

2014/15 Authority Monitoring Report



ROYAL BOROUGH OF KINGSTON UPON THAMES

April 2016



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1 Introduction

- 1.1** The Authority Monitoring Report (AMR) - previously called the Annual Monitoring Report and now changed to reflect current legislation - is a policy monitoring document which forms part of the suite of documents that comprise the Borough's Local Plan (previously referred to as the Local Development Framework).
- 1.2** This AMR covers the financial year from 1st April 2014 to 31st March 2015.
- 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 Local Development Scheme including reasons for lack of progress where appropriate;
 - reports on the adoption of Development Plans Documents (also called Local Development Documents) and Supplementary Planning Documents within the monitoring period;
 - provides information on the number of net additional dwellings and affordable dwellings completed during the monitoring report period; and
 - provides information in respect of the Community Infrastructure Levy (CIL).
- 1.5** The documents which are contained within Kingston's Local Development Scheme and their associated timelines can be found in Chapter 3. With regards to targets, this AMR focuses on reviewing selected indicators outlined in the Core Strategy (adopted in 2012) and the Kingston Town Centre Area Action Plan (K+20) (adopted in 2008).
- 1.6** In Chapter 4, indicators are rated against the previous year's performance where possible.
- 1.7** Chapter 5 identifies trends of planning activity and where future growth is likely to take place.

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 38.66km². The River Thames runs along part of the north west boundary.



2.2 The Borough comprises 16 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 2014/15 Kingston Overview Reports, which are 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/

Map showing the Borough's four
neighbourhoods and the three Core Strategy
Key Areas of Change



The Borough's Key Statistics

- **Population:** 169,958 – (ONS, 2014 mid year estimate)
- **Unemployment Rate (residents claiming Jobseekers' Allowance):**
 - Borough average - 1.1%
 - Greater London average – 2.1% (ONS, March 2015)
- **Average House Price:** £416,664 (Land Registry, March 2015)
- **% of pupils at RBK Secondary Schools attaining 5 or more grades A*- C at GCSE (including English and maths):** 71.6% (DfE, 2014)
- **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 2015)

3 Update on Planning in the Borough

National Developments

3.1 The following paragraphs are a summary of recent changes in legislation and new guidance issued by the government in 2014/15.

3.2 In April 2014, the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2014 came into force, extending permitted development (PD) rights for change of use. This legislation introduces new PD rights for:

- the change of use of up to 150m² of a building - and the associated physical works - from retail (A1) or financial and professional services (A2) to residential use (C3);
- the change of use of a building from retail (A1) to a bank or building society;
- the change of use of a building - and the associated physical works - from agricultural use to residential use (C3);
- the change of use of a building from offices (B1), hotels (C1), residential institutions (C2 and C2A), non-residential institutions (D1) or leisure and assembly (D2) to a state-funded school or to a nursery providing childcare; and
- the change of use of up to 500m² of a building from agricultural use to a state-funded school or nursery providing childcare.

3.3 In 2014/15, four prior notifications for change of use from shops (A1) or financial and professional services (A2) to residential use (C3) were received, of which three were granted prior approval.

3.4 In March 2015, the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 was introduced, consolidating all previous amendments to legislation covering PD rights for change of use, as well as introducing new PD rights. This legislation introduces new PD rights for:

- the change of use of up to 500m² of a building from storage and distribution (B8) to residential use (C3);
- the change of use of up to 150m² of a building from amusement arcades/centres or casinos to residential use (C3);
- the change of use of a building use from retail (A1) to financial and professional services (A2);
- the change of use of up to 150m² of a building - and the associated physical works - from retail (A1), financial and professional services (A2), betting offices, pay day loan shops or casinos to restaurants and cafés (A3);
- the change of use of up to 200m² of a building from retail (A1) or financial and professional services (A2) to assembly and leisure (D2);

- the erection of a 'click and collect' facility - of up to 20m² in area - within the curtilage of existing shops, including car parks; and
- the installation of solar panels on the roofs of non-domestic buildings;

The new legislation also:

- extends existing PD rights for larger householder rear extensions for a further three year period (until 30th May 2019);
- makes permanent existing PD rights for extensions to shops, offices, industrial and warehouse buildings;
- reclassifies betting offices and pay day loan shops from the A2 use class to Sui Generis; and
- removes PD rights for the change of use of a building - or its demolition - from a drinking establishment (A4) to retail (A1), financial and professional services (A2) or restaurants and cafés (A3), for a period of five years from the date it is listed as an Asset of Community Value.

3.5 It should be noted that the new legislation has not extended the time limit of the existing PD rights for change of use from office (B1(a)) to residential use (C3), which expires on 30th May 2016. In 2014/15, 48 prior notifications for change of use from office to residential were received, and in total 32 were granted prior approval. Up to 1st April 2015, a total of 115 prior notifications have been received since the permitted development were introduced, and in total 65 have been granted prior approval. If all of these prior approvals were implemented, over 37,000m² of office floorspace - equivalent to over 13% of the Borough's office capacity - would be lost. This is of concern to the Council and in September 2014 the Council consulted on whether to use a

non-immediate Article 4 Direction to restore planning control for the key employment locations within the Borough. The majority of responses were in favour of the proposed changes and the Council subsequently confirmed the Article 4 Direction in February 2015. It came into force on 1st October 2015.

3.6 In 2014/15, 353 prior notifications for larger householder extensions were received, and in total 168 were granted prior approval. This is a net increase in approvals of 35% from 2013/14.

3.7 In November 2014, through a Ministerial Statement, the Government removed the requirement for affordable housing and Section 106 planning obligations for developments consisting of ten new dwellings or fewer. The Government also announced the introduction of the Vacant Building Credit policy, which requires a financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, to be deducted from the calculation of any affordable housing contributions sought by the Local Planning Authority. These policy and guidance changes are the subject of a judicial review and the Council will await the outcome of this legal challenge before updating its position in relation to its affordable housing and planning obligations policies.

3.8 In February 2015, the Neighbourhood Planning (General)(Amendment) Regulations 2015 came into force, which requires Local Planning Authorities to determine applications for the designation of a Neighbourhood Area within a period of 13 weeks (or 20 weeks if the area covers more than one Local Planning Authority). This legislation also requires that the submission of a Neighbourhood Plan to be accompanied by an environmental assessment report.

3.9 In March 2015, through a Ministerial Statement, the Government introduced a new Starter Homes Exemptions Sites policy, which exempts developments for starter homes (offered for sale at a minimum of 20% below open market price, to young first time buyers) from affordable housing and S106 planning obligation requirements on commercial and industrial land that is either under-used or unviable in its current or former use, and which has not currently been identified for housing.

3.10 In March 2015, the Self-build and Custom Housebuilding Act 2015 was given Royal Assent. This new legislation requires Local Planning Authorities to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build projects and to take account of and make provision for the interests of those on such registers in developing their housing initiatives and their local plans. It will also allow volume house builders to include self-build and custom-build projects as contributing towards their affordable housing obligations, when in partnership for this purpose with a Registered Provider.

3.11 In March 2015, the Deregulation Act 2015 was given Royal Assent. This new legislation requires Local Planning Authorities and qualifying bodies preparing Neighbourhood Plans to not set in their emerging Local Plans, Neighbourhood Plans, or SPDs, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development (the government has now withdrawn the Code, aside from the management of legacy cases).

The Local Development Scheme

3.12 The Local Development Scheme (LDS) sets out the timetable for preparing the following documents:

- Development Plan Documents (DPDs) - also called Local Development Documents (LDDs); and
- Supplementary Planning Documents (SPDs).

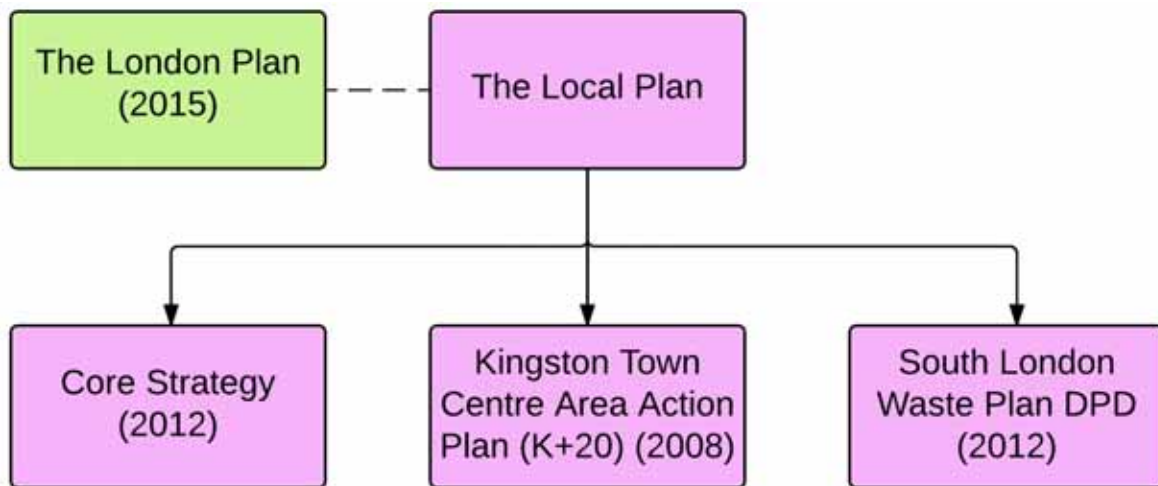
3.13 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce a LDS, specifying the titles of DPDs, their subject matter and scope and the timetable for their preparation and revision. Any document in the LDS which does not follow the prescribed preparation stages cannot be called a Local Plan and may not be referred to in the determination of planning applications.

3.14 The Borough's LDS was approved by the Place and Sustainability Committee in April 2012 to coincide with the adoption of the Core Strategy and covered the period from 2012 to 2015. It has now been updated to reflect the intention to prepare a new Local Plan that will replace the existing DPDs. Further detail can be found in the most recently adopted LDS, which can be accessed via the following link:

www.kingston.gov.uk/info/200207/local_development_framework/1195/local_development_scheme

3.15 The Core Strategy was adopted by Full Council in April 2012, and the South London Waste Plan DPD was adopted in January 2012. Only one SPD was adopted in 2014/15 - The Eden Quarter Development Brief SPD, which is discussed in more detail later on in this chapter.

The Statutory Development Plan



The Statutory Development Plan

3.16 The Borough's statutory Development Plan consists of the London Plan and the three DPDs that make up the Local Plan. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The London Plan

3.17 The London Plan is the overarching Spatial Development Strategy for London, and forms part of the statutory Development Plan of every London borough and the City of London Corporation.

3.18 In April 2014, the Council submitted representations to the Mayor of London as part of the consultation on the draft Further Alterations to the London Plan (FALP). The Council also made representations at the subsequent Examination in Public, held in September 2014, highlighting:

- the implications of additional housing growth on the requirement for new and improved infrastructure provision;

- the existing shortage of student accommodation for Kingston University students;
- that 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
- that the downgrading of Kingston Town Centre's office development status does not accord with local evidence or the centre's growth prospects.

3.19 In March 2015, the Mayor of London adopted the FALP. The key changes relevant to the Borough include:

- an increase in the Borough's annual housing delivery target from 375 per annum to 643 per annum (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 the Borough 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.

3.20 The Inspector's final report on the FALP supported the Council's desire for Kingston Town Centre to become an Opportunity Area and this has been taken forward in the FALP, which states that "the Mayor is working with boroughs and other partners to identify, assess and realise the potential for new Opportunity and Intensification Areas in terms of Policy 2.13 including in [...] the Royal Borough of Kingston upon Thames (Kingston Town Centre)."

3.21 The Inspector advised the Mayor to commit to an immediate start on work to prepare a new London Plan. Whilst no timescales have been published, the Mayor has committed to commence work in 2015 and we understand that the Mayor aims to have the new London Plan adopted by 2019/20. The timing of the London Plan review could have implications for the timing of preparation

of a new Local Plan for the Borough. Should the Mayor set a timetable to proceed in the short term, it may be logical to delay the Local Plan programme to follow the first consultation stage of the new London Plan. Council officers are currently taking advice and talking to the Greater London Authority (GLA) to clarify on the best approach to take.

The Local Plan

3.22 The Borough's Local Plan consists of the three adopted DPDs (the Core Strategy, the Kingston Town Centre Area Action Plan (K+20) and the joint South London Waste Plan DPD), as well as the AMR and a number of SPDs. The DPDs and SPDs need to be in general conformity with the National Planning Policy Framework (NPPF) and the London Plan.

Core Strategy

3.23 The Core Strategy sets out the vision, objectives and policies for managing future growth, change and development within the Borough for 15 years (up to 2027). The document includes development management policies and superseded the policies in the 2005 Unitary Development Plan.

3.24 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.

3.25 In light of the significantly increased housing targets set through the FALP - and as explained further in paragraph 3.28 - the Council is taking forward the preparation of a new new Local Plan, the programme of which is set out within the LDS (see paragraph 3.14).

Kingston Town Centre Area Action Plan

3.26 The Kingston Town Centre Area Action Plan (K+20) was the first DPD to be adopted by the Council under the pre-2012 Local Development Framework

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.

3.27 The K+20 also includes monitoring and performance indicators and targets for each thematic policy area. As with the Core Strategy, this AMR does not address all of the indicators, but focuses on the most important ones.

3.28 The previous LDS Summary Chart included 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. In light of the significantly higher housing delivery target set 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 preparing 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 DPD

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

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/info/200464/planning_policy/1336/

[development_plan_documents_dpds/4](http://www.kingston.gov.uk/info/200207/local_development/development_plan_documents_dpds/4)

Hogsmill Valley DPD

3.30 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. 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

3.31 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. Production is subsumed into a new Local Plan. For more details on the projected pitch needs of Gypsy and Traveller communities in Kingston, please refer to Chapter 4.

Supplementary Planning Documents

3.32 Although the Planning Act 2008 removed the obligation to include SPDs in the LDS, they are included in the Borough's LDS for completeness and clarity regarding the Council's plan-making programme. The Council has adopted the following SPDs (including year of adoption):

- Access for All (2005)
- Shop Front and Shop Sign Design Guide (2005)
- Planning Obligations (2011)

- Affordable Housing (2013)
- Residential Design (2013)
- Sustainable Transport (2013)
- Eden Quarter Development Brief (2015)

3.33 In 2014/15, the Council adopted one new SPD - The Eden Quarter Development Brief SPD (in March 2015). Eden Quarter represents a large portion of Kingston Town Centre, bounded by Clarence Street to the North, Wheatfield Way to the East, the Hogsmill River to the South and Union Street to the West. This area is one of Kingston's most significant opportunities for growth and change. There are a number of major land ownerships and several significant opportunities for wider strategic benefits, therefore the Eden Quarter Development Brief SPD has been prepared to promote a coordinated approach to development and to secure the best long-term future for Kingston.

