



THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

The Royal Borough of Kingston upon Thames

Five-year Housing Land Supply Statement:
Position as at 1st April 2022

Prepared by the Spatial Planning Team

August 2023

Introduction

1. This Statement sets out the five-year housing land supply position for the Royal Borough of Kingston upon Thames (the borough) as at 1st April 2022. It covers the monitoring years from 2022/23 to 2026/27. Monitoring years runs between 1st April and 31st March of the following calendar year.

National Planning Policy Requirements

2. Paragraph 74 of the [National Planning Policy Framework 2021](#) (NPPF) requires all local planning authorities to identify and update annually a supply of specific deliverable housing sites sufficient to provide a minimum of five years' worth of housing against the requirement set out in adopted strategic policies. Where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites, relevant decisions should apply the presumption in favour of sustainable development. This means that for planning applications involving the provision of housing, it should be granted permission unless:
 - the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse effect of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
3. Paragraph 74 of the NPPF also requires that the supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

Housing Target

4. Policy H1 of the adopted [London Plan 2021](#) sets out the 10-year housing targets that each London Borough should plan for in their area. The borough has a target to deliver 9,640 additional net homes between 2019/20 and 2028/29. This is equivalent to a housing requirement of **964 homes per year**.

Recent Housing Completions

5. In line with the plan period covered by Policy H1 of the London Plan, the base date for calculating the borough's five-year housing land supply requirement is 1st April 2019. Between 2019/20 and 2021/22, 1,459 net additional homes were completed in the borough. The total number of homes required for this period is 2,430, therefore there is an accumulated **shortfall of 971 homes**.
6. In line with relevant guidance, the accumulated shortfall has been added to the housing requirement for the next five-year period (following the 'Sedgefield' approach).

Table 1: The borough's homes required and completed from 2019/20 to 2021/22

Monitoring period	Homes required	Homes completed
2019/20 ¹	824	624
2020/21 ²	642	479
2021/22	964	356
Total	2,430	1,459

Application of Additional Buffer

7. In identifying the supply of specific deliverable housing sites, paragraph 74 of the NPPF requires an additional buffer of at least 5% to ensure choice and competition in the land market; or an additional buffer of 20% where there has been significant under-delivery of housing over the previous three years to improve the prospect of achieving the planned supply.
8. The borough has only delivered 60% of the homes required over the previous three years (below the 85% threshold required in footnote 41 of the NPPF). Therefore, an additional **20% buffer** is required when identifying the supply of deliverable housing land for the borough.

¹ In accordance with the [Housing Delivery Test: 2020 measurement](#), for 2019/20, an 11-month period was used for the homes required.

² In accordance with the [Housing Delivery Test: 2021 measurement](#), for 2020/21, an eight-month period was used for the homes required.

Five-year Housing Requirement

9. Based on the information above, the borough's five-year housing land supply requirement as at 1st April 2022 (including the accumulated housing shortfall and an additional 20% buffer) is 6,949 homes.

Table 2: Calculation of the five-year housing requirement from 2022/23 to 2026/27

A	Homes required from 2022/23 to 2026/27	$5 \times 964 = 4,820$
B	Accumulated housing shortfall from 2019/20 to 2021/22 (see Table 1)	971
C	Five-year housing requirement from 2022/23 to 2026/27 (with accumulated shortfall added and no buffer)	$4,820 + 971 = 5,791$
D	20% buffer	$0.2 \times 5,791 = 1,158$
E	Housing requirement from 2022/23 to 2026/27 (with 20% buffer added)	$5,791 + 1,158 = 6,949$

10. The Glossary of the NPPF indicates that for housing sites to be considered deliverable, housing sites should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that the site will deliver housing within five years. In practice, this means:
- sites that do not involve major developments and have planning permission, and all sites with detailed planning permission should be considered deliverable until the permission expires (unless there is clear evidence that homes will not be delivered within five years);
 - where a site only has outline planning permission for major development, has a grant of permission in principle or is allocated in a development plan, it should only be considered deliverable where there is clear evidence that housing completions will begin on-site within five years.

Deliverable Housing Land Supply

11. For this Statement, the borough can demonstrate a deliverable housing land supply of **3,073 net additional homes** between 1st April 2022 and 31st March 2027. The breakdown of the deliverable housing supply is set out in Table 4 below. The detailed breakdown of the borough's deliverable housing land supply sites is set out in Appendix A.

