup>2</sup>	A1: -60m <sup>2</sup>	A2: 0m <sup>2</sup>	A2: 0m <sup>2</sup>	B1(a): 0m <sup>2</sup>	B1(a): 0m <sup>2</sup>	D2: 0m <sup>2</sup>	D2: 0m <sup>2</sup>	Total: 0m <sup>2</sup>	Total: -60m <sup>2</sup>	Gross	Net	A1: 0m <sup>2</sup>	A1: -97m <sup>2</sup>	A2: 0m <sup>2</sup>	A2: 0m <sup>2</sup>	B1(a): 0m <sup>2</sup>	B1(a): 0m <sup>2</sup>	D2: 0m <sup>2</sup>	D2: 0m <sup>2</sup>	Total: 0m <sup>2</sup>	Total: -97m <sup>2</sup>	Gross	Net	A1: 0m <sup>2</sup>	A1: 0m <sup>2</sup>	A2: 0m <sup>2</sup>	A2: 0m <sup>2</sup>	B1(a): 0m <sup>2</sup>	B1(a): -252m <sup>2</sup>	D2: 0m <sup>2</sup>	D2: 0m <sup>2</sup>	Total: 0m <sup>2</sup>	Total: -252m <sup>2</sup>	Gross	Net	A1: 286m <sup>2</sup>	A1: 286m <sup>2</sup>	A2: 286m <sup>2</sup>	A2: 286m <sup>2</sup>	B1(a): 0m <sup>2</sup>	B1(a): -160m <sup>2</sup>	D2: 0m <sup>2</sup>	D2: 0m <sup>2</sup>	Total: 572m <sup>2</sup>	Total: 412m <sup>2</sup>	Gross	Net	A1: 286m <sup>2</sup>	A1: 118m <sup>2</sup>	A2: 286m <sup>2</sup>	A2: 286m <sup>2</sup>	B1(a): 578m <sup>2</sup>	B1(a): -1,399m <sup>2</sup>	D2: 0m <sup>2</sup>	D2: 0m <sup>2</sup>	Total: 1,150m <sup>2</sup>	Total: -995m <sup>2</sup>
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Indicator/ Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2013/14 Result
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"> <li>● New Malden = 49%</li> <li>● Surbiton = 49%</li> <li>● Tolworth = 47%</li> </ul>
MI61	CS15	Managed student accommodation completed	Number of new managed student accommodation units completed	0
MI63	CS16, DM25	Leisure facilities	Maintain or increase number of a) leisure centres b) outdoor sports facilities in the Borough	<ul style="list-style-type: none"> <li>● Grass Pitches: 166</li> <li>● Artificial Grass Pitches: 21</li> <li>● Tennis Courts: 63</li> <li>● Golf Courses: 5</li> </ul> <p>(2013/14 provides baseline figures)</p>

N.B. Gross figures in the table refer to new floor space added through development. Net figures refer to the net change, i.e. accounting for floor space lost to other uses.

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](http://www.sutton.gov.uk/CHttpHandler.ashx?id=22365&p=0)