3.34 In addition to the SPDs listed in the LDS, the Council is producing other planning strategies and guidance to assist developers and landowners who want to develop in the Borough in the short term. Work on views and heritage, climate change, sustainable construction and options for a district heat network is likely to be consumed into the evidence base for the new Local Plan.

Community Infrastructure Levy

3.35 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.

3.36 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.

3.37 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.

3.38 Additional to the Borough CIL, Mayoral CIL charges also apply to development in the Borough at a rate of £35 per square metre (index linked upon the granting or planning permission). The intention of Mayoral CIL is to raise approximately £600 million from across London towards the delivery of Crossrail. In 2014/15, a total of £105,868.75 of Mayoral CIL receipts was collected by the Council.

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: **£416,692 (Land Registry, March 2015)**

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
MI33	CS10	Housing targets for the plan period (increased following adoption of Further Alterations to the London Plan in March 2015)	8,841 new units (2012/13 to 2026/27)	See Table 1 - 2015 Housing Trajectory
MI34	CS10	Net additional dwellings for the reporting year	375 per annum (increasing to 643 per annum from 2015/16)	363 net additional units
MI35	CS10	Net additional dwellings in future years	See Table 1 - 2015 Housing Trajectory	See Table 1 - 2015 Housing Trajectory
MI36	CS10	New and converted dwellings on previously developed land	100% on Brownfield land	100% on Brownfield land
MI37	CS10, DM16	Net additional pitches (Gypsies and Travellers)	Target to be determined through future Gypsy and Travellers DPD.	0 pitches
MI38	CS10, DM15	Gross affordable housing completions	2,000 new units (2012/13 to 2026/27)	120 new units (total of 187 new units completed since 2012/13)
MI40	CS10, DM15	Affordable/Social rented and Intermediate dwellings as a ratio of total affordable completions	70:30 (Affordable/Social Rent:Intermediate ratio)	84:16 (Affordable/Social Rent:Intermediate ratio)

K+20 Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
K+20-22	K7	Number of completed homes each year	Provide approx. 1,000 new homes on proposal sites across the town centre (over the life of the plan)	11 net additional units
K+20-23	K7	Number (and percentage) of affordable homes (N155 definition)	50% affordable housing on qualifying sites	0 units (0%)
K+20-24	K7	Number of student places in managed student housing	Provision of 500 student places in managed student housing	210 net additional bedrooms

4.1 The 2011 Census recorded 63,639 households in the Borough. The GLA estimates that this is expected to increase

to 69,900 by 2021, with current household sizes likely to remain at 2.5 persons per household by 2026.

Number of dwellings in the Borough (Source: DCLG, 2013)

Dwelling Stock By Tenure	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

Housing Delivery

4.2 The previous iteration of the London Plan (adopted in 2011) required the Council to deliver at least 3,750 net additional homes during the period from 2011 to 2021, equivalent to 375 net new homes per annum. This target is set out in Core Strategy Policy CS10 - Housing Delivery. However, the Further Alterations to the London Plan (adopted in 2015) set an increased housing target for the Borough of 6,434 during the period from 2015 to 2025, equivalent to 643 net new additional homes per annum. Housing projections are set against the new target from the 2015/16 monitoring year (see Appendix A).

4.3 As part of demonstrating progress against the London Plan target, the Council is required by the NPPF to demonstrate the availability of housing sites for 15 years. This is broken down into five years worth of 'deliverable' sites (for years 1 to 5) and, where possible, 'developable' sites (for years 6 to 15) - Indicators MI33 and MI35. The 2015 Housing Trajectory (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 new 643 annual target has been rolled forward to cover the 15 years up to 2029/30.

4.4 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 A.

- 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 6 to 15 include LDF Opportunity Sites and any other sites that could come forward, e.g. as identified in the Strategic Housing Land Availability Assessment report, although some of the pipeline sites are expected to come forward in years 1 to 5.
- 4.7** The Housing Trajectory also sets out actual completions for the 2014/15 monitoring year and the four preceding years. Completions for the first of these years is shown against the previous London Plan target of 385 units per annum (which changed in the 2011 London Plan to 375 units per annum). The components of the projected delivery are summarised in Table 2 and covered in further detail in the Explanatory Notes and in Tables 3 to 5.

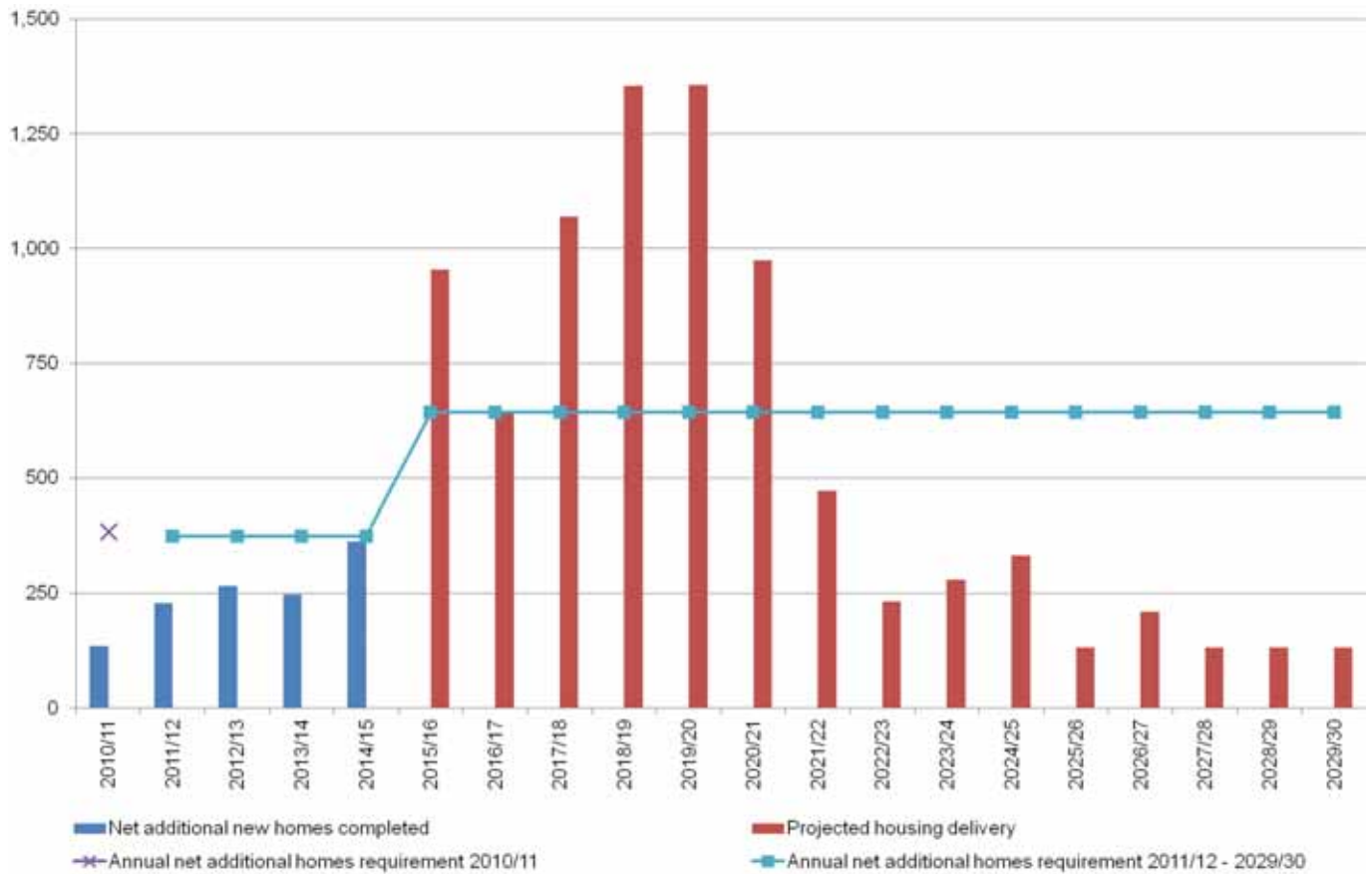
Table 1 - 2015 Housing Trajectory

1	2	3	4	5		6		7		
Financial Year	Net Additional New Homes Completed	Projected Housing Delivery (See Table 2)	Cumulative Completions 2010/11	Cumulative Projected Completions 2011/12 - 2029/30	Annual Net Additional Homes Requirement 2010/11	Annual Net Additional Homes Requirement 2011/12 - 2029/30	Cumulative Requirement 2010/11	Cumulative Requirement 2011/12 - 2029/30	Number Above or Below Cumulative Requirement 2010/11	Number Above or Below Cumulative Requirement 2011/12 - 2029/30
2010/11	136	-	973	-	385	-	1,540	-	-567	-
2011/12	228	-	-	228	-	375	-	375	-	-147
2012/13	267	-	-	495	-	375	-	750	-	-255
2013/14	247	-	-	742	-	375	-	1,125	-	-383
2014/15	363	-	-	1,105	-	375	-	1,500	-	-395
2015/16	-	954	-	2,059	-	643	-	2,143	-	-84
2016/17	-	643	-	2,702	-	643	-	2,786	-	-84
2017/18	-	1,070	-	3,772	-	643	-	3,429	-	343
2018/19	-	1,354	-	5,126	-	643	-	4,072	-	1,054
2019/20	-	1,356	-	6,482	-	643	-	4,715	-	1,767
2020/21	-	975	-	7,457	-	643	-	5,358	-	2,099
2021/22	-	471	-	7,928	-	643	-	6,001	-	1,927
2022/23	-	232	-	8,160	-	643	-	6,644	-	1,516
2023/24	-	280	-	8,440	-	643	-	7,287	-	1,153
2024/25	-	332	-	8,772	-	643	-	7,930	-	842
2025/26	-	132	-	8,904	-	643	-	8,573	-	331
2026/27	-	210	-	9,114	-	643	-	9,216	-	-102
2027/28	-	132	-	9,246	-	643	-	9,859	-	-613
2028/29	-	132	-	9,378	-	643	-	10,502	-	-1,124
2029/30	-	132	-	9,510	-	643	-	11,145	-	-1,635

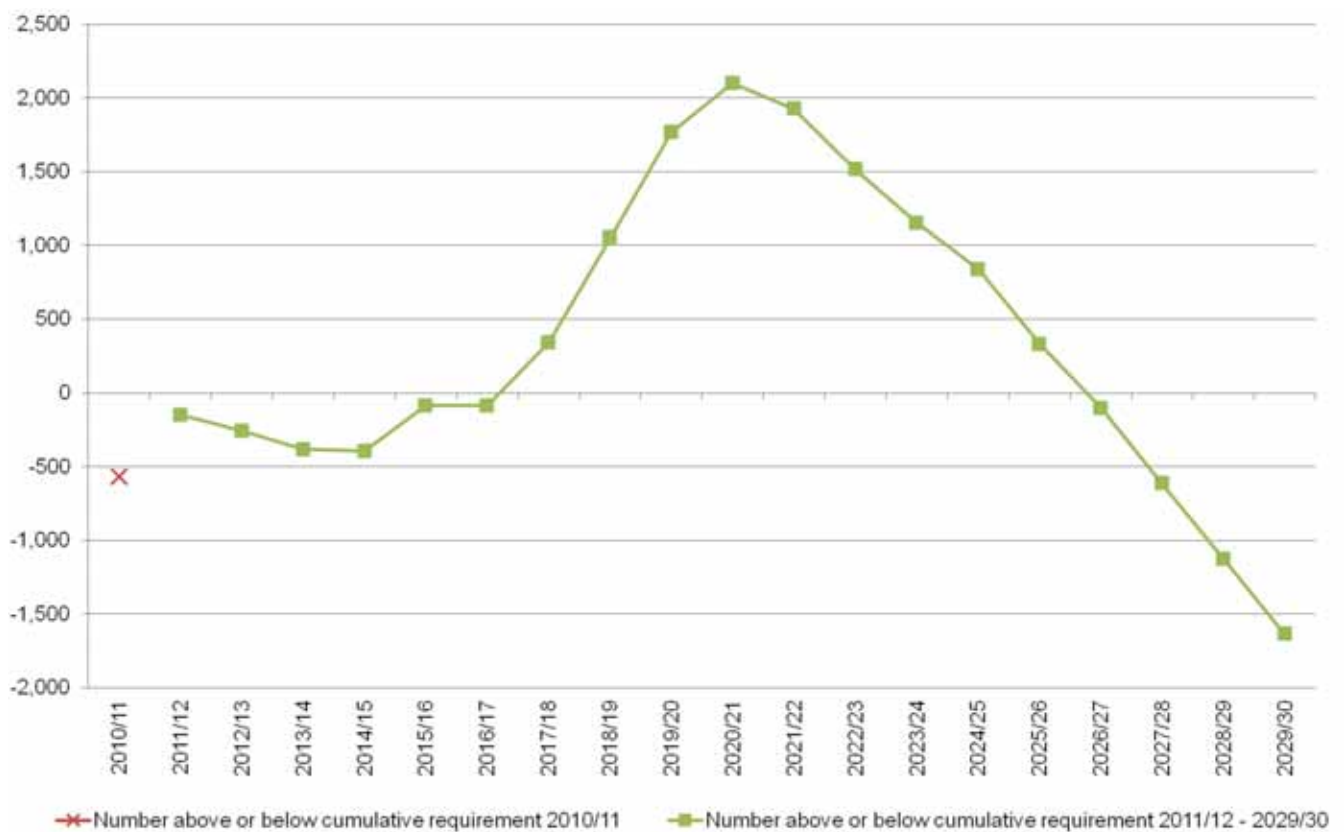
Table 2 - Components of Kingston's Projected Housing Delivery (this data informs Column 3 of Table 1)

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)
2015/16	1,020	0	0	0	1,020	-66	954
2016/17	207	0	6	0	213	430	643
2017/18	96	13	191	0	300	770	1,070
2018/19	315	546	261	132	1,254	100	1,354
2019/20	97	425	402	132	1,056	300	1,356
2020/21	0	843	0	132	975	0	975
2021/22	0	339	0	132	471	0	471
2022/23	0	50	50	132	232	0	232
2023/24	0	0	148	132	280	0	280
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
2029/30	0	0	0	132	132	0	132
Total	1,735	2,521	1,136	1,584	6,671	1,734	8,405

Chart showing 2015 Housing Trajectory



Graph showing number of units above or below cumulative housing requirement



Explanatory Notes for Table 2

The components of the Borough's projected housing delivery are set out in Table 2. The sites that make up each component are detailed in Appendix A and in Tables 3 to 5.