Table 3: Summary of the borough’s deliverable housing land supply from 2022/23 to 2026/27

Component	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Small sites	75	282	383	0	0	740
Small sites windfall allowance	0	0	0	225	225	450
Large sites	45	699	326	128	360	1,558
Non-self-contained sites	75	22	37	0	190	325
Total	195	1,003	746	353	775	3,073

12. In line with the NPPF, development sites with full planning permission are generally considered deliverable.
13. Large sites are sites with a size of 0.25 hectares or above. Small sites are sites with a size below 0.25 hectares.
14. For major developments (including sites with planning permission for at least 10 new homes), the council has sought direct input from the landowners, their agents and developers with control of these sites to ensure the assumptions on phasing and delivery rates in the housing trajectory reflect their latest scheme.
15. Non-self-contained housing includes all housing that does not fall within Use Classes C3 or C4. For the purposes of calculating the equivalent number of non-self-contained homes being delivered, the [Housing Delivery Test measurement rule book](#) sets out that:
 - for student accommodation, it is the net additional bedrooms divided by the average number of students in student-only households in England (2.5); and
 - for all other communal accommodation it is the net additional bedrooms divided by the average number of adults in households in England (1.8).
16. Paragraph 4.1.8 of the London Plan explains that Boroughs will be supported in including windfall allowances in their five-year housing trajectories based on the target for small sites. Paragraph 4.2.3 of the London Plan also advises that the target for small sites (as set out in Table 4.2 of the London Plan) can be taken to amount to a reliable source of windfall sites that contributes to anticipated supply and provides compelling evidence required by the NPPF.
17. The London Plan sets a small sites target for the borough of 225 homes per year. For the purpose of calculating the housing land supply, all small sites with full planning

permission are expected to be completed within the first three years. For years 4 (2025/26) and 5 (2026/27), a windfall allowance of 225 homes per year is included to allow for new small sites that are expected to come forward in these years.

Five-year Housing Land Supply Position

18. Based on the information above, this Statement concludes that the borough has **2.21 years' worth of deliverable housing land supply**, as at 1st April 2022. This is equivalent to a shortfall of 3,876 homes against the five-year housing requirement.

Table 4: Calculation of the borough's five-year housing land supply from 2022/2023 to 2026/27

A	Five-year housing requirement from 2022/23 to 2026/27 (see Table 2)	6,949
B	Deliverable housing land supply from 2022/23 to 2026/27 (see Table 3)	3,075
C	Deliverable housing land supply as a proportion of the five-year housing requirement	$3,075 \div 6,949 = 0.442$
D	Years' worth of deliverable housing land supply	$0.442 \times 5 = 2.21$

Appendix A: Deliverable Housing Land Supply Sites

Table A1: Small sites with planning permission expected to be completed between 2022/23 and 2026/27

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
15/15243/FUL	14-19 Sussex Place, New Malden, KT3 3PU	6	12	6	Commenced	15/08/2016	2022/23
16/13202/FUL	Development Land At 53A-53B Kingston Hill, Kingston upon Thames, KT2 7PS	0	4	4	Commenced	23/01/2017	2022/23
17/12705/FUL	Flats 1A-1D, Angelsea Lodge, 28 Portsmouth Road, Kingston upon Thames, KT1 2ND	4	2	-2	Commenced	05/10/2017	2022/23
18/12192/FUL	26 Cromwell Road, Kingston upon Thames, KT2 6RE	1	7	6	Commenced	09/07/2018	2022/23
18/12205/FUL	59 Avenue Road, Kingston upon Thames, KT1 2RD	1	2	1	Commenced	06/02/2019	2022/23
19/01616/PNRR	Unit 1 Middle Ground Floor Alric House, Alric Avenue, New Malden, KT3 4JL	0	1	1	Commenced	28/08/2019	2022/23
19/01775/PNRR	230 Tolworth Rise South, Tolworth, KT5 9NB	0	2	2	Commenced	09/09/2019	2022/23
19/00702/FUL	36 Upper Park Road, Kingston upon Thames, KT2 5LD	1	1	0	Commenced	30/10/2019	2022/23
19/00314/FUL	Land Adjoining Sunnyfarm, Green Lane, Green Lane, Chessington, KT9 2DT	0	1	1	Commenced	22/11/2019	2022/23
19/02492/PNO	15 Lime Grove, New Malden, KT3 3TW	0	10	10	Commenced	25/11/2019	2022/23
19/02847/PAO2R	Clarendon House, Cowleaze Road, Kingston upon Thames, KT2 6BF	0	2	2	Commenced	17/01/2020	2022/23