Indicator/ Action Code	Related Policy	Indicator/Action Description	Indicator/ Action Target	2013/14 Result
WP6:1	WP6	Number of permissions granted for waste management facilities: <ul style="list-style-type: none"> <li>● Qualifying for bespoke BREEAM excellent</li> <li>● Complying with each of the essential standards in the Mayors Sustainable Design and Construction SPG</li> </ul>	100% of waste management developments to qualify for bespoke BREEAM excellent and comply with each of the essential standards in the Mayor's Sustainable Design and Construction SPG.	0
WP7:1	WP7	Number of delivered waste management facilities within a fully enclosed covered building.	100% of waste management developments to be within an enclosed, covered facility.	0
WP7:2	WP7	For part (a), number of facilities with no or a positive impact on Green Belt or MOL.	100% of waste management developments to have no or a positive impact on Green Belt/MOL.	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	Target	2012/13 Performance	2013/14 Performance	Direction of Travel
K+20-2	K1	Increased footfall from base year 2006	See indicator/action description	<ul style="list-style-type: none"> <li>● 06: approx. 19 million</li> <li>● 09: approx. 21 million</li> <li>● 11: 21,478,32</li> <li>● 12: 20.81 million</li> <li>● 13: 20.58 million (decrease of 1.1%)</li> </ul>	No data	↑
K+20-4	K1	Proportion of G/F vacant property in primary frontage	Max. 1.5%	4%	6%	↑ ×
K+20-5	K1	Proportion of G/F vacant property in secondary frontage	Max. 4%	4%	5%	↑ ×
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)	59	Gross: 16 Net: 11	↓ ×
K+20-23	K7	No. and % of affordable homes (N155 definition)	50% affordable housing on qualifying sites	9 units 16%	0 units 0%	↓ ×
K+20-24	K7	Number of student places in managed student housing	Provision of 500 student places in managed student housing	64 net additional bedspaces 431 total bedspaces	0 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 <sup>2</sup> *	0m <sup>2</sup> (planning permission granted for new floorspace at Richmond Road site)	↑

Indicator/Action Code	Related Policy	Indicator/Action Description	Target	2012/13 Performance	2013/14 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 4 for K+20 Proposal Site info.	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	3	3	↑
K+20-31	K11	Number of Listed Buildings and Buildings of Townscape Merit	No loss	60 Listed Buildings 50 BTMs (Proposed developments on Proposal Site P19 may result in the loss of one BTM)	60 Listed Buildings 50 BTMs (Proposed developments on Proposal Site P19 will 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	7,175 spaces	Weekday: 6,283 Weekend: 6,374	↓ ×
K+20-64	K24	Number of development proposals which require flood zone assessment: ● With appropriate flood risk management measures ● Without appropriate flood risk management measures	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.	10 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 a five-year supply of housing, as part of the AMR process.

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 units. 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 five-year requirement before consideration of recent delivery performance.

### Housing requirement (before addressing under supply)

	Annual Target	5 Year Target
Conventional	329	1,645
Non-self contained	45	225
<b>Total</b>	<b>375</b>	<b>1,870</b>

The 2014 five-year housing land supply covers the period 1 April 2014 to 31 March 2019.

### Addressing Past Under Supply

Relatively modest housing completions in 2013/14 have resulted in an under supply of 383 units against the cumulative housing target (see Table 1 '2014 Housing Trajectory' on page 16). The Council must address the under supply and has added the under supply figure to the five year target, seeking to deliver this within the first five years.

The NPPF also requires, in para. 47, that in order to 'provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land' the five-year housing supply should identify an additional 5 or 20% buffer above housing requirements. Specifically, where there has been a record of persistent under delivery of housing, the 20% buffer should be applied.

### Calculation of the five year housing requirement for Kingston (including under supply)

Housing requirement 2014/15 – 2018/19	1,870
Under supply	383
<b>Requirement plus under supply</b>	<b>2,253</b>
20% buffer	450
<b>Five year requirement</b>	<b>2,703</b>

A calculation of the five-year requirement to include the under supply and 20% buffer results in a requirement of 2,703 units.



## Housing Capacity

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.

Para. 48 of the NPPF states that a windfall allowance may be justified in the five year supply if a local planning authority has

"compelling evidence". An analysis of past development trends in Kingston strongly supports the assumption that windfall sites will also come forward during the five year 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. A total of 264 windfalls are added to the five year calculation.

Please note, as the five-year housing land supply reflects the current position of sites, in terms of development activity, projections may differ to those in the housing trajectory, e.g. sites identified in the housing trajectory may be inactive during the reporting year 2013/14, but could still come forward in the mid-later years of the five year supply.