- **Column 1 - Year:** 1st April to 31st March.
- **Column 2 - Sites With Planning Permission or Under Construction (see Tables 9 and 10 of Appendix A):** 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 Housing Land Supply in Appendix A. Prior approvals for change of use from office to residential use, approved under the PD rights introduced in May 2013, are included in this component (under current legislation the residential use must be begun by 30th May 2016).
- **Column 3 - LDF Opportunity 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.
- **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.
- **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 of 329 units per annum (see Core Strategy Policy CS 10) will be delivered through small (less than 10 units) 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.
- **Column 6 - Total Conventional Dwelling Supply:** This shows the total predicted supply of conventional housing.
- **Column 7 - Non-conventional Supply (see Table 5):** Shows the predicted supply of non-conventional homes. These include student accommodation and care homes.
- **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.

Key Housing Sites (Figure 20 of the Core Strategy)

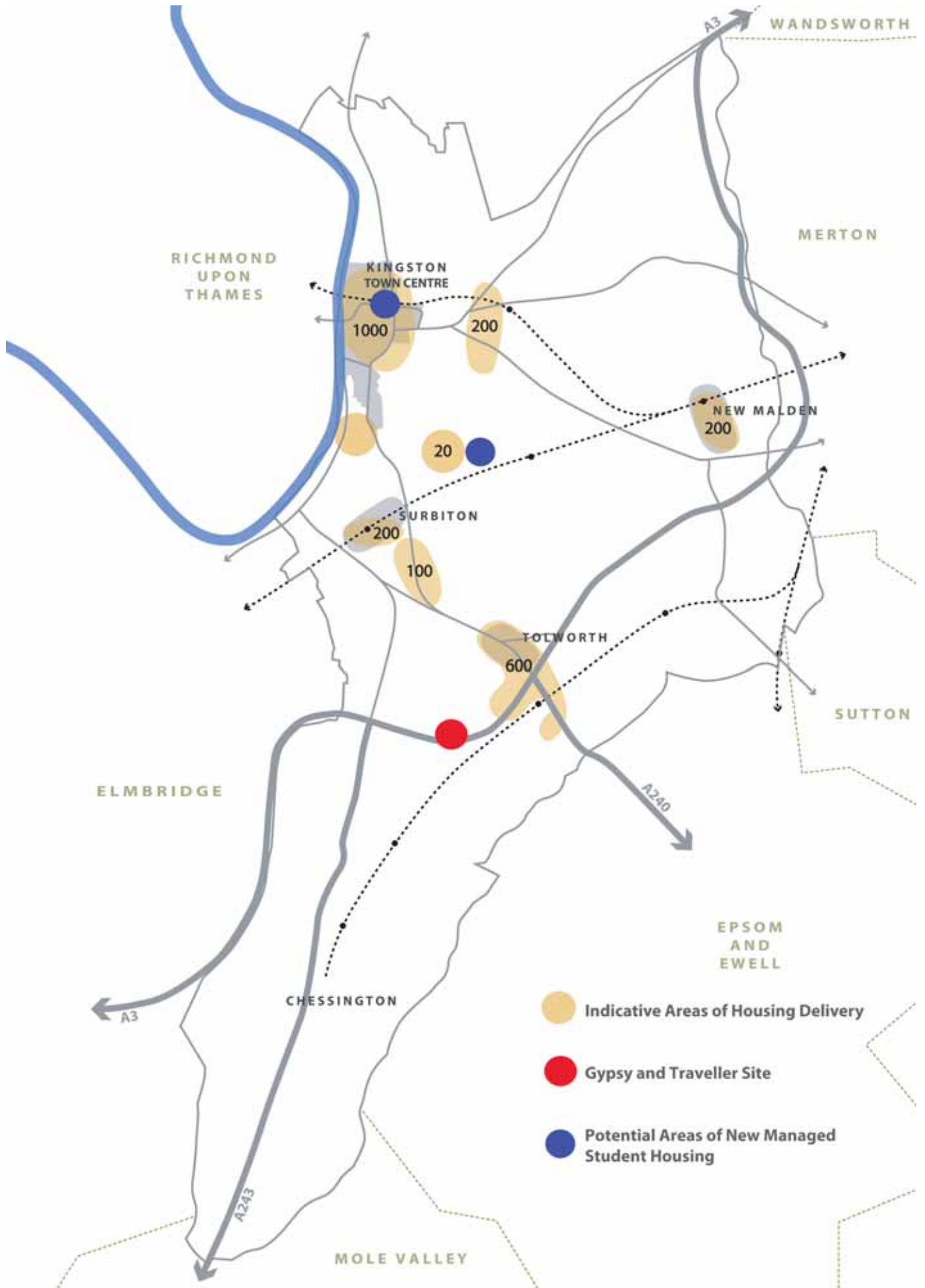


Table 3 - LDF Opportunity Sites

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	413	2020/21	LDF Allocation (P2)
03	Eden Quarter East of Eden Street and Ashdown Road	319	2019/20	LDF Allocation (P3)
04	St James	39	2021/22	LDF Allocation (P4)
05	Cattle Market	15	2020/21	LDF Allocation (P5)
06	Kingfisher Area	15	2020/21	LDF Allocation (P6)
10/11	61-71 Richmond Road	78	2018/19	LDF Allocation (Part of P19) - Pre-application discussions underway
15	Cocks Crescent (not including Brycbox House)	160	2018/19	Partially Council-owned site - Former UDP allocation
16	Surbiton Station Car Park	300	2021/22	Former UDP allocation
17	Tolworth Tower	308	2018/19	LDF Delivery Plan site
18	Former Government Offices, Hook Rise South	400	2020/21	Former UDP allocation
19	43 Richmond Road	13	2017/18	LDF Allocation (P20) - Pre-application discussions underway
22	Tolworth Girls School Playing Fields	106	2019/20	LDF Delivery Plan site - Planning application submitted (14/10306/OUT)
Total		2,521		

Table 4 - Other Potential Housing Sites

Reference	Site Address	Capacity	Expected Completion	Site type
HTO1	5-29 Coombe Road, New Malden	110	2018/19	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	Council-owned site
HTO4	Oakhill Health Centre, Oakhill Road	50	2018/19	LDF Delivery Plan Site (Priority 2) - Planning application submitted (15/16883/FUL)
HTO5	Charles Sumner House, Hobill Walk	15	2019/20	Council-owned 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	49	2018/19	LDF Delivery Plan site (Priority 2) - Planning permission granted (15/16840/FUL)
HTO8	Kaleidoscope, Cromwell Road	50	2022/23	LDF Delivery Plan site (Priority 2)
HTO9	Hobkirk House, Blagdon Road	58	2023/24	Council-owned site
HTO10	Land at Cumberland House	20	2023/24	Council-owned site
HTO11	Land at Sheephouse Way	78	2026/27	Council-owned site
HTO12	Land at Rear of Dollary Court, Kingston Road	6	2016/17	Pre-application discussions underway
HTO13	St Georges Court, New Malden	20	2018/19	Pre-application discussions underway
HTO14	New Malden House, Blagdon Road	93	2017/18	Planning application submitted (15/14657/FUL)
HTO15	Hotel Antoinette, Beaufort Road	78	2017/18	Planning application submitted (15/12107/FUL)
HTO16	Petrol Filling Station, Brighton Road	32	2018/19	Planning application submitted (15/16069/FUL)
HTO17	Newent House, Browns Road	192	2019/20	Pre-application discussions underway
HTO18	156-161 London Road	145	2019/20	Pre-application discussions underway
Total		1,136		

Table 5 - Non-conventional Housing Supply

Reference	Site Address	Capacity	Expected Completion	Site Type
12/16467/FUL	7 Southborough Road	-17	2015/16	Under construction (also involves the net gain of 1 conventional residential unit)
13/14480/FUL	Yew Tree House, Church Road	-21	2015/16	Under construction (also involves the net gain of 8 conventional residential units)
13/16684/FUL	55 The Avenue	-12	2015/16	Planning permission granted (also involves the net gain of 5 conventional residential units)
14/16810/FUL	174 Ewell Road	-16	2015/16	Under construction (also involves the net gain of 8 conventional residential units)
11/12492/FUL	Kingston Plaza (180 -190 London Road/ 8-11 Station Road)	138	2016/17	LDF Delivery Plan Site - Under construction (includes 8 additional units granted under planning permission 15/12294/FUL)
11/16259/FUL	Hamilton Nursing Home, 24 Langley Avenue	13	2016/17	Planning permission granted
12/14273/FUL	3 Bodley Road	10	2016/17	Planning permission granted
13/12690/OUT	Kingsgate Business Centre	210	2016/17	LDF Allocation (Part of P19) - Planning permission granted
14/14223/FUL	Kingston Vale Service Station And 1a, Robin Hood Way	59	2016/17	Under construction
13/12754/FUL	2-4 Old London Road	60	2017/18	Planning permission granted
13/12967/FUL	Former 36-38, Beaufort Road	11	2017/18	Planning permission granted
14/13010/FUL	64-80 Cambridge Road	300	2017/18	Planning permission granted
15/12344/FUL	73-77 Penrhyn Road	89	2017/18	Planning permission granted
14/14459/FUL	171-173 Kingston Road	310	2018/19	Planning permission granted
11	Kingsgate Car Park and Richmond Road	100	2018/19	LDF Allocation (Part of P19) - Planning permission granted (13/12690/OUT)
13	Hogsmill Valley	300	2019/20	LDF Delivery Plan site
08	Kingston Station	200	2024/25	LDF Allocation (P10)
Total		1,734		

Analysis of Results

4.8 Table 1 (2015 Housing Trajectory) summarises both housing supply and the relevant targets.

Past Completions

4.9 As Table 1 shows, housing delivery in the period 2010/11 to 2014/15 fell short of the cumulative target by 395 units. However, the 363 net additional homes delivered in 2014/15 is a significant increase (up 47%) from 2013/14. Housing delivery in the Borough 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.

Projected Delivery

4.10 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 2015/16 and 2018/19. These peaks are largely due to anticipated completions on these key housing sites:

- Kingston Power Station - now called Kingston Heights/Kingston Riverside (Kingston Town Centre)
- Gas Holder Site (Kingston Town Centre)
- Tolworth Tower (Tolworth)

4.11 Changes to PD 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 A details these planning approvals, and includes Prior Approvals for the conversion of offices to 538 dwellings.

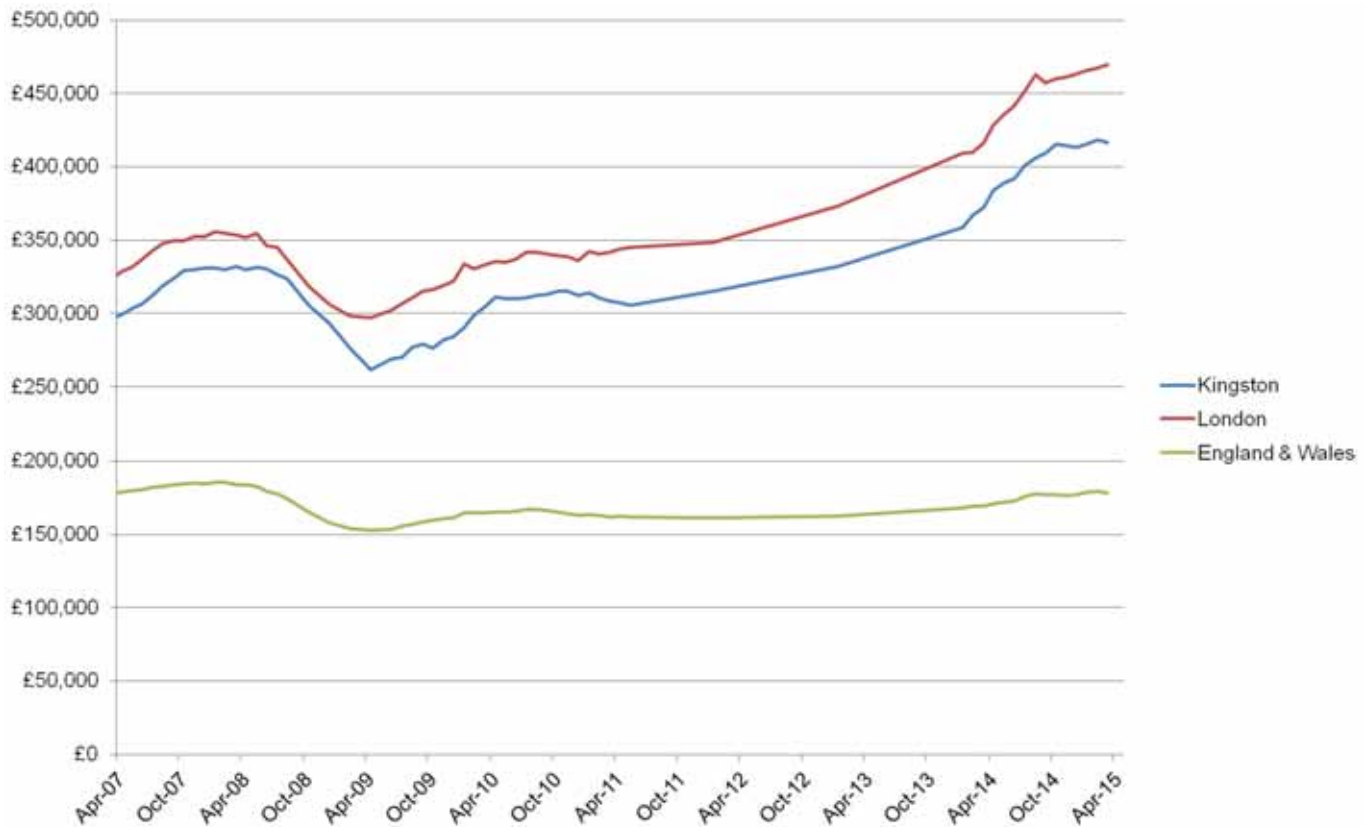
4.12 Table 1 shows that overall housing completions for the 15-year period are expected to fall short of the 11,145 unit cumulative target by 1,635 units (below by 15%).

Affordable Housing

4.13 Average house prices in Kingston increased by 59% between April 2009 and March 2015, from an average sales price

of £261,543 to £416,692. The chart below illustrates the change over time compared to the London and national averages.

Average House Prices (Source: Land Registry, 2015)



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

4.15 The Growth and Infrastructure Act 2013 was introduced in April 2013 and allows for the reconsideration of economically unviable affordable housing requirements contained in S106 legal agreements. In 2014/15, no requests were made to renegotiate an extant unimplemented planning permission in this regard.

4.16 During 2014/15, a total of 122 affordable housing units were completed (Indicator MI38). This represents a significant

increase since 2013/14, with the proportion of affordable units of total completions (44%) being the second highest over the past 10 years (the peak being the 48% achieved in 2010/11).

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
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
2014/15	277	122	44

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. The Council also has a Strategic Housing Programme which identifies affordable housing supply as a priority.