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/00504/FUL	Land At 27-29 Lovelace Gardens, Surbiton, KT6 6RY	0	3	3	Commenced	24/01/2020	2022/23
19/03120/FUL	5 Savile Close, Savile Close, KT3 5QG	1	1	0	Commenced	06/02/2020	2022/23
19/03226/PAO2R	110 Ewell Road, Surbiton, KT6 6HA	0	2	2	Commenced	17/02/2020	2022/23
19/01900/FUL	60 Brighton Road, Surbiton, KT6 5PP	0	1	1	Commenced	21/02/2020	2022/23
19/03208/FUL	61 Gladstone Road, Tolworth, KT6 5DD	0	1	1	Commenced	21/02/2020	2022/23
20/00169/FUL	16 Branksome Way, New Malden, KT3 3AU	1	2	1	Commenced	01/04/2020	2022/23
19/01726/FUL	372 Malden Road, New Malden, KT4 7NL	1	3	2	Commenced	10/06/2020	2022/23
19/02773/FUL	73 Villiers Avenue, Villiers Avenue, KT5 8BE	0	2	2	Commenced	17/07/2020	2022/23
20/01711/PAR2R	Outbuilding To Rear Of 180 - 186 Kingston Road, New Malden, KT3 3RD	0	3	3	Commenced	14/09/2020	2022/23
20/02116/FUL	1 Crown Road, New Malden, KT3 3UW	1	3	2	Commenced	13/11/2020	2022/23
19/01051/FUL	53 Albany Road, New Malden, KT3 3NY	0	1	1	Commenced	18/12/2020	2022/23
20/01611/FUL	Surbiton Hill Garage, The Avenue, Surbiton, KT5 8JW	0	9	9	Commenced	08/01/2021	2022/23
20/01993/FUL	2 And 2A Bazalgette Gardens, New Malden, KT3 5HF	2	2	0	Commenced	09/02/2021	2022/23
20/00977/FUL	Former Builders Merchants, 64 - 68 Brighton Road, Surbiton, KT6 5PP	0	16	16	Commenced	23/04/2021	2022/23
20/03129/FUL	The Willows, Traps Lane, New Malden, KT3 4RU	1	1	0	Commenced	17/06/2021	2022/23
20/03084/FUL	1 Ripon Gardens, Chessington, KT9 2QX	0	1	1	Commenced	23/06/2021	2022/23

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
13/14146/FUL	Land Adjacent 190 Malden Road, Rear Of 79-93, Woodfield Gardens, KT3 6DS	0	1	1	Commenced	23/07/2014	2023/24
15/12906/FUL	52 Richmond Road, 52, Richmond Road, KT2 5EH	0	2	2	Commenced	11/03/2016	2023/24
15/12501/HOU	34 Gibbon Road, Kingston upon Thames, KT2 6AB	0	1	1	Commenced	04/05/2016	2023/24
16/14186/FUL	Junipers, Coombe Hill Road, Kingston upon Thames, KT2 7DU	0	1	1	Commenced	20/07/2016	2023/24
16/14613/FUL	10 Coombe Ridings, Kingston upon Thames, KT2 7JT	1	1	0	Commenced	17/08/2016	2023/24
15/12978/FUL	Former Kingstons House, 15 Coombe Road, Kingston upon Thames, KT2 7AB	0	19	19	Commenced	22/08/2016	2023/24
16/16873/HOU	81 Ditton Road, Surbiton, KT6 6RJ	2	1	-1	Commenced	03/03/2017	2023/24
17/14058/FUL	20 Warbank Lane, Kingston upon Thames, KT2 7ES	1	1	0	Commenced	16/03/2017	2023/24
16/16784/FUL	Rear Of 112 Ewell Road, Surbiton, KT6 6HA	0	3	3	Commenced	27/04/2017	2023/24
17/14450/FUL	Woodlands, Coombe Hill Road, Kingston upon Thames, KT2 7DU	1	1	0	Commenced	04/07/2017	2023/24
17/14566/FUL	53 Coombe Lane West, Kingston upon Thames, KT2 7EU	1	2	1	Commenced	28/07/2017	2023/24
17/10462/FUL	88 Leatherhead Road, Chessington, KT9 2HY	1	3	2	Commenced	23/01/2018	2023/24
17/16872/FUL	Development Land Rear Of 27 To 29 St James Road, Surbiton, KT6 4QL	0	4	4	Commenced	21/03/2018	2023/24
18/14294/FUL	103 Coombe Road, New Malden, KT3 4RE	1	2	1	Commenced	30/05/2018	2023/24