The results of the assessment of identified sites are detailed in tables 9-13, at the end of this section. The following table summarises the total capacity on a year-by-year basis and in total, including the windfall assumption:

### Five year housing capacity

Year		2014/15	2015/16	2016/17	2017/18	2018/19	Total
Conventional	Under Construction	545	151	0	0	0	696
	With Planning Permission granted 2013/14	96	238	101	40	0	475
	"Other" Sites	0	0	74	787	475	1,336
Non-self contained	Under Construction	207	93	0	0	0	300
	With Planning Permission granted 2013/14	0	20	130	272	0	422

Year		2014/15	2015/16	2016/17	2017/18	2018/19	Total
	"Other" Sites	0	0	210	0	0	210
<b>Sub Total</b>		<b>848</b>	<b>502</b>	<b>515</b>	<b>1,099</b>	<b>475</b>	<b>3,439</b>
Windfall Allowance		0	0	0	132	132	264
<b>Total</b>		<b>848</b>	<b>502</b>	<b>515</b>	<b>1,231</b>	<b>607</b>	<b>3,703</b>

The table indicates that a total of 3,703 units will be delivered in the Borough between 2014/15 and 2018/19. Housing capacity is 37% above the five year housing requirement (i.e. capacity at 3,703 minus delivery requirement at 2,703).

## Conventional Supply

**Table 9 Sites Under Construction**

<b>Borough Ref</b>	<b>Proposed Units</b>	<b>Net Gain</b>	<b>Address</b>	<b>Start Date</b>	<b>Completion Date (estimated)</b>
06/12424	347	347	Kingston Power Station, Skerne Road	18/03/2010	2014/15
07/12889	9	8	16-18, Richmond Road	13/04/2012	2014/15
07/12961	3	3	7, Park Road	06/03/2009	2014/15
07/14878	9	9	63-69, Kingston Road	05/10/2011	2014/15
07/15101	1	1	Land Adjacent To 18, Sandal Road	13/01/2011	2014/15
08/10018	2	1	129, Fullers Way South	24/03/2011	2014/15
08/16274	20	20	34, Berrylands Road	22/08/2012	2014/15
08/16579/FUL	1	1	Rear Of 27-29, St James Road	10/01/2013	2014/15
09/14538/FUL	6	6	58-60, Kingston Road	01/11/2012	2014/15
09/14783	3	3	Charter Court, Linden Grove	05/04/2013	2014/15
09/16099/REM	2	1	34, Park Road	21/01/2013	2014/15
09/16331/FUL	39	39	39-42, Victoria Road	16/11/2012	2014/15
10/12316/FUL	2	1	Former 84, Norbiton Avenue	04/07/2011	2014/15
10/14623	1	1	9, Long Walk	15/04/2013	2014/15
10/16180/FUL	34	34	15-19, Langley Road	28/02/2013	2014/15
11/12677/FUL	3	2	130, London Road	03/09/2012	2014/15
11/14213/FUL	1	1	138, Manor Drive North	13/05/2013	2014/15
11/14653/FUL	8	8	Grafton Works, Grafton Road	21/03/2013	2014/15

Borough Ref	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
11/14739/FUL	40	40	Former Garage, 59, Kingston Road	09/01/2013	2014/15
11/16110/FUL	1	1	82, Douglas Road	02/12/2013	2014/15
11/16612/FUL	2	1	133, King Charles Road	30/09/2013	2014/15
12/10268/FUL	1	1	R/O 20, Ashby Avenue	21/02/2013	2014/15
12/12157/FUL	1	1	Builders Yard, St Albans Road	03/05/2013	2014/15
12/12453/FUL	1	1	Hawks House, School Passage	01/05/2013	2014/15
12/14260/FUL	2	1	Prospect Cottage, Coombe Wood Road	15/03/2013	2014/15
12/14954/FUL	1	1	143-145, High Street	13/08/2013	2014/15
12/16041/FUL	1	1	Garage/Store To Rear Of 169, Ewell Road	14/01/2014	2014/15
12/16100/FUL	2	2	Land At Rear Of 138-140, Tolworth Rise South	28/03/2013	2014/15
12/16142/FUL	2	2	93 & 97, Brighton Road	09/11/2012	2014/15
12/16196/FUL	4	4	30, Kings Charles Road	25/03/2013	2014/15
12/16387/FUL	1	1	R/O The Victoria, Ewell Road	09/09/2013	2014/15
12/16649/FUL	1	1	R/O 306, Ewell Road	09/07/2013	2014/15
12/16685/FUL	1	1	31, Tolworth Broadway	15/03/2013	2014/15
09/12390/FUL	8	8	5, Fassett Road	07/10/2013	2015/16
10/16400	23	23	Former Car Compound At 2a, And Land Adjacent 2, Ellerton Road	07/11/2013	2015/16
10/16402	8	8	6, Claremont Gardens	10/01/2014	2015/16