Specialist and Special Needs Housing

4.20 The most significant demand for specialist housing in the Borough is for purpose built student accommodation. During 2014/15, 202 student bedrooms were completed

and planning permission was granted for three schemes to deliver 820 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 Gypsies and 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 2014/15, 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 2014/15 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 significantly more completions in 2014/15, compared to 2013/14. 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 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**
- UK Shopping Venue Ranking (out of the top 3,500+ retail venues): **18 (Javelin Venuescore, 2014/15)**

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
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)	See Table 7 - New floorspace for town centre uses completed in 2014/15
MI49	CS12, DM19, DM21	A1 uses in the District Centres' shopping frontages	% of A1 uses in the District Centres shopping frontages	<ul style="list-style-type: none"> • New Malden: 49% • Surbiton: 49% • Tolworth: 47%

K+20 Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
K+20-2	K1	Increased footfall from base year (2006)	Increased footfall from base year (approximately 19 million in 2006)	19.65 million (March 2015)
K+20-4	K1	Proportion of G/F vacant property in primary frontage	Max. 1.5%	6%
K+20-5	K1	Proportion of G/F vacant property in secondary frontage	Max. 4%	5%

Policy Context and Council Strategies

4.23 The 2013 Town Centre Retail Study shows Kingston Town Centre to be the best performing Metropolitan Centre in London outside the Central Activities Zone, turning over £646m in 2013. Croydon is Kingston Town Centre's 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 Metropolitan Centres in the area are Sutton and Hounslow respectively.

4.24 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.

Performance Against Indicators

4.25 Throughout the recession and the national economic recovery, Kingston Town Centre has remained comparatively healthy. In terms of additional floorspace for “town centre uses” (Indicator MI48), 2014/15 saw a net increase in B1(a) floorspace (2,596m²) in Kingston Town Centre, although it also saw net loss in A1 floorspace (-952m²). Conversely, Surbiton saw a net increase in A1 floorspace (480m²) and a net decrease in B1(a) floorspace (-389m²). New Malden also saw net loss in B1(a) floorspace (-523m²). Throughout the Borough there has been net loss of 10,245m² of B1(a) floorspace, of which 2,271m² was a result of office-to-residential prior approvals.

4.26 The 2013/14 AMR used retail data from the town centre survey carried out in summer 2014. However, to ensure that the 2014/15 AMR is representative of the

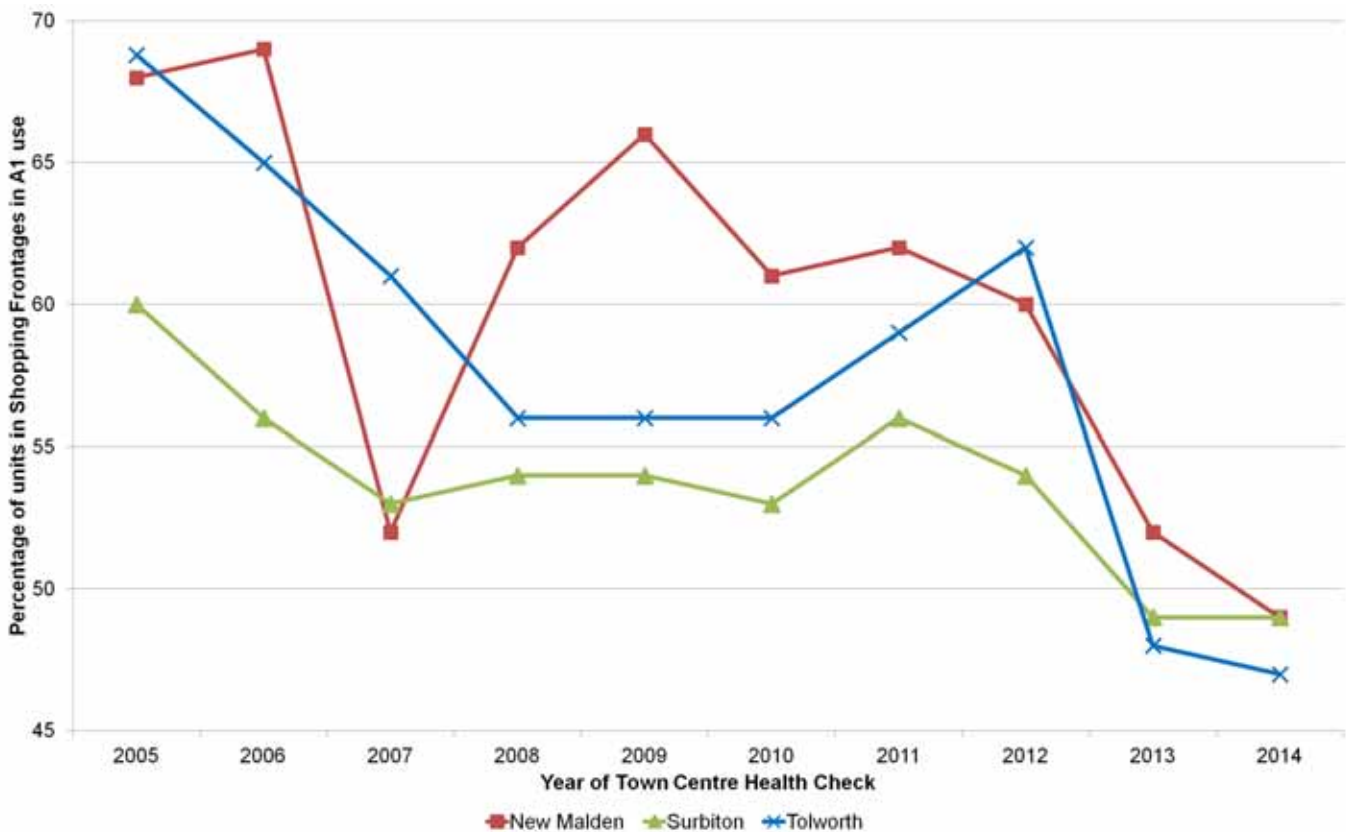
monitoring year it covers, the same retail data is being used as last year - The 2015/16 AMR will provide retail data from the town centre survey carried out in summer 2015. At the time of the 2014 town centre survey, out of 246 units in the primary shopping frontage, only 15 were vacant. This reflects a comparatively low vacancy rate of 6%. Although some retailers, such as Levi's clothes store, have closed, new arrivals, such as Black's outdoors store, demonstrate the continued demand for premises. Unit vacancy rates increased in New Malden (up 1% to 6%), and Tolworth (up 2% to 10%), with Surbiton seeing no change (5%).

4.27 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 this policy. A1 uses in all three District Centres remain below 50% and Policy DM19 needs to be rigorously applied to protect A1 activity.

Table 7 - New floorspace for town centre uses completed in 2014/15

Location	Kingston Town Centre		New Malden		Surbiton		Tolworth		Whole Borough	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	2,500	-952	0	-523	480	480	0	0	2,980	-1,081
A2	0	0	110	110	0	0	0	0	110	55
B1(a)	900	2,596	0	0	0	-389	0	-43	3,671	-10,461
D2	0	0	0	0	0	0	0	0	0	0
Total	3,400	1,644	110	-413	480	91	0	-43	6,761	-11,487

Chart showing percentage of units in District Centre Shopping Frontages in A1 use



Progress Summary

As in previous years, the performance of Kingston's retail and town centres in 2014/15 has been mixed. Through the economic recovery, confidence in the retail sector is high in Kingston Town Centre. This is demonstrated by low vacancy rates and high demand for premises. However, the three District Centres continue to struggle to retain shop units in their shopping frontages, where a number of retail units have closed down and remain vacant. Vacancy levels increased slightly in New Malden and Tolworth, with Surbiton remaining unchanged. In terms of overall A1 floorspace, Kingston Town Centre saw a net loss, but Surbiton saw a net gain.



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 Shepherd's 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

- Average economic activity rate (all aged 16 and over): **81.9% (ONS, June 2014)**
- Employment Rate (age 16-64): **78% Full-time; 22% Part-time (ONS, June 2013)**
- Unemployment rate: **1.1% (Greater London: 7.2%) (GLA, June 2014)**
- Average weekly income: **£709.80 (Greater London: £637.20 approximately) (Annual Survey of Hours and Earnings (Provisional), 2013)**
- Number of business start ups: **1,343 (ONS Business Demography, 2014/15)**
- Number of designated industrial/warehouse/business areas: **8**
- Number of Strategic Industrial Locations: **2**

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result		
MI43	CS11, DM18	Total amount of additional employment floorspace - by type	Restrict loss of employment floorspace in designated employment areas over the life of the plan (from 2012 base year) - Please note that this excludes Kingston Town Centre and the three District Centres.	New floorspace completed in designated employment areas		
				Use Class	Gross (m ²)	Net (m ²)
				B1	0	-4,473
				B2	1,607	1,607
				B8	1,607	1,607
MI47	CS11	Hotel bedrooms	Increase in number of hotel bedrooms (from 2012 base year over the life of the plan)	66 net additional hotel bedrooms completed		

Policy Context and Council Strategies

4.28 There are signs that the national economic recovery have had a positive impact in Kingston. For instance, the unemployment rate has fallen by 0.6% in the last year to 1.1%, close to the pre-recession level of 1% recorded in 2007/08.

4.29 The impact of the Permitted Development Rights for change of use from office to residential use, introduced in May 2013, is a concern for the Borough and could result in significant loss of employment floorspace if approvals are implemented. To March 2015, over 15,000m² of office floor space has been approved for conversion, equivalent to over 13% of the Borough total (290,000m²). 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 Council has introduced an Article 4 Direction to restrict this right, which came into force on 1st October 2015.

4.30 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.

4.31 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.

Performance Against Indicators

4.32 With respect to Indicator MI43 – total amount of additional employment floorspace (B1/B2/B8 uses) in the

designated Strategic Industrial Locations and Locally Significant Industrial Sites – 2014/15 saw a net loss (-4,473m²) in B1 floorspace completed, but a net gain in B2 (1,607m²) and B8 (1,607m²) floorspace completed - all as result of the redevelopment of Compass House in the Chessington Industrial Area. 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.

4.33 With respect to Indicator MI47 - increase in number of hotel bedrooms - 2014/15 saw a net increase of an additional 66 bedrooms, primarily as a result of a hotel extension at Chessington World of Adventures Resort.

Progress Summary

The 2014/15 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 0.6% since last year to 1.1%, and remain significantly below the Greater London average of 7.2%.

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.



Character, Design and Heritage

Surbiton Station



Targets for this topic relate to:

Core Strategy Policies

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

Kingston Plan

- Theme 1 - A sustainable Kingston - protecting and enhancing the environment for us and future generations
 - Objective 1 - Tackle climate change, reduce our ecological footprint and "reduce, reuse and recycle"
 - Objective 3 - Protect and improve the quality of our local environment
- Theme 2 - Prosperous and inclusive - sharing prosperity and opportunity
 - Objective 6 - Increase supply of housing and its affordability
- Theme 3 - Safe, healthy and strong - preventing problems and promoting responsibility
 - Objective 7 - making communities safer

Key Facts

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

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Results
MI24	CS8, DM10	Planning appeal decisions in respect of householder applications	Reduce number of 'allowed' appeal decisions	65 appeals determined, of which 36 (55%) were allowed on appeal and 2 (3%) were split decisions
MI26	DM12	Entries on the Heritage at Risk Register	Reduce the number of entries on the Heritage at Risk Register	3 (no change)
MI28	DM12	Conservation Areas	Number of Conservation Areas	26 (no change)

K+20 Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Results
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 B - Proposals Sites Update
K+20-30	K11	No. of properties on Buildings at Risk Register	Reduction in no. of properties on Buildings at Risk Register from 2006 base year to zero by 2020	2 (no change)
K+20-31	K11	No. of Listed Buildings and Buildings of Townscape Merit	No loss of Listed Buildings and Buildings of Townscape Merit	No losses

Policy Context and Council Strategies

4.34 The newly revamped Ancient Market Place in Kingston Town Centre was officially opened in 2014/15. There are brand new market stalls which provide a much better working environment for the market traders and open up views of the Market House (Grade 2* Listed Building).

4.35 Works to convert the former Magistrates Courts in the Guildhall (Grade 2 Listed Building) into the Council's new Register

Office and Archives has commenced. Progress on this project will be reported in the next AMR.

Performance Against Indicators

4.36 There have been no losses or additions to Listed Buildings, Buildings of Townscape Merit (BTM) or the Heritage at Risk Register. Policies have remained effective and continue to be supported by the use of the Borough Character Study and Residential Design SPD.

Progress Summary

2014/15 saw the official opening of the revamped Ancient Market Place and works start to convert the the former Magistrates Courts in the Guildhall into the new Council Register Office and Archives.

2014/15 saw no additions or losses to Listed Buildings, Buildings of Townscape Merit or the Buildings at Risk Register. Performance has been good and policies have remained effective.



Open Space and Biodiversity

Bunkers Hill, Chessington



Targets for this topic help us deliver:

Core Strategy Policies

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

Kingston Plan

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

Key Facts

- Number of local open spaces and school open spaces: **64**
- Total area of local open spaces and school open spaces: **98.6ha**
- Area of Green Belt: **640ha**
- Number of local nature reserves: **9**
- Number of Sites of Special Scientific Interest: **0**
- Number of Council owned visitor mooring sites: **2**

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
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 in the Borough: <ul style="list-style-type: none"> • Canbury Gardens • Fishponds • Manor Park
MI9	CS3, DM5	Planning permissions for new buildings in the Green Belt and MOL	Maintain or reduce numbers of permissions for new buildings in the Green Belt and MOL	<ul style="list-style-type: none"> • Green Belt: 2 • MOL: 1
MI10	CS3, DM5	Number of Local Nature Reserves	Increase number of Local Nature Reserves	9 Local Nature Reserves

Policy Context and Council Strategies

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

4.38 There are also many other parks and smaller open spaces in the Borough. Currently there is public park provision of 1.12ha/1,000 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).

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

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

Performance Against Indicators

4.41 There are nine Local Nature Reserves and 39 Sites Important for Nature Conservation (SINC) - which overlap with nature reserves. The north of the Borough borders Richmond Park and Wimbledon Common, both of which are "European sites" designated as Special Areas for Conservation (SAC). These areas play an

important role in meeting the needs of the Borough's population regarding access to natural green space.

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

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

4.44 In 2014/15, two planning permissions were granted for new buildings in the Green Belt (the same as the previous monitoring year); and one planning permission was granted for new buildings (again, the same as the previous monitoring year). In total, six planning applications for new building in the Green Belt or MOL were determined in 2014/15.

Progress Summary

There is little change to report regarding the performance of open space and biodiversity indicators within the 2014/15 monitoring year. There has been little change in the data held for local nature reserves, improvements to the natural environment etc. However, data for the monitoring indicators on this topic have been difficult to obtain. We shall work with local environment groups to see if data can be obtained to assist monitoring.



The number of planning permissions on Green Belt and MOL has remained the same since the last monitoring year. Data will continue to be monitored to establish if this is a trend.