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
17/12997/FUL	14A Park Road, Kingston upon Thames, KT2 6BG	0	9	9	Commenced	28/06/2018	2023/24
17/12932/FUL	113 Bonner Hill Road, Kingston upon Thames, KT1 3HE	0	20	20	Commenced	30/07/2018	2023/24
18/14306/FUL	143 Thetford Road, New Malden, KT3 5DZ	1	2	1	Commenced	08/08/2018	2023/24
17/12960/FUL	Rear Of 10 Catherine Road, Surbiton, KT6 4HA	0	1	1	Commenced	18/09/2018	2023/24
18/16123/FUL	Corner Of South Place And Warwick Grove, Former NHS Trust Site, South Place, KT5 8RX	0	49	49	Commenced	28/09/2018	2023/24
18/12643/FUL	Land Reaf Of 25 Barnfield Gardens, Kingston upon Thames, KT2 5RH	0	1	1	Commenced	28/09/2018	2023/24
18/14351/FUL	3 Ullswater Close, Kingston Vale, SW15 3RF	1	2	1	Commenced	01/10/2018	2023/24
18/12676/FUL	2 Waters Road, 2, Waters Road, KT1 3LP	1	2	1	Commenced	05/11/2018	2023/24
18/14732/FUL	Waverley Coombe Park, Waverley, Coombe Park, KT2 7JB	1	1	0	Commenced	22/11/2018	2023/24
18/14633/FUL	Former Roselands Clinic, 163 Kingston Road, New Malden, KT3 3NN	0	37	37	Commenced	08/03/2019	2023/24
18/14913/FUL	Links Cottage, 26 Galsworthy Road, Kingston upon Thames, KT2 7BS	1	2	1	Commenced	18/03/2019	2023/24
19/00487/PNO	The Cottage 2 Robin Hood Way, London, SW20 0AB	0	1	1	Commenced	26/04/2019	2023/24
19/00208/FUL	1 The Avenue, Worcester Park, KT4 7EW	0	1	1	Commenced	03/06/2019	2023/24

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/01003/PNRR	10 Cambridge Road, Kingston upon Thames, KT1 3JY	0	1	1	Commenced	04/06/2019	2023/24
19/00323/FUL	9 Culsac Road, Tolworth, KT6 7ST	0	1	1	Commenced	25/06/2019	2023/24
18/14603/FUL	47 Malden Way, New Malden, KT3 6EA	0	2	2	Commenced	27/06/2019	2023/24
19/01191/FUL	43 Burghley Avenue, New Malden, KT3 4SW	1	1	0	Commenced	08/07/2019	2023/24
18/14815/FUL	Land To The Rear Of 13 Rosemont Road, New Malden, KT3 3ER	0	1	1	Commenced	07/08/2019	2023/24
18/10424/FUL	Land Adjacent To 6 Merling Close, Chessington, KT9 2GB	0	1	1	Commenced	16/09/2019	2023/24
19/01811/FUL	66 Kenley Road, Kingston Upon Thames, KT1 3RS	1	1	0	Commenced	08/10/2019	2023/24
19/00125/FUL	114 Lower Ham Road, Kingston upon Thames, KT2 5BD	1	1	0	Commenced	15/10/2019	2023/24
19/01308/FUL	1 Grand Parade, 380-382 Ewell Road, Surbiton, KT6 7BE	1	2	1	Commenced	15/10/2019	2023/24
19/01241/FUL	8 Springfield Road, Kingston upon Thames, KT1 2SA	0	1	1	Commenced	18/10/2019	2023/24
19/01533/FUL	1 Kestrel Close, Kingston upon Thames, KT2 5GU	0	1	1	Commenced	21/10/2019	2023/24
19/02105/FUL	440 Hook Road, Chessington, KT9 1NA	0	1	1	Commenced	22/10/2019	2023/24
19/01117/FUL	30 Claremont Road, Surbiton, KT6 4RF	1	3	2	Commenced	29/10/2019	2023/24
18/14880/FUL	121 Robin Hood Way, Kingston Vale, SW15 3QE	0	1	1	Commenced	31/10/2019	2023/24
18/14238/FUL	142 Malden Road, New Malden, KT3 6DS	1	8	7	Commenced	07/11/2019	2023/24