Borough Ref	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
11/12503/FUL	6	5	Land Adjoining 24-26 Dinton Road And 219, Park Road	23/08/2013	2015/16
11/14044/FUL	2	2	Charter Court, Linden Grove	05/04/2013	2015/16
11/14533/FUL	50	50	Brycbox, Cocks Crescent	31/01/2013	2015/16
11/16542/FUL	2	1	3, The Drive	22/04/2013	2015/16
12/10109/FUL	2	2	60-62, Red Lion Road	09/07/2013	2015/16
12/10194/FUL	3	3	74, Lenelby Road	05/11/2013	2015/16
12/14200/FUL	4	4	Amy Woodgate And Coombe Oak, Warren Road	02/08/2013	2015/16
12/14235/FUL	20	17	66-70, Coombe Road	15/10/2013	2015/16
12/14862/FUL	16	15	56, Kingston Road	04/09/2013	2015/16
13/12552/FUL	5	5	124-126, London Road	13/09/2013	2015/16
13/12622/FUL	8	8	117, London Road	28/03/2014	2015/16
<b>Total</b>	<b>709</b>	<b>696</b>			

**Table 10 Sites with Planning Permission**

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
12/12327/FUL	1	1	Outbuilding At 95, Richmond Road	07/12/2012	2014/15
12/16479/FUL	1	1	Garages, Cranes Drive	17/12/2012	2014/15
12/10154/FUL	1	1	Adj To 114, Tolworth Road	28/01/2013	2014/15
13/16361/PNO	24	24	1-3 Jupiter Court, Tolworth Rise South	30/07/2013	2014/15

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/14485/PNO	4	4	Oriel House, 52, Coombe Road	05/08/2013	2014/15
13/16414/PNO	11	11	32-33, Victoria Road	15/08/2013	2014/15
13/12511/PNO	4	4	1-5 Southsea Road, Kingston Upon Thames, KT1 2EH	22/08/2013	2014/15
13/16427/PNO	5	5	5, Surbiton Hill Road	23/08/2013	2014/15
13/12568/PNO	1	1	First Floor, 73-77 London Road, Kingston Upon Thames, KT2 6ND	28/08/2013	2014/15
13/14566/PNO	20	20	66-70 Coombe Road, New Malden, KT3 4QW	29/08/2013	2014/15
13/12528/PNO	3	3	Linear House, London Road, Kingston Upon Thames, KT2 6NH	02/09/2013	2014/15
13/12586/PNO	3	3	85-87 Clarence Street, Kingston Upon Thames, KT1 1RB	13/09/2013	2014/15
13/16510/PNO	8	8	Maple Leaf House, 67-69 Maple Road, Surbiton, KT6 4AG	23/09/2013	2014/15
13/16554/PNO	3	3	Kingsley House, Tolworth Close, Surbiton, KT6 7BU	07/10/2013	2014/15
12/16246/FUL	1	1	170, Chiltern Drive	01/11/2013	2014/15
13/12833/PNO	1	1	11 Station Road, Kingston Upon Thames, KT2 7AT	02/12/2013	2014/15
14/14013/PNO	4	4	Oriel House, 52-54 Coombe Road, New Malden, KT3 4QF	05/03/2014	2014/15
14/16039/PNO	1	1	13 Victoria Road, Surbiton, KT6 4JU	21/03/2014	2014/15
11/14002/OUT	1	1	Rear Of 122-124, Coombe Lane West	23/05/2011	2015/16
11/16106/FUL	1	1	8, Hook Road	23/05/2011	2015/16
11/16171/FUL	2	1	153, Tolworth Rise North	23/05/2011	2015/16
11/10021/FUL	2	1	8, Ashcroft Road	24/05/2011	2015/16
11/14275/FUL	2	1	106, Kingston Road	08/06/2011	2015/16
11/16216/FUL	1	1	77, Maple Road	18/07/2011	2015/16



Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/14486/FUL	1	1	7a, Coombe Road	09/09/2011	2015/16
11/14481/FUL	2	1	27, Green Lane	13/09/2011	2015/16
11/12535/FUL	2	1	'Watergate', 11, Albany Park Road	19/10/2011	2015/16
11/16492/FUL	1	1	Garage And Land, 45, Kings Keep	08/12/2011	2015/16
11/14479/FUL	1	1	Telegraph Cottage, Warren Road	18/01/2012	2015/16
12/14001/FUL	1	1	44, High Street	09/03/2012	2015/16
11/16637/FUL	1	1	Former 'Maple Lodge'10, Southborough Road	30/03/2012	2015/16
12/16354/FUL	1	1	62a, Brighton Road	26/09/2012	2015/16
12/14141/FUL	4	4	Fairlawn, Warren Road	27/09/2012	2015/16
12/16251/FUL	2	2	5, Grove Road	08/10/2012	2015/16
12/12066/FUL	2	2	The Welsh Hall, Elm Road	19/10/2012	2015/16
12/16467/FUL	1	1	7, Southborough Road	30/11/2012	2015/16
12/16166/FUL	16	16	Garages, South Terrace	06/12/2012	2015/16
12/12600/FUL	1	1	Rear Of 55, Mill Street	19/12/2012	2015/16
12/14612/FUL	2	2	9, Coombe Road	20/12/2012	2015/16
12/16379/FUL	1	1	84, Ewell Road	28/02/2013	2015/16
12/16073/FUL	1	1	123, Warren Drive South	07/03/2013	2015/16
13/14044/EXT	2	1	Birchglades, Coombe Hill	27/03/2013	2015/16
12/12738/FUL	3	2	The Alexandra, Park Road	28/03/2013	2015/16
12/16138/FUL	1	1	R/O 80, Southwood Drive	28/03/2013	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/12007/FUL	2	1	152, Richmond Road	04/04/2013	2015/16
13/12014/FUL	1	1	28, Gibbon Road	22/04/2013	2015/16
12/14764/FUL	2	1	1, Ullswater Close	24/05/2013	2015/16
13/16031/FUL	1	1	Chancery Court, 4-20, Tolworth Close	30/05/2013	2015/16
12/12732/FUL	2	1	90-92, Willoughby Road	19/07/2013	2015/16
12/14834/FUL	2	2	21, Westbury Road	19/07/2013	2015/16
13/10142/FUL	2	2	Land At 63, Haycroft Road	25/07/2013	2015/16
13/12330/FUL	1	1	130, Acre Road	08/08/2013	2015/16
13/16420/PNO	4	4	Guildford House, 40, Alpha Road	20/08/2013	2015/16
13/14121/FUL	2	2	Land Adjacent To 3, Coombe Lane West	21/08/2013	2015/16
13/14521/FUL	2	2	Land Rear Of 5, Coombe Lane West	22/08/2013	2015/16
13/16471/FUL	2	2	70, Claremont Road	28/08/2013	2015/16
13/10124/FUL	13	13	Service Station, Bridge Road	02/09/2013	2015/16
13/16512/PNO	2	2	Eurolux House, 456 Ewell Road, Surbiton, KT6 7EL	23/09/2013	2015/16
13/14743/PNO	6	6	Apsley House, Apsley Road, Wellington Crescent, New Malden, KT3 3NJ	07/10/2013	2015/16
13/14772/PNO	3	3	Kings Avenue House, Kings Avenue, New Malden, KT3 4DY	18/10/2013	2015/16
13/12764/PNO	2	2	54 Wood Street, Kingston Upon Thames, KT1 1UW	18/11/2013	2015/16
13/14921/PNO	4	4	63-67 Kingston Road, New Malden, KT3 3PB	09/12/2013	2015/16
13/12832/PNO	24	24	Hickman & Bishop Kingstons House, 15 Coombe Road, Kingston KT2 7AD	09/12/2013	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/12814/PNO	1	1	5 Gibbon Mews, Kingston Upon Thames, Surrey, KT2 6AD	16/12/2013	2015/16
13/12802/PNO	5	5	39-41 Surbiton Road, Kingston Upon Thames, KT1 2HG	17/12/2013	2015/16
13/12319/FUL	4	4	145, Elm Road & 76 Shortlands Road	18/12/2013	2015/16