Sustainable Travel

Buses in Kingston Town Centre



Targets for this topic relate to:

Core Strategy Policies

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

Kingston Plan

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

Key Facts

- Percentage of households that own 2 cars/vans: **22% (Census 2011)**
- Number of buses arriving in Kingston Town Centre per hour at peak times: **122 (2013)**
- Number of taxi ranks: **14 (2013)**
- Total Number of workplace travel plans: **59 (2012)**

Policy Context and Council Strategies

- 4.45** The Council is committed to promoting sustainable transport across the Borough. This is demonstrated through the implementation of Core Strategy Policies CS5, CS6, CS7, DM8 and DM9 and the adoption of the Sustainable Transport SPD, 2013 which aim to reduce the need to travel, especially by private car, limit the length of journeys and promote the role of public transport, cycling and walking.
- 4.46** The 2011 Census recorded that 16% of the Borough's residents travel to work by train. This figure is lower than that recorded by the 2001 Census which totalled 21%. However, Kingston still exceeds the London average for this mode of travel to work (9%). Surbiton Station has a particularly good service to central London which makes it popular with commuters as off-peak journeys to Waterloo Station take as little as 16 minutes. It has the highest rail passenger flow of all the Borough's ten stations. Kingston Station is situated on a loop line which is also connected to London Waterloo. However, it has fewer services and is not as busy as Surbiton with passenger flows spread more evenly throughout the day.
- 4.47** Bus services within the Borough are generally very good. However, orbital public transport links are still comparatively poor to parts of south London, leading to increased car use and congestion.
- 4.48** Kingston Town Centre, Surbiton, and to a lesser extent New Malden, have high Public Transport Accessibility Levels (PTALs), although much of the Borough does not. Areas in the south of the Borough which extend into the Green Belt have lower transport accessibility, despite some high trip generating land uses such as Chessington World of Adventures.
- 4.49** The A3 trunk road bisects the Borough. Eastbound it leads to central London, westbound it leads to Guildford and Portsmouth. Whilst this facilitates vehicle flows in these directions, it can also act as a barrier to alternative transport modes across the Borough, including walking and cycling routes.
- 4.50** Traffic congestion is an issue for local residents. In and around Kingston Town Centre it can be particularly problematic particularly where seven main roads converge. Kingston's status as a Metropolitan Town Centre and riverside location also attracts high volumes of visiting traffic for shopping, leisure and work place journeys.
- 4.51** Travel plans are an attempt to manage rush hour traffic flows, and to encourage the use of alternative modes of transport for commuters. Between 2008/09 and 2011/12 an additional sixteen travel plans were adopted across the Borough. It is clear that there has been a general increase in cyclists in the Borough over the past few years, especially through the introduction of work place and School Travel Plans. The London Area Travel Survey identifies that 4% of all journeys

in the Borough are undertaken by bike. This is the second highest figure in outer London, and compares favourably with a 2% London average. Additional cycle parking has been provided across the Borough, funded by the Local Implementation Plan, the Biking Borough scheme and S106. A total of 85 cycle parking racks were added in 2012/13.

4.52 A Movement Study has been commissioned to ensure that management of transport enables, rather than constrains, the development of key sites and the growth of Kingston Town Centre in a co-ordinated, integrated and planned way. Overall it will assist with the implementation of the Borough's transport and development proposals.

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

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

Progress Summary

Sustainable travel policy performance continues to be good.

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



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: **507.8kgs**
- Percentage of household waste reused, recycled or composted: **46.3%**
- Kingston upon Thames per capita emissions has fallen by **21.4%** from 2005-13 (from 5.7 to 4.5 tonnes of CO2 per person)
- Total borough wide emissions have reduced by **14%** despite a population rise of over 14,000 people
- Total industry and commercial emissions have reduced by **14.7%**
- Total domestic emissions have reduced by **11.2%**

(All figures based on 2005-2013 UK local authority and regional carbon dioxide emissions national statistics, published by DECC)

Core Strategy Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 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.	>95% new residential developments met Code 4 (very small number of 1 bed development has met Code level 3 with performance in a number of categories equivalent to Code level 4 in cases where there are certain space constraints). Whilst the requirement of Policy DM1 is Code level 5, this has not been achievable for all major developments. However, major developments are achieving higher levels of CO2 emissions reductions in line with DM1 (also meeting London Plan requirements).

K+20 Indicators

Indicator Code	Related Policy	Indicator Description	Indicator Target	2014/15 Result
K+20-64	K24	No. of development proposals which require flood zone assessment: <ul style="list-style-type: none"> • With appropriate flood risk management measures; • Without appropriate flood risk management measures. 	No development approvals in flood zones without flood risk management measures.	<ul style="list-style-type: none"> • 3 development proposals which require flood zone assessment. • 0 development approvals in flood zones without flood risk measurement measures.

Policy Context and Council Strategies

4.55 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).

- 4.56** The Council's Energy Strategy (adopted in 2009) 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 Local Planning Authority. The priorities and projects are revised annually through the Energy Strategy Implementation Plan and adopted by the Growth Committee. At the time of adoption, the Energy Strategy was expected to continue until 2020, with a full review currently underway.
- 4.57** The Council's Low Carbon Management Plan aims to reduce CO2 emissions by 24% from a 2008/09 baseline by 2015 across the Council's estate. The latest available accurate emissions reduction figure is 11.91% reduction, calculated in 2013, albeit with a significantly altered baseline to reflect changes to the Council's organisational structure and property portfolio. Further organisational changes have occurred since (for example joint services with other Local Authorities) which has made it more complex to establish a reliable and accurate revised baseline. Further projects are forecast for implementation in the short term, which will provide significant energy savings across the Council's estate and contribute to the overall objective of reducing energy expenditure and carbon emissions.
- 4.58** The Council's framework for major procurement exercises continues to include a formal Sustainable Procurement section with specific environmental requirements, including CO2 reduction.
- 4.59** 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. It identified the extent of a potentially market competitive strategic district heating network that could deliver significant CO2 reductions, energy cost savings, and help improve energy security; this would likely be delivered over a short, medium and long term phased implementation strategy.
- 4.60** 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. This work will assess the technical feasibility and commercial viability of a heat network supplying both new build development and existing buildings in Kingston Town Centre. A range of heat sources, energy centre locations, network layouts, phasing for future expansion, delivery models and ownership options will be investigated. This work is match-funded by the Department of Energy and Climate Change's Heat Network Delivery Unit, and will be complete in summer 2015, when the Council will be presented with the results and recommendations of how to progress a heat network.
- 4.61** In March 2015, a Ministerial Statement from the Department for Communities and Local Government announced a number of changes to technical housing standards, which involved the discontinuation of the Code for Sustainable Homes. This affected planning requirements for new build homes under Core Strategy Policy DM1, meaning a full Code assessment cannot be required by the Local Planning Authority; only energy and water efficiency standards in line with existing policy can be a requirement of planning permission. New technical standards are expected to be announced during 2015/16 which will replace previous requirements under Policy DM1 for new build homes. Non-residential new development requiring BREEAM assessment under DM1 is currently expected to remain unaffected.

Progress Summary

The Council is committed to reducing environmental impacts across its own estate while influencing and promoting best practice across the borough through its powers as a local planning authority. National statistics demonstrate that carbon emissions are falling despite a rising population; the planning system undoubtedly contributes towards this improvement to some extent, although data on this contribution is difficult to obtain.



5 Future Development

Trends in Planning Activity

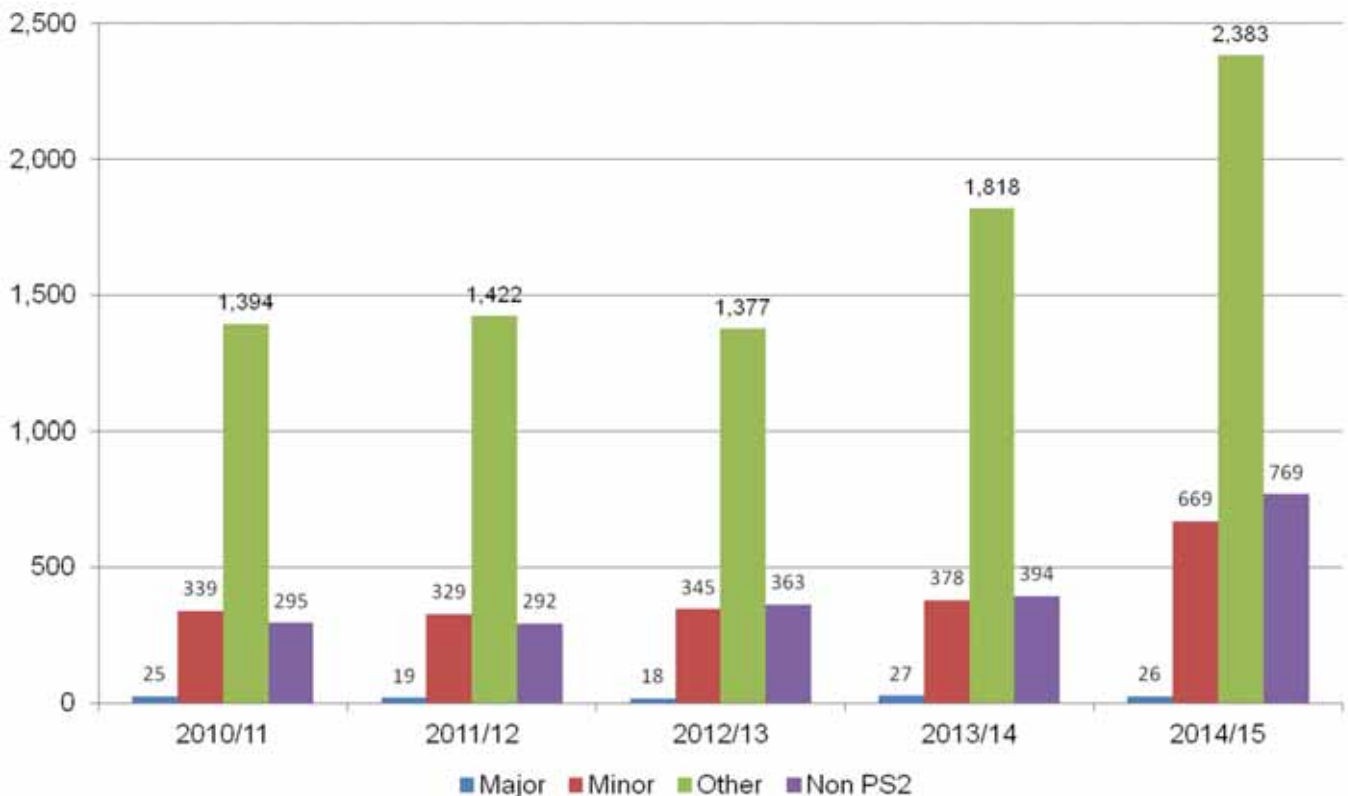
5.1 The total number of planning applications received remains high, noticeably more than the previous monitoring year. In 2014/15 a total of 3,078 applications were received (excluding pre-applications, tree applications and conditions), an 18% increase on the 2013/14 figure of 2,617. In summary:

- 26 “major” applications were received in 2014/15, similar to the 2013/14 figure of 27.
- 669 “minor” applications were received in 2014/15, a significant increase on the 2013/14 figure of 378.
- The “other” category of planning applications has continued to rise

significantly since the financial crisis, with 2,383 received in 2014/15.

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.

Chart showing planning application trends



Kingston Futures

5.3 The Council, as part of the Kingston Strategic Partnership, has adopted a corporate vision for the Borough in 2020 as continuing to be one of the very best places in which to live and work. This vision is set out in more detail in the the Kingston Plan - the shared Community Plan for the Borough.

5.4 Destination Kingston is the Council's contribution to achieving the shared vision set out in The Kingston Plan. Published annually, it is the Council's medium-term service and financial plan that sets out a strategic vision to embrace growth and use the opportunities it provides for the benefit of the Borough.

5.5 Kingston Futures is the brand under which the Council markets growth and business opportunities across the Borough, and the brand used for a series of planning development briefs, again in Kingston 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 the Borough:

- 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.
- of 0.25 hectares or above;
- developable and deliverable (according to the NPPF definition);
- not under construction;
- not completed; and
- not fully utilised.

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:

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 Proposals Sites.

5.10 The progress associated with implementing opportunity sites is set out in Tables 8 and 9.

Table 8 - Opportunity Sites (Kingston Town Centre)

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
1	P1 - Clarence Street North	1.02	A1	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Additions to Cycle Network ● Borough Strategic Walking Network ● Primary Shopping Frontage 	Enhanced A1, A2, A3, improved servicing, plus C3, B1 or community/ D2 uses	K+20, Private Sector Development Initiative, Development Management Process	2021/22	No comprehensive redevelopment. Planning permission granted for various retail upgrades and refurbishment e.g. 13/12530/FUL 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 Street/ Eden Walk	2.25	A1, A2	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Primary Shopping Frontage ● Secondary Shopping Frontages ● Landmark Sites/ Gateway Improvements ● New/ Improved/ Relocated Car Parks 	Enhanced A1 plus A2, A3 C3, B1 or community/ D2 uses	K+20, Private Sector Development Initiative, Development Management Process	2020/2021	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/FUL) not started. The Council is engaged with the landowners) and have adopted a development brief (as a SPD) for the area.
3	P3 - East of Eden Street/ Ashdown Road	3.6	Multi-storey car park, surface car park, A1, A2, A3, C1, Suit Generis	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area 	Extension of Prime Shopping Area and enhanced A1,	K+20, RBK Corporate Property, Joint Venture,	2019/20	No comprehensive redevelopment. Application 13/12032/FUL permitted to demolish existing building to

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
	sites/ Eden Quarter			<ul style="list-style-type: none"> ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● New Public Space ● Primary Shopping Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● New/ Improved/ Relocated Car Parks ● Improved Bus/ Rail Stations ● Proposed Secure Cycle Parking 	A2, A3 and community facilities/ D2	Development Management Process		provide 30 residential units and commercial use at ground floor. Application 12/12800/FUL completed to demolish existing buildings and replace with new Bank. Application 11/12906/FUL to extend and refurbish Primark store withdrawn. The landowner of P3a is actively marketing the site to obtain a development partner. The Council is engaged with the landowner.
4	P4 - St James Area	0.8	Multi-storey car park, A1, A4, B1, Sui Generis	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Secondary Shopping Frontages ● New/ Improved/ Relocated Car Parks 	Enhanced A1, A2, A3, community facilities/D2, C3 and student housing (Sui Generis)	K+20, Private Sector Development Initiative, Development Management Process	2021/22	No update. The Council is engaged with the landowner(s).
5	P5 - Cattle Market car park and	0.65	Bus terminal, surface car park	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views 	Improved bus station, parking, market facilities,	K+20, RBK Corporate Landlord,	2020/21	No update. However, this site has been identified by the Kingston Futures programme