13/16740/PNO	46	46	Sundial Court, Tolworth Rise South	23/12/2013	2015/16
13/16750/PNO	10	10	St Andrews House, Victoria Road, Surbiton, KT6 4JZ	23/12/2013	2015/16
13/12926/PNO	15	15	Jani King, 150 London Road, Kingston Upon Thames, KT2 6QL	23/12/2013	2015/16
13/15060/PNO	4	4	15 Lime Grove, New Malden, KT3 3TW	06/01/2014	2015/16
13/14520/FUL	2	2	Site Of 44, Grafton Road	13/01/2014	2015/16
13/14218/FUL	1	1	Brackendale, 15, Gloucester Road	14/01/2014	2015/16
13/12422/FUL	2	1	295, Richmond Road	17/01/2014	2015/16
13/15167/PNO	7	7	Mitchell House, 2 Montem Road, New Malden, KT3 3QW	23/01/2014	2015/16
13/13109/PNO	12	12	39-49 Cowleaze Road, Kingston Upon Thames, KT2 6DZ	17/02/2014	2015/16
13/15030/FUL	2	1	Three Gables, Coombe Wood Road	28/02/2014	2015/16
12/12300/FUL	2	1	44, London Road	06/03/2014	2015/16
13/14946/FUL	2	1	Greywood, Coombe Hill Road	10/03/2014	2015/16
13/16442/FUL	2	2	Land To The Rear Of 29-39, King Charles Road	19/03/2014	2015/16
13/12275/FUL	1	1	63a-63b, Park Road	24/03/2014	2015/16
13/12655/FUL	1	1	79, Surbiton Road	26/03/2014	2015/16
13/14869/FUL	2	1	55, Blakes Avenue	31/03/2014	2015/16
10/16241/FUL	6	6	12, Claremont Gardens	28/07/2011	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
10/12777/EXT	5	5	Land Adjacent The Lodge, 41, Cambridge Road	12/08/2011	2016/17
10/12318/FUL	4	4	43, Richmond Road	16/08/2011	2016/17
10/12271/FUL	6	6	Strand House, 169-171, Richmond Road	03/11/2011	2016/17
08/12724/FUL	4	4	1, Church Road	16/11/2011	2016/17
11/14483/FUL	2	1	Thornton, Kingston Hill	20/03/2012	2016/17
11/16598/FUL	1	1	Eurolux House, 456, Ewell Road	20/03/2012	2016/17
12/12014/FUL	4	4	Town End House, 1-8 Town End Parade, High Street	29/03/2012	2016/17
12/14363/FUL	4	4	350-354, Malden Road	01/11/2012	2016/17
12/10228/FUL	6	6	Land At 235-237, Moor Lane	31/01/2013	2016/17
12/12589/FUL	9	9	28-30, Castle Street	06/02/2013	2016/17
11/16648/FUL	3	3	Land Adj To Surbiton Court, St Andrews Square	28/03/2013	2016/17
12/16612/OUT	3	3	21a, Victoria Road	28/03/2013	2016/17
12/12818/FUL	9	9	27, Old London Road	29/05/2013	2016/17
13/14480/FUL	8	8	Yew Tree House, Church Road	29/07/2013	2016/17
11/14908/EXT	3	3	62-64, High Street	30/07/2013	2016/17
11/16541/EXT	3	2	70, Brighton Road	01/08/2013	2016/17
13/10185/FUL	5	5	392, Leatherhead Road	23/08/2013	2016/17
13/12132/FUL	4	3	The Fairfield Tavern, 46, Fairfield South	27/08/2013	2016/17
13/12370/FUL	4	3	35, Richmond Road	08/10/2013	2016/17
12/16642/FUL	4	4	R/O 16, Avenue Elmers	01/11/2013	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/14936/OUT	6	5	Christchurch And Vicarage, 93, Coombe Wood	02/12/2013	2016/17
13/12686/FUL	3	3	85-87, Clarence Street	18/12/2013	2016/17
11/12382/FUL	6	6	St James Court, Grove Crescent	30/03/2012	2017/18
11/16535/FUL	4	4	Lonsdale Court, Lovelace Road	30/03/2012	2017/18
11/16609/FUL	2	2	37, Victoria Road	30/03/2012	2017/18
12/16273/FUL	28	28	Alpha Wharf, Howard Road	23/11/2012	2017/18
<b>Total</b>	<b>495</b>	<b>475</b>			

**Table 11 Other Sites Pipeline 10+ Units**

Borough Reference	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
09	97	97	Northern Riverfront, incl Vicarage Rd	Planning application submitted	2017/18
10/11	85	85	61-71 Richmond Road	Pre-application discussions underway.	2017/18
10/11	315	315	Kingston Gas Holder Station	Planning application submitted	2018/19
15	160	160	Cocks Crescent (excluding Brycbox House)	RBK Site	2018/19
18	400	400	Former Government Offices, Hook Rise South	Pre-application discussions underway.	2017/18
19	13	13	43 Richmond Road	Pre-application discussions underway.	2016/17
21	31	31	Latchmere House, Latchmere Lane	Planning application submitted	2016/17
HTO1	30	30	5-29 Coombe Road, New Malden	Pre-application discussions	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
HTO2	20	20	Shell Garage, 71-73 Coombe Road, New Malden	Pre-application discussions underway	2017/18
HTO12	15	15	Fmr Gala Bingo Hall, (22-30) Richmond Road	Planning application submitted	2017/18
HTO14	10	10	St Georges Court, New Malden	Pre-application discussions underway	2017/18
HTO15	60	60	New Malden House, Blagdon Road	Pre-application discussions underway	2017/18
HTO16	100	100	Confidential	Pre-application discussions underway	2017/18
<b>Total</b>	<b>1336</b>	<b>1336</b>			

### Non-self Contained Supply

**Table 12 Non-self Contained Sites Under Construction**

Borough Ref	Proposed Bedrooms	Net Gain	Address	Start Date	Completion Date (estimated)
11/14797/FUL	92	92	190-196 Coombe Lane West	08/03/2013	2014/15
13/12022/FUL	115	115	1 Penrhyn Road	12/07/2013	2014/15
12/12103/FUL	87	87	3-5 Penrhyn Road	24/06/2013	2015/16
12/10277/OUT	6	6	Four Oaks Centre 105a Mount Road	06/09/2013	2015/16
<b>Total</b>	<b>300</b>	<b>300</b>			