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
	Fairfield bus station			<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Green Corridor ● Key Improved Pedestrian Links ● New/ Improved Bus/ Rail Stations ● New/ Improved/ Relocated Car Parks 	plus limited affordable housing (C3)	Development Management Process		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"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Conservation Area ● Key Views ● Local Open Space ● Borough Strategic Cycling Network ● Borough Strategic Walking Network 	Enhanced leisure, community facilities/ D2, public open space and C3 (including affordable housing)	K+20, RBK Corporate Landlord, Development Management Process	2020/21	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, B1, Sui Generis (student accommodation)	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Primary Shopping Area ● Town Centre Road Network ● Borough Strategic Cycling Network 	A1, A3, A4, D2, B1, student accommodation (Sui Generis)	K+20, Private Sector Development Initiative, Development Management Process	2012/13	Non-material amendment (13/12892/NMA) 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 Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
8	P10 - Kingston Station	0.69	Railway station and A1, A3	<ul style="list-style-type: none"> ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Borough Strategic Walking Network ● Secondary Shopping Frontages 	Station upgrade	K+20, Partnership working, Network Rail, South West Trains, Development Management Process	2013/14	In relation to application 11/12403/PRE, extensions to the length of platform have been approved. This site has also been identified by the Kingston Futures programme for major public realm improvements working in partnership with Network Rail and Transport for London. Public realm improvements currently under way.
9	P12 - Northern Riverfront	1.87	A2, A3, C3, D2, multi-storey car park	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS6 - Sustainable Travel 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Motor Vehicle Restricted Area ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● Landmark Sites/Gateway Improvements ● New/Improved Bus/Rail Stations ● Proposed Secure Cycle Parking 	C1, C3 led redevelopment with A1, A3, A4 and new public space/moorings facilities	K+20, Private Sector Development Initiative, Development Management Process	2016/17	Application 07/12536/FUL completed for the redevelopment of Turk's land site for 56 flats on upper floors and A3 use ground floor. Application 13/12264/FUL for 97 residential units, public

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
10	P19 - Kingston College/ Gas Holders site	1.99	A1, A3, B1, C3, D1 (Kingston Art College), gas holders	<ul style="list-style-type: none"> ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS8 - Character, Design and Heritage ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● Borough Strategic Cycling Network ● Borough Strategic Walking Network ● Proposed Cycle Routes ● Secondary Shopping Frontages ● Landmark Sites/ Gateway Improvements ● New/ Improved Bus/ Rail Stations ● Proposed Secure Cycle Parking 	Upgraded facilities for Kingston College (D1) and mixed use development including A1,A2,A3,B1.	K+20, Partnership working, Development Management Process	2018/19	This site, along with site P20, has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief is currently being prepared to guide prospective developers and ensure comprehensive redevelopment of the entire site. Permission (13/12046/FUL) for construction of a 3 storey college extension, demolition of the Penny Gallery and a retail unit relates to site P19b.
11	P20 - Kingsgate Car Park/ Richmond Road frontage	0.55	A1, A2, A3, A4, A5, car park,	<ul style="list-style-type: none"> ● Kingston Town Centre Key Area of Change ● K+20 Proposal Site ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools 	<ul style="list-style-type: none"> ● Area of Archaeological Significance ● Key Views ● Town Centre Road Network ● Borough Strategic Cycling Network ● Borough Strategic Walking Network 	Mixed use development including A1, C3 (including affordable housing), D1 education uses/ student housing (Sui Generis), B1 and D2	K+20, Partnership working, Development Management Process	2018/19	This site, along with site P19, has been identified by the Kingston Futures programme for residential led mixed use redevelopment. A planning brief is currently being produced to guide prospective developers and ensure comprehensive redevelopment of the entire site.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
				<ul style="list-style-type: none"> Policy CS10 - Housing Delivery Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> Green Corridors Other Shopping Frontages 				

Table 9 - Opportunity Sites (Other Borough Sites)

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
12	Kingston Plaza, London Road, Station Road and Coombe Road (Norbiton)	0.83	C3, Sui Generis (nightclub), surface car park	<ul style="list-style-type: none"> Policy KT1 - Kingston Town Neighbourhood Policy CS5 - Reducing the Need to Travel Policy CS7 - Managing Vehicle Use Policy CS10 - Housing Delivery 	<ul style="list-style-type: none"> Area of Archaeological Significance Borough Strategic Cycling Network Borough Strategic Walking Network Green Corridors 	Residential (C3) led mixed use	Private Sector Development Initiative, Development Management Process	2015/16	Works have now started on planning permission 11/12492/FUL (130 student bedspaces).
13	Hogsmill 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, Sui Generis (student accommodation)	<ul style="list-style-type: none"> Policy HV1 and HV1A Hogsmill Valley Key Area of Change Policy KT1 - Kingston Town Neighbourhood Policy SUR1 - Surbiton Neighbourhood Policy CS3 - The Natural and Green Environment Policy CS6 - Sustainable Travel Policy CS10 - Housing Delivery Policy CS11 - Economy and Employment Policy CS15 - Future Needs of Kingston University, 	<ul style="list-style-type: none"> Area of Archaeological Significance Green Chains Local Open Space Locally Significant Industrial Site Major Developed Site Metropolitan Open Land Site of Importance for Nature Conservation Strategic Site Allocation Waste Site 	Mixed Uses which could include MOL, student accommodation (Sui Generis), outdoor recreation facilities (D2) new school provision (D1) and housing (C3)	Partnership Working, Development Management Process	2019/20	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.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
14	St John's Industrial/ Business Area, Kingston Road (New Malden)	11.39	A1, A3, B1, B2, B8, D1 (ambulance station and Roselands Resource Centre), car parking	<ul style="list-style-type: none"> Kingston College and Schools Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> Additions to Strategic Cycling Network Borough Strategic Cycling Network Borough Strategic Walking Network Green Corridors 	B1, B2, B8	Private Sector Development Initiative, Partnership Working, Development Management Process, RBK Corporate Landlord	2015/16	No comprehensive redevelopment. Planning permission (14/114459/FUL) granted for 310 student bedspaces.
15	Cocks Crescent and Blagdon Road (New Malden)	2.4	A1, B1, C2, C3, D1, D2, multi-storey car park	<ul style="list-style-type: none"> Policy MC1 - Maldens and Coombe Neighbourhood Policy CS11 - Economy and Employment 	<ul style="list-style-type: none"> Locally Significant Industrial Site Borough Strategic Cycling Network Borough Strategic Walking Network Green Corridors 	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 (11/14533/FUL) has been completed. The Council is considering an update of the 2009 Planning Brief for the site.
16	Surbiton Station Car Park (Surbiton)	1.36	Surface car park	<ul style="list-style-type: none"> SUR1 - Surbiton Neighbourhood CS5 - Reducing the Need to Travel CS6 - Sustainable Travel 	<ul style="list-style-type: none"> Borough Strategic Walking Network 	C3 and parking	Partnership Working, Development Management Process	2021/22	No update. Site brief produced in 2004.

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
17	Tolworth Tower, Ewell Road (Tolworth)	1.5	A1, B1, A3/A4, C1	<ul style="list-style-type: none"> ● CS7 - Managing Vehicle Use ● CS10 - Housing Delivery ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres 	<ul style="list-style-type: none"> ● District Centre Inset Area ● Borough Strategic Walking Network ● Borough Strategic Cycling Network ● Shopping Frontages 	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 Government Offices, Toby Jug and Marshall House site, Kingston Road/ Hook Rise South (Tolworth)	5.4	Cleared site	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS12 - Retail and Town Centres ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Adjacent to Strategic Rail Freight Site ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	C3 led development, D1/ D2 (community facilities)	Private Sector Development Initiative, Development Management Process	2020/21	Application 12/10141/FUL (mixed use development including 269 C3 units, 2900m ² A1, and 406m ² D1 uses) withdrawn.
19	12 Kingston Road (Tolworth)	1.97	Sui Generis (garage and car forecourt)	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel 	<ul style="list-style-type: none"> ● Adjacent to Green Chains ● Adjacent to MOL ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	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

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
				<ul style="list-style-type: none"> ● Policy CS7 - Managing Vehicle Use ● Policy CS11 - Economy and Employment 					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"> ● Policy TOL1 - Tolworth Key Area of Change ● Policy CS5 - Reducing the Need to Travel ● Policy CS6 - Sustainable Travel ● Policy CS7 - Managing Vehicle Use ● Policy CS10 - Housing Delivery ● Policy CS11 - Economy and Employment ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Adjacent to Green Chains ● Adjacent to MOL ● Adjacent to Strategic Rail Freight Site ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 	D2 (Indoor/ outdoor recreation/ leisure). Potentially some enabling C3	Development Management Process, RBK Corporate Landlord	2017/18	No update.
21	Latchmere House, Latchmere Lane (North Kingston)	2.18	Decommissioned Prison and ancillary uses	<ul style="list-style-type: none"> ● Policy KT1 - Kingston Town Neighbourhood ● Policy CS6 - Sustainable Travel ● Policy CS8 - Character Design and Heritage ● Policy CS10 - Housing Delivery 	<ul style="list-style-type: none"> ● Adjacent to Local Area of Special Character 	C3 led development and element of D2 (community facilities)	Development Management Process, Partnership working with London Borough of Richmond	2017/18	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	6.84	D1 (secondary school), D2	<ul style="list-style-type: none"> ● Policy TOL1 - Tolworth Key Area of Change 	<ul style="list-style-type: none"> ● Area of Archaeological Significance 	D1, D2 and C3	Private Sector Development	2019/20	Environmental Screening request (14/10011/EIA) for

Opportunity Site Number	Site Name/ Address	Site Area (ha)	Existing Uses	Related Core Strategy Policies/ Designations	Policy Constraints	Potential Uses	Delivery Mechanism	Phasing	Progress/ Additional Comments
	Way North (Tolworth)		(Tolworth Recreation Centre)	<ul style="list-style-type: none"> ● Policy CS10 - Housing Delivery ● Policy CS15 - Future Needs of Kingston University, Kingston College and Schools ● Policy CS16 - Community Facilities 	<ul style="list-style-type: none"> ● Adjacent to Gypsy and Traveller Site (Swallow Park) ● Adjacent to Locally Significant Industrial Site ● School Open Space ● Opposite Strategic Industrial Location (Chessington Industrial Area) ● Borough Strategic Walking Network ● Borough Strategic Cycling Network 		Initiative, Development Management Process		extension of Tolworth Girls School and Sixth Form, and development of up to 150 residential units.

Appendix A: 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. As explained in Chapter 4, the Further Alterations to the London Plan (adopted in 2015) set an increased housing target for the

Borough of 6,434 during the period 2015 to 2025, equivalent to 643 net additional homes per annum. The five-year housing target (before addressing recent delivery performance) is 3,215 and covers the period from 1st April 2015 to 31st March 2020.

Addressing Past Under Supply

Relatively modest housing completions in 2014/15 have resulted in an under supply of 395 units against the cumulative housing target (see Table 1 - 2015 Housing Trajectory). The Council must address this and has added the under supply figure to the five-year housing target, seeking to deliver this within the first five years. The NPPF also requires, in paragraph 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. This is also known as the Sedgefield method and is the most appropriate method for the Council to help address the under supply earlier in the plan period. The calculation of the five-year housing requirement is shown in the table below.

Calculation of the five-year housing requirement (including under supply)

Five-year housing target (2015/16 to 2019/20)	3,215
Cumulative under supply (2011/12 to 2014/15)	395
Requirement plus under supply	3,610
20% buffer	722
Five-year housing requirement	4,332

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.

Paragraph 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 the Borough 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 of 329 units per annum 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.

It should be noted that, 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 2014/15 monitoring year, but could still come forward in the mid to later years of the five year supply.

The results of the assessment of identified sites are detailed in Tables 10 to 15 at the end of this appendix. The following table summarises the total capacity on a year-by-year basis and in total, including the windfall assumption.

Calculation of the five-year housing capacity

Monitoring Year		2015/16	2016/17	2017/18	2018/19	2019/20	Total
Conventional Housing	Under Construction	576	66	0	0	0	642
	With Planning Permission	444	141	96	315	97	1,093
	Other Pipeline Sites	0	6	204	807	827	1,838
Non-self Contained Housing	Under Construction	-54	197	0	0	0	143
	With Planning Permission	-12	223	770	0	0	991
	Other Pipeline Sites	0	0	0	100	300	400
Sub Total		954	643	1,070	1,222	1,224	5,107
Windfall Allowance		0	0	0	132	132	264
Total		954	643	1,070	1,354	1,356	5,371

Comparison of the five-year housing capacity against the five-year housing requirement

Five-year housing capacity	5,371
Five-year housing requirement	4,332
Five-year housing capacity minus five-year housing requirement	1,039
Percentage of five-year housing capacity over five-year housing requirement	24%

Conventional Housing Supply**Table 10 - Conventional Housing Sites Under Construction**