**Table 13 Non-self Contained Sites with Planning Permission**

Borough Ref	Proposed Bedrooms	Net Gain	Address	Permission Date	Completion Date (estimated)
13/12055/FUL	20	20	Weston House, 7 Penrhyn Road	06/02/2014	2015/16
11/12492	130	130	Kingston Plaza (180-190 London Road/ 8-11 Station Road)	30/03/2012	2016/17
13/12571/FUL	272	272	64-80 Cambridge Road	28/03/2014	2017/18
<b>Total</b>	<b>422</b>	<b>422</b>			

**Table 14 Other Non-self contained sites**

Borough Reference	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
13/12690	210	210	Kingsgate Business Centre	Planning application submitted	2016/17
<b>Total</b>	<b>210</b>	<b>210</b>			

## Appendix 4: Proposals Site Update

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

**Table 15 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. Conversion of upper floors into residential unit.
P2	Clarence Street South (Eden Quarter)	No comprehensive redevelopment. The Council is engaged with the landowners regarding a comprehensive redevelopment of the Eden Walk shopping centre.
P3	East of Eden Street, Ashdown Road, Eden Quarter	No comprehensive redevelopment. Various retail/residential permissions. Existing Primark store extension proposed.
P4	St. James Area	No update. Council engaged with land owner.
P5	Cattle Market, Fairfield Bus Station	This site will be covered by the Eden Quarter development brief and can contribute to improved pedestrian links across Wheatfield Way. The Council as landowner is considering the options.
P6	Kingsfisher, Kingston Library and Museum	Tied into P5. The Council, Kingston Futures and the mini Holland programme are all engaged in finding the optimum solution to pedestrian connectivity between the town centre and this site.
P7	Former Fairfield Nursery	New Quaker meeting house, construction complete.
P8	107 - 183 Clarence Street, Station Buildings, Fife Road and Rear Yard	No comprehensive redevelopment. Change of use to residential on upper floors being processed.
P9	Fife Road/Wood Street Corner	No change.
P10	Kingston Station	No change.
P11	Quebec House	Construction of student halls over retail complete.
P12	Northern Riverfront	Application 07/12536 completed for the redevelopment of the Turk's land site for 56 flats above G/F A3 uses. Application 13/12264 for 97 flats.

P13	Bishops Palace House and 11-31 Thames Street	Planning permission 10/12058 - construction of phase 1 reformatting now complete.
P14	Guildhall 1 and Yard, County Court and corner St. James Road/Bath Passage	No update. The Council is considering its development options as part of the wider Kingston Futures development strategy.
P15	Surrey County Hall	No update. Surrey County Council continues to occupy.
P16	Kingston University, Penrhyn Road	Plans for the comprehensive redevelopment of the Town House site anticipated.
P17	Power Station and EDF sites	Kingston Heights and Riverside residential plans and 150 bed hotel under construction.
P18	Former Lok 'n' Store 12 Skerne Road	Construction of residential scheme complete.
P19	Kingston College, adjoining sites and Gas Holders	Part of the North Kingston development brief area. Resolution to grant planning consent has been issued for the redevelopment of the gas holders site into 375 residential apartments and for Kingston College creative arts centre.
P20	Kingsgate Car Park and Richmond Road frontage	Part of the North Kingston development brief area. Identified as a potential site for a mixed use development including residential, retail and education uses.

## 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"> <li>• C3(a) those living together as a single household as defined by the Housing Act 2004 (basically a family)</li> <li>• C3(b): those living together as a single household and receiving care (care in the community) and</li> <li>• C3(c): those living together as a single household who do not fall within the C4 definition of a house in multiple occupation.</li> </ul>
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: <a href="http://www.kingston.gov.uk/downloads/file/240/kingston_plan-our_vision_for_2020">www.kingston.gov.uk/downloads/file/240/kingston_plan-our_vision_for_2020</a>
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"> <li>● Empowering local communities: giving local councils and neighbourhoods more power to take decisions and shape their area</li> <li>● Opening up public services: enabling charities and social enterprises, private companies and employee owned cooperatives to compete to offer people high quality services</li> <li>● 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</li> </ul>
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.



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