Borough Reference	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
06/12424/FUL	347	347	Kingston Power Station, Skerne Road	18/03/2010	2015/16
08/16274/FUL	20	20	34 Berrylands Road	22/08/2012	2015/16
09/16099/REM	2	1	34 Park Road	21/01/2013	2015/16
09/16331/FUL	39	39	39-42 Victoria Road	16/11/2012	2015/16
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	55 And 56 Charter Court, Linden Grove	25/03/2015	2015/16
12/10268/FUL	1	1	Rear Of 20 Ashby Avenue	21/02/2013	2015/16
12/12014/FUL	4	4	Town End House, 1-8 Town End Parade, High Street	17/11/2014	2015/16
12/14205/FUL	1	0	Green Ways, Coombe Park	20/11/2012	2015/16
12/14260/FUL	2	1	Prospect Cottage, Coombe Wood Road	15/03/2013	2015/16
12/14276/FUL	1	0	Beauchamp, Coombe Hill Road	26/09/2012	2015/16
12/14335/FUL	1	0	Ranworth, Traps Lane	08/02/2013	2015/16
12/14710/FUL	1	0	Woodlands, Coombe Park	20/08/2014	2015/16
12/14764/FUL	2	1	1 Ullswater Close	02/03/2014	2015/16
12/14783/FUL	1	0	38a Lime Grove	01/07/2014	2015/16
12/16142/FUL	2	2	93 & 97 Brighton Road	09/11/2012	2015/16
12/16354/FUL	1	1	62a Brighton Road	01/10/2012	2015/16
12/16467/FUL	1	1	7 Southborough Road	01/07/2014	2015/16
13/10142/FUL	2	2	Land At 63 Haycroft Road	22/10/2014	2015/16
13/10211/FUL	1	1	10 Church Rise	02/05/2014	2015/16
13/12319/FUL	4	4	145 Elm Road And 76 Shortlands Road	03/06/2014	2015/16
13/12330/FUL	1	1	130 Acre Road	16/01/2014	2015/16
13/12422/FUL	2	1	295 Richmond Road	01/11/2014	2015/16
13/12526/FUL	3	2	131 Richmond Road	19/09/2014	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
13/12528/PNO	3	3	Linear House, 145a London Road	04/04/2014	2015/16
13/12568/PNO	1	1	73-77 London Road	01/08/2014	2015/16
13/12622/FUL	8	8	117 London Road	28/03/2014	2015/16
13/12655/FUL	1	1	79 Surbiton Road	01/06/2014	2015/16
13/12686/FUL	3	3	85-87 Clarence Street	18/12/2013	2015/16
13/12788/FUL	2	1	Watergate 11 Albany Park Road	26/05/2014	2015/16
13/14121/FUL	2	2	Land Adjacent To 3 Coombe Lane West	01/09/2014	2015/16
13/14480/FUL	8	8	Yew Tree House Church Road	08/05/2014	2015/16
13/14520/FUL	2	2	Site Of 44 Grafton Road	21/07/2014	2015/16
13/14681/FUL	1	0	Woodlawn Cottage Kingston Vale	25/06/2014	2015/16
13/14772/PNO	6	6	Kings Avenue House, Kings Avenue	30/12/2013	2015/16
13/14797/FUL	1	0	Development At 43 Derwent Avenue	24/10/2014	2015/16
13/16056/FUL	4	-11	The Laurels, 7 Oakhill Road	03/07/2014	2015/16
13/16361/PNO	22	22	1-3 Jupiter Court, Tolworth Rise South	09/08/2013	2015/16
13/16414/PNO	11	11	32-33 Victoria Road	20/10/2014	2015/16
13/16521/FUL	1	-1	17 Corkran Road	01/06/2014	2015/16
13/16572/FUL	1	1	Land Adjacent To St Matthews Vicarage, 20 Kingsdowne Road	05/11/2014	2015/16
14/10040/FUL	2	1	28 Woodgate Avenue	03/11/2014	2015/16
14/10088/FUL	1	1	42 Thrigby Road	09/10/2014	2015/16
14/10260/FUL	1	1	Scout Hall, 62 Hartfield Road	15/09/2014	2015/16
14/12442/HOU	1	-1	9 & 9a Chesfield Road	19/01/2015	2015/16
14/12664/PNO	7	7	Chichester House, 145a London Road	27/01/2015	2015/16
14/12686/FUL	1	-1	35 Staunton Road	10/03/2015	2015/16
14/12936/LDP	1	-1	33 Fleetwood Road	30/10/2014	2015/16
14/14493/FUL	1	1	47 Beverley Way	06/01/2015	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
14/14531/PNO	2	2	188-190 Kingston Road	17/10/2014	2015/16
14/14537/FUL	1	0	16 Brook Gardens	17/10/2014	2015/16
14/15134/FUL	1	0	Wild Croft Coombe Park	23/12/2014	2015/16
14/16376/PNO	1	1	Unit 4, Sage Yard, Ewell Road	27/08/2014	2015/16
14/16437/PNO	56	56	Sundial Court Barnsbury Lane	10/09/2014	2015/16
14/16446/PNO	2	2	300-302 Ewell Road	09/12/2014	2015/16
14/16502/PNO	5	5	Units A,B,C & D, Guildford House, 40 Alpha Road	22/09/2014	2015/16
14/16810/FUL	8	8	174 Ewell Road	12/01/2015	2015/16
07/12889/FUL	9	8	16-18 Richmond Road	13/04/2012	2016/17
07/15101/FUL	1	1	Land Adjacent To 18 Sandal Road	13/01/2011	2016/17
08/10018/FUL	2	1	129 Fullers Way South	24/03/2011	2016/17
08/16579/FUL	1	1	Rear Of 27-29 St James Road	10/01/2013	2016/17
09/14538/FUL	6	6	58-60 Kingston Road	01/11/2012	2016/17
10/14887/FUL	1	0	Orchard House, Coombe Park	05/02/2014	2016/17
10/16400/EXT	23	23	Former Car Compound At 2a, And Land Adjacent 2, Ellerton Road	07/11/2013	2016/17
11/10021/FUL	2	1	8 Ashcroft Road	15/05/2014	2016/17
11/12492/FUL	0	-10	180 -190 London Road And 8-11 Station Road	26/08/2014	2016/17
11/14213/FUL	1	1	138 Manor Drive North	13/05/2013	2016/17
11/14479/FUL	1	1	Plot 5, Telegraph Cottage, Warren Road	05/01/2015	2016/17
11/16609/FUL	2	2	37 Victoria Road	01/06/2014	2016/17
12/12453/FUL	1	1	Hawks House, School Passage	01/05/2013	2016/17
12/14363/FUL	4	4	350-354 Malden Road	18/04/2013	2016/17
12/14609/FUL	1	0	Silver Birch, Coombe Park	20/08/2014	2016/17
12/16138/FUL	1	1	R/O 80 Southwood Drive	10/03/2015	2016/17
12/16166/FUL	16	16	Garages, South Terrace	28/04/2014	2016/17
13/10185/FUL	5	5	392 Leatherhead Road	01/10/2014	2016/17
13/12232/FUL	1	0	41 Staunton Road	11/03/2015	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Start Date	Completion Date (estimated)
13/12333/FUL	20	-15	1-35 Waters Square	04/07/2014	2016/17
13/12552/FUL	5	5	124-126 London Road	13/09/2013	2016/17
13/13109/PNO	12	12	39-49 Cowleaze Road	02/10/2014	2016/17
13/14218/FUL	1	1	Brackendale, 15 Gloucester Road	14/01/2014	2016/17
13/14603/FUL	1	0	Casa Mia, Coombe Park	03/10/2014	2016/17
13/14849/FUL	1	0	Site Of Summer Leas, Coombe Park	05/12/2013	2016/17
14/10235/FUL	4	4	Former 318-320 Hook Road	11/12/2014	2016/17
14/14105/FUL	1	1	18 Voewood Close	16/03/2015	2016/17
14/14169/FUL	1	0	80 Coombe Lane West	01/02/2015	2016/17
14/14223/FUL	0	-1	Kingston Vale Service Station And 1a Robin Hood Way	12/01/2015	2016/17
14/14295/FUL	1	0	Asquith House, Coombe Hill Road	23/05/2014	2016/17
14/14558/FUL	1	0	1 High Coombe Place	01/04/2015	2016/17
14/14561/FUL	1	-4	2 Crescent Road	04/08/2014	2016/17
14/15298/FUL	2	1	Red Roofs, Coombe Hill Road	20/03/2015	2016/17
Total	745	642			

Table 11 - Conventional Housing Sites with Planning Permission

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
11/14520/FUL	3	-4	19 And 19a Westbury Road	31/08/2012	2015/16
12/12738/FUL	3	2	The Alexandra, Park Road	28/03/2013	2015/16
12/14612/FUL	2	2	9 Coombe Road	20/12/2012	2015/16
13/12275/FUL	1	1	63a-63b Park Road	24/03/2014	2015/16
13/12784/FUL	1	1	65 Surbiton Road	21/07/2014	2015/16
13/12802/PNO	5	5	39-41 Surbiton Road	17/12/2013	2015/16
13/12814/PNO	1	1	5 Gibbon Mews	16/12/2013	2015/16
13/12832/PNO	24	24	Hickman & Bishop Kingstons House, 15 Coombe Road	09/12/2013	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/12833/PNO	1	1	11 Station Road	02/12/2013	2015/16
13/12926/PNO	15	15	Jani King, 150 London Road	23/12/2013	2015/16
13/14485/PNO	4	4	Oriel House, 52 Coombe Road	05/08/2013	2015/16
13/14743/PNO	6	6	Apsley House, Apsley Road	07/10/2013	2015/16
13/14869/FUL	2	1	55 Blakes Avenue	31/03/2014	2015/16
13/14921/PNO	4	4	63-67 Kingston Road	09/12/2013	2015/16
13/15060/PNO	4	4	15 Lime Grove	06/01/2014	2015/16
13/15167/PNO	7	7	Mitchell House, 2 Montem Road	23/01/2014	2015/16
13/16471/FUL	2	2	70 Claremont Road	28/08/2013	2015/16
13/16684/FUL	5	5	55 The Avenue	19/08/2014	2015/16
13/16750/PNO	10	10	St Andrews House Victoria Road	23/12/2013	2015/16
14/10070/FUL	2	2	Former 68 Tolworth Broadway	08/01/2015	2015/16
14/10097/PNO	28	28	Northamber House, 23 Davis Road	13/05/2014	2015/16
14/10120/PNO	1	1	Unit 5, Accessory House Cox Lane	27/05/2014	2015/16
14/10254/PNO	1	1	174 Hook Road	01/10/2014	2015/16
14/12153/PNO	5	5	8 Eden Street	24/04/2014	2015/16
14/12201/FUL	2	1	30 Norbiton Avenue	26/06/2014	2015/16
14/12229/PNO	7	7	116 London Road	07/05/2014	2015/16
14/12230/PNO	7	7	120 London Road	07/05/2014	2015/16
14/12231/PNO	7	7	118 London Road	07/05/2014	2015/16
14/12279/FUL	2	1	13 Cambridge Road	29/08/2014	2015/16
14/12330/PNO	6	6	Sutherland House, 3-4 Bridge End Close	29/05/2014	2015/16
14/12357/FUL	8	8	Former Jani King, 150 London Road	02/10/2014	2015/16
14/12556/PNO	3	3	13 Borough Road	31/07/2014	2015/16
14/12560/PNO	2	2	8-10 High Street	28/07/2014	2015/16
14/12576/PNO	6	6	7-9 Burnham Street	28/07/2014	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
14/12669/PNO	10	10	125 Richmond Road	22/08/2014	2015/16
14/12725/FUL	2	1	42 Fairfield South	01/09/2014	2015/16
14/12771/PNO	4	4	34 Market Place	18/09/2014	2015/16
14/12871/PNO	32	32	45-51 High Street And 30 South Lane	06/10/2014	2015/16
14/12889/PNO	1	1	5 Bridle Close	16/10/2014	2015/16
14/12909/PNO	10	10	7 Penrhyn Road	21/10/2014	2015/16
14/12983/FUL	1	1	2 Kingston Hill	03/02/2015	2015/16
14/13006/PNO	4	4	2-2a Clarence Street	12/11/2014	2015/16
14/13042/PNO	4	4	Victoria Hall, Victoria Road	03/12/2014	2015/16
14/13277/PNO	18	18	Surrey House, 34 Eden Street Brook Street	10/02/2015	2015/16
14/13290/PNRR	2	2	143 Richmond Road	16/02/2015	2015/16
14/14013/PNO	4	4	52-54 Oriel House	05/03/2014	2015/16
14/14380/FUL	1	1	1a Somerset Close	18/06/2014	2015/16
14/14387/PNO	1	1	Clapro Ltd, 2a Sussex Road	25/06/2014	2015/16
14/14453/PNO	14	14	23-37 Blagdon Road	10/07/2014	2015/16
14/14507/PNO	2	2	180-186 Kingston Road	23/07/2014	2015/16
14/14795/FUL	3	2	74 Malden Hill	09/12/2014	2015/16
14/14888/PNO	3	3	2 High Street	13/10/2014	2015/16
14/14916/FUL	6	4	2 High Street	19/12/2014	2015/16
14/15062/PNO	2	2	98 Burlington Road	10/12/2014	2015/16
14/15161/PNO	23	23	46-50 Coombe Road	07/01/2015	2015/16
14/16039/PNO	1	1	13 Victoria Road	21/03/2014	2015/16
14/16198/FUL	3	2	3 Burney Avenue	17/06/2014	2015/16
14/16478/PNO	12	12	145-155 Ewell Road	15/09/2014	2015/16
14/16878/PNO	78	78	North Wing, Tolworth Tower, Tolworth Broadway	14/01/2015	2015/16
14/16881/PNO	4	4	Queensborough House, 2 Claremont Road	05/03/2015	2015/16
14/16936/PNO	2	2	5 St Marys Road	04/02/2015	2015/16
15/12009/PNO	16	16	31-39 Kingston Hill	09/03/2015	2015/16

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
15/12070/PNO	4	4	2-6 High Street	25/03/2015	2015/16
15/14039/PNO	6	6	8-12 Coombe Road	10/03/2015	2015/16
11/14908/EXT	3	3	62-64 High Street	30/07/2013	2016/17
11/14936/OUT	6	5	Christchurch And Vicarage, 93 Coombe Wood	02/12/2013	2016/17
11/16541/EXT	3	2	70 Brighton Road	01/08/2013	2016/17
11/16648/FUL	3	3	Land Adj To Surbiton Court, St Andrews Square	28/03/2013	2016/17
12/10228/FUL	6	6	Land At 235-237 Moor Lane	31/01/2013	2016/17
12/12300/FUL	2	1	44 London Road	06/03/2014	2016/17
12/12589/FUL	9	9	28-30 Castle Street	06/02/2013	2016/17
12/12732/FUL	2	1	90-92 Willoughby Road	19/07/2013	2016/17
12/14483/FUL	1	0	47 Matlock Way	14/12/2012	2016/17
12/14649/FUL	1	0	Copse End, 152 Coombe Lane West	29/10/2012	2016/17
12/14834/FUL	2	2	21 Westbury Road	19/07/2013	2016/17
12/16073/FUL	1	1	123 Warren Drive South	07/03/2013	2016/17
12/16273/FUL	28	28	Alpha Wharf, Howard Road	23/11/2012	2016/17
12/16379/FUL	1	1	84 Ewell Road	28/02/2013	2016/17
12/16612/OUT	3	3	21a Victoria Road	28/03/2013	2016/17
12/16642/FUL	4	4	R/O 16 Avenue Elmers	01/11/2013	2016/17
13/10213/FUL	1	0	Glanmire Farm, Rushett Lane	28/10/2013	2016/17
13/10383/FUL	1	0	19 Church Lane	29/04/2014	2016/17
13/12007/FUL	2	1	152 Richmond Road	04/04/2013	2016/17
13/12370/FUL	4	3	35 Richmond Road	08/10/2013	2016/17
13/12623/FUL	3	2	17 Cambridge Road	12/02/2015	2016/17
13/12763/FUL	6	6	Willow Court, Cambridge Road	15/05/2014	2016/17
13/12766/FUL	2	2	The Kelly Arms, 2 Glenthorne Road	26/06/2014	2016/17
13/12933/FUL	2	2	Rear Of 14-16 Springfield Road	10/02/2015	2016/17
13/13053/FUL	1	-1	217 Park Road	22/07/2014	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/14034/FUL	1	0	43 Burghley Avenue	11/06/2013	2016/17
13/14044/EXT	2	1	Birchglades, Coombe Hill	27/03/2013	2016/17
13/14064/FUL	1	0	Warren Oaks, Warren Road	25/03/2013	2016/17
13/14146/FUL	1	1	Rear Of 79-93 Woodfield Gardens	23/07/2014	2016/17
13/14521/FUL	2	2	Land Rear Of 5 Coombe Lane West	22/08/2013	2016/17
13/14647/FUL	1	1	Plot 'Domus I' Rear Of Camelot, Renfrew Road	21/07/2014	2016/17
13/14676/FUL	1	0	Juniper Cottage, Kingston Hill	17/09/2013	2016/17
13/14811/FUL	2	1	Kincross, 13 Coombe Lane West	08/04/2014	2016/17
13/14959/OUT	7	7	Land At 49 Montem Road	28/05/2014	2016/17
13/15030/FUL	2	1	Three Gables, Coombe Wood Road	28/02/2014	2016/17
13/16031/FUL	1	1	Chancery Court, 4-2 Tolworth Close	30/05/2013	2016/17
13/16211/FUL	1	1	Chancery Court, 4-20 Tolworth Close	04/09/2014	2016/17
13/16442/FUL	2	2	Land To The Rear Of 29-39, King Charles Road	19/03/2014	2016/17
13/16565/FUL	1	1	33 Tolworth Broadway	16/09/2014	2016/17
13/16611/FUL	1	1	120 Ewell Road	12/09/2014	2016/17
13/16724/FUL	4	3	Bramshott Lodge, South Bank	03/06/2014	2016/17
13/16840/FUL	1	1	Former Garages, Kings Keep	20/08/2014	2016/17
13/16900/FUL	2	2	65 The Avenue	12/01/2015	2016/17
14/10278/FUL	2	1	81 Fullers Way South	09/01/2015	2016/17
14/12213/FUL	1	1	Ross Villa 10 Fairfield West	07/01/2015	2016/17
14/12651/FUL	2	1	The Bungalow, 87 Alfred Road	30/12/2014	2016/17
14/12870/FUL	1	1	28 Gibbon Road	02/03/2015	2016/17
14/13004/FUL	4	4	42 Mill Place	25/03/2015	2016/17
14/14126/FUL	2	1	Former Greywood, Coombe Hill Road	16/05/2014	2016/17

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
14/14215/FUL	1	0	1 The Drive	06/05/2014	2016/17
14/14244/FUL	3	0	11-15 Greenwood Park	27/05/2014	2016/17
14/14390/FUL	1	1	Land At 154 Coombe Lane West	03/07/2014	2016/17
14/14419/FUL	1	0	Hurston House, Stoke Road	17/07/2014	2016/17
14/14591/FUL	1	0	25 Burghley Avenue	11/11/2014	2016/17
14/14643/FUL	1	0	Coombe Pines, Warren Cutting	15/08/2014	2016/17
14/14739/FUL	8	8	Orchard Court, The Avenue	28/01/2015	2016/17
14/14818/FUL	2	1	100 Dukes Avenue	09/12/2014	2016/17
14/14855/FUL	3	2	Coombe Green, Coombe Hill Road	20/01/2015	2016/17
14/14882/FUL	4	0	2 Sycamore Grove	09/12/2014	2016/17
14/14911/FUL	1	0	18 Brook Gardens	14/01/2015	2016/17
14/14980/FUL	2	1	Birch Dell, 30 Henley Drive	09/12/2014	2016/17
14/15003/FUL	1	0	Cotswood, Kingston Hill	08/12/2014	2016/17
14/15012/PNRR	1	1	155 Kingston Road	03/12/2014	2016/17
14/15015/FUL	1	0	3 Brook Gardens	01/12/2014	2016/17
14/15100/FUL	1	1	Scout Hut, 6 Gloster Road	07/01/2015	2016/17
14/15109/LDP	2	2	186 Kingston Road	18/12/2014	2016/17
14/15156/FUL	1	1	91 (Christ Church Parish Office) Coombe Road	29/12/2014	2016/17
14/15167/FUL	1	1	1 The Triangle	21/01/2015	2016/17
14/15200/FUL	1	0	Quinta, Warren Park	16/01/2015	2016/17
14/15213/FUL	1	0	21 Coombe Ridings	09/01/2015	2016/17
14/15223/FUL	1	0	Bel Horizon, 8 The Drive	21/01/2015	2016/17
14/16445/FUL	1	0	3 Avenue South	11/08/2014	2016/17
14/16624/FUL	1	0	35 Woodlands Road	13/10/2014	2016/17
15/10020/FUL	1	1	401 Hook Road	31/03/2015	2016/17
15/14030/FUL	1	1	100a Elm Road	06/03/2015	2016/17
15/14080/FUL	1	1	59 Howard Road	26/03/2015	2016/17
13/10124/FUL	13	13	Service Station, Bridge Road	02/09/2013	2017/18

Borough Reference	Proposed Units	Net Gain	Address	Permission Date	Completion Date (estimated)
13/10351/FUL	10	10	36-42 Leatherhead Road	17/02/2015	2017/18
13/12032/FUL	30	30	Eden House, 62-68 Eden Street	03/09/2014	2017/18
13/12754/FUL	0	-2	2-4 Old London Road	04/08/2014	2017/18
13/13017/FUL	14	14	22-30 (Gala Bingo Hall) Richmond Road	31/03/2015	2017/18
14/12144/FUL	31	31	HM Remand Centre, Latchmere Lane	19/03/2015	2017/18
14/12215/FUL	315	315	Gas Holder Site, Kingsgate Road	26/11/2014	2018/19
13/12264/FUL	97	97	Development At Thames Side Wharf, Vicarage Road	17/11/2014	2019/20
Total	1,156	1,093			

Table 12 - Other Conventional Housing Sites Pipeline (10+ Units)

Borough Reference	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
19	13	13	43 Richmond Road	LDF Delivery Plan site - Pre-application discussions underway	2017/18
HTO2	20	20	Shell Garage, 71-73 Coombe Road, New Malden	Pre-application discussions underway	2017/18
HTO14	93	93	New Malden House, Blagdon Road	Planning application submitted (15/14657/FUL)	2017/18
HTO15	78	78	Hotel Antoinette, Beaufort Road	Planning application submitted (15/12107/FUL)	2017/18
10/11	78	78	61-71 Richmond Road	LDF Allocation - Pre-application discussions underway	2018/19
15	160	160	Cocks Crescent (excluding Brycbox House)	Council-owned site	2018/19
17	308	308	Tolworth Tower	LDF Delivery Plan site - Planning application submitted (15/16356/FUL)	2018/19
HTO1	110	110	5-29 Coombe Road, New Malden	Pre-application discussions underway	2018/19

Borough Reference	Proposed Units	Net Gain	Address	Status	Completion Date (estimated)
HTO4	50	50	Oakhill Health Centre, Oakhill Road	Planning application submitted (15/16883/FUL)	2018/19
HTO7	49	49	Unigate Milk Depot, Lower Marsh Lane/ Villiers Avenue	Planning application submitted (15/16840/FUL)	2018/19
HTO13	20	20	St Georges Court, New Malden	Pre-application discussions underway	2018/19
HTO16	32	32	Petrol Filling Station, Brighton Road	Planning application submitted (15/16069/FUL)	2018/19
03	319	319	Eden Quarter East of Eden Street And Ashdown Road	LDF Allocation - Planning application submitted (14/13247/FUL)	2019/20
22	106	106	Tolworth Girls School Playing Fields	LDF Delivery Plan site - Planning application submitted (14/10306/OUT)	2019/20
HTO3	50	50	Piper Hall/Tadlow, Piper Road	Council-owned site	2019/20
HTO5	15	15	Charles Sumner House, Hobill Walk	Council-owned site	2019/20
HTO17	192	192	Newent House, Browns Road	Pre-application discussions underway	2019/20
HTO18	145	145	156-161 London Road	Pre-application discussions underway	2019/20
Total	1,838	1,838			

Non-self Contained Housing Supply

Table 13 - Non-self Contained Housing Sites Under Construction

Borough Reference	Proposed Bedrooms	Net Gain	Address	Start Date	Completion Date (estimated)
12/16467/FUL	0	-17	7 Southborough Road	01/07/2014	2015/16
13/14480/FUL	0	-21	Yew Tree House, Church Road	08/05/2014	2015/16
14/16810/FUL	0	-16	174 Ewell Road	12/01/2015	2015/16
11/12492/FUL	138	138	Kingston Plaza (180 -190 London Road/ 8-11 Station Road)	26/08/2014	2016/17

Borough Reference	Proposed Bedrooms	Net Gain	Address	Start Date	Completion Date (estimated)
14/14223/FUL	59	59	Kingston Vale Service Station and 1a, Robin Hood Way	12/01/2015	2016/17
Total	197	143			

Table 14 - Non-self Contained Housing Sites with Planning Permission

Borough Reference	Proposed Bedrooms	Net Gain	Address	Permission Date	Completion Date (estimated)
13/16684/FUL	0	-12	55 The Avenue	19/08/2014	2015/16
11/16259/FUL	13	13	Hamilton Nursing Home, 24 Langley Avenue	09/09/2011	2016/17
12/14273/FUL	10	10	3 Bodley Road	08/03/2013	2016/17
13/12690/OUT	210	210	Kingsgate Business Centre	03/11/2014	2016/17
13/12754/FUL	60	60	2-4 Old London Road	04/08/2014	2017/18
13/12967/FUL	11	11	Former 36-38, Beaufort Road	26/01/2015	2017/18
14/13010/FUL	300	300	64-80 Cambridge Road	09/02/2015	2017/18
14/14459/FUL	310	310	171-173 Kingston Road	17/02/2015	2017/18
15/12344/FUL	89	89	73-77 Penrhyn Road	11/09/2015	2017/18
Total	1,003	991			

Table 15 - Other Non-self Contained Housing Sites Pipeline (10+ Units)

Borough Reference	Proposed Bedrooms	Net Gain	Address	Status	Completion Date (estimated)
11	100	100	Kingsgate Car Park and Richmond Road	LDF Allocation (Part of P19)	2018/19
13	300	300	Hogsmill Valley	LDF Delivery Plan site	2019/20
Total	400	400			

Appendix B: Proposals Sites Update

The table below shows updated planning information for Proposals Sites listed in the Kingston Town Centre Area Action Plan (K+20).

Table 16 - Kingston Town Centre Area Action Plan (K+20) Proposals Sites

Site Number	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.

Site Number	Site Name	Planning Update
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 C: Glossary

Term	Definition
ABC1	Reference to demographic classification: <ul style="list-style-type: none"> ● A= Upper middle class (employed in higher managerial, administrative or professional roles); ● B= Middle class (employed in intermediate managerial, administrative or professional roles); and ● 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).
Authority Monitoring Report (AMR)	Document that assesses the implementation of the Local Development Scheme and the extent to which policies in the DPDs are being successfully implemented. Previously called the Annual Monitoring Report.
Area Action Plan (AAP)	Document used to provide a planning framework for areas of change and areas of conservation. AAPs have the status of a DPD.
B1 - Business use class	Split into the following categories: <ul style="list-style-type: none"> ● B1(a) - Offices other than in a use within class A2 (Financial and Professional Services); ● B1(b) - Research and Development - Laboratories, studios; and ● B1(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.

Term	Definition
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	Split into the following categories: <ul style="list-style-type: none"> • C3(a) - Those living together as a single household as defined by the Housing Act 2004 (basically a family); • C3(b) - Those living together as a single household and receiving care (care in the community); and • C3(c) - Those living together as a single household who do not fall within the C4 definition of a house in multiple occupation.
C4 - Houses in Multiple Occupation (HMO)	Houses in multiple occupation (3-6 occupants) applies to dwellinghouses occupied by between three and six unrelated individuals who share basic amenities (such as student lets).
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	The Kingston Plan (2008) was prepared as a requirement of the Local Government Act 2000 and it sets out vision for the Borough 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.
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.
Department for Communities and Local Government (DCLG)	Government department that sets national planning policy on planning.
Development Plan	In the Borough, this consists of the London Plan, and DPDs within the Local Plan.
Development Plan Documents (DPDs)	Spatial planning documents - also called Local Development Documents - that are subject to independent examination, and together with the London Plan, form the Development Plan for the local authority area. DPDs can include Core Strategy, Site-specific Allocations of Land, and Area Action Plans (where needed). Other DPDs, including generic development control policies, can be produced. They will all be shown geographically on an adopted proposal map. Individual DPDs, or parts of a

Term	Definition
	DPD, can be reviewed independently from other DPDs. Each Local Planning Authority must set out the programme for preparing its DPDs in the Local Development Scheme.
Examination in Public (EiP)	All DPDs are subject to independent examination by the Planning Inspectorate. The EiP will test the 'soundness' of the document.
Greater London Authority (GLA)	A unique form of strategic citywide government for London. It is made up of a directly elected Mayor - the Mayor of London - and a separately elected Assembly - the London Assembly. The Mayor leads the preparation of statutory strategies on transport, spatial development, economic development and the environment.
Listed Building (LB)	A building included in the list of buildings of special architectural or historic interest compiled by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required before whole or partial demolition or any alteration which affects the character of the building is undertaken.
Localism	<p>Encompassing ideas about de-centralisation and the "Big Society", the Government's definition of localism is as follows:</p> <ul style="list-style-type: none"> • Empowering local communities: giving local councils and neighbourhoods more power to take decisions and shape their area • Opening up public services: enabling charities and social enterprises, private companies and employee owned cooperatives to compete to offer people high quality services • Promoting social action: encouraging and enabling people from all walks of life to play a more active part in society, and promoting more volunteering and philanthropy
Local Development Scheme (LDS)	Document which sets out the programme for preparing DPDs in the Borough.
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 - previously referred to as the Local Development Framework - and prepared by the Local Planning Authority, in consultation with the community. In law, this is described as the statutory 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 DPDs, 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 Plan and has the status of a DPD under the Act. The Borough's Local Plan is required to generally conform to the London Plan.
National Planning Policy Framework (NPPF)	The 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 Plans 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 Practice Guidance (PPG)	Web-based guidance that sets out Government planning policy.
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

Term	Definition
	DPDs, together with any saved policies. To be revised as each new DPD is adopted, it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted DPDs in the form of a submission Proposals Map.
PS2	A planning form which is submitted to the DCLG by Local Planning Authorities which includes data of planning applications determined by the Local Planning 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 Home Buy.
SINC	Site of Importance for Nature Conservation
Site Specific Allocations	Allocations of sites for specific or mixed uses or development to be contained in DPDs. 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.
Statement of Community Involvement (SCI)	Sets out the standards which the Council will achieve with regard to involving the community in the preparation of DPDs, SPDs, other planning-related 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 DPDs. They do not form part of the Development Plan and are not subject to independent examination, but are material considerations in the determination of applications for planning permission.
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).
Waste Plan	A DPD to define planning policies and site allocations for waste processing and management.

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

If you would like to discuss any aspect of this document, or Planning Policy generally, please ring the Strategic Planning Team on 020 8547 5002, or email us at: DPR@kingston.gov.uk