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/00811/FUL	32A Tolworth Rise South, Tolworth, KT5 9NN	1	2	1	Commenced	07/11/2019	2023/24
19/01356/FUL	Flats 3 - 4 Lonsdale Court, Lovelace Road, Surbiton, KT6 6PB	0	1	1	Commenced	27/11/2019	2023/24
19/01690/FUL	18 Eversley Road, Surbiton, KT5 8BQ	1	6	5	Commenced	09/12/2019	2023/24
19/02663/FUL	Windsong, Coombe Hill Road, Kingston Upon Thames, KT2 7DU	1	1	0	Commenced	23/12/2019	2023/24
19/00490/FUL	61 Dawson Road, Kingston upon Thames, KT1 3AU	0	1	1	Commenced	31/01/2020	2023/24
19/01750/FUL	38 Keswick Avenue, Kingston Vale, SW15 3QJ	0	1	1	Commenced	31/01/2020	2023/24
19/02167/FUL	Longcroft, 16 South Bank, Surbiton, KT6 6DB	1	7	6	Commenced	31/01/2020	2023/24
19/02560/FUL	McDonald House, 28 - 30 Cross Road, Kingston upon Thames, KT2 6HQ	0	1	1	Commenced	06/02/2020	2023/24
19/00883/FUL	First And Second Floors, 12 Fife Road, Kingston Upon Thames, KT1 1SZ	0	4	4	Commenced	10/02/2020	2023/24
19/03148/FUL	19A Coombe Lane, Kingston Upon Thames, KT2 7EW	1	1	0	Commenced	12/02/2020	2023/24
19/03124/FUL	42 Matlock Way, 42 Matlock Way, New Malden, KT3 3AY	1	1	0	Commenced	13/02/2020	2023/24
19/02893/FUL	12 Coombe Lane West, Kingston upon Thames, KT2 7BX	1	1	0	Commenced	24/02/2020	2023/24
19/00686/FUL	1 Caverleigh Cadogan Road, Caverleigh, Cadogan Road, KT6 4DH	0	1	1	Commenced	28/02/2020	2023/24
20/00282/PAO2R	5 Surbiton Hill Road, Surbiton, KT6 4TW	0	6	6	Approved	31/03/2020	2023/24

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
20/00755/FUL	Ground Floor, Coleman Court, 71 Coombe Road, New Malden, KT3 4QN	0	1	1	Commenced	27/05/2020	2023/24
20/01079/PAS2R	157A Kingston Road New Malden, KT3 3NS	0	1	1	Commenced	08/07/2020	2023/24
20/01057/FUL	22 Coombe Lane West, Kingston upon Thames, KT2 7BX	1	4	3	Commenced	03/08/2020	2023/24
20/00706/FUL	Turnpike Cottage, Kingston Hill, Kingston Upon Thames, KT2 7LN	1	1	0	Commenced	07/08/2020	2023/24
20/01103/FUL	49 Herne Road, Surbiton, KT6 5BX	0	2	2	Commenced	07/08/2020	2023/24
19/02940/FUL	1A And 1B Alric Avenue, New Malden, KT3 4JL	0	1	1	Commenced	19/08/2020	2023/24
19/01738/FUL	Land At 40 Windermere Road, Kingston Vale, SW15 3QP	0	1	1	Commenced	18/09/2020	2023/24
20/01089/FUL	Hampton, Coombe Ridings, Kingston Upon Thames, KT2 7JT	1	1	0	Commenced	26/11/2020	2023/24
20/01699/FUL	1 Sunray Avenue, Tolworth, KT5 9RA	0	2	2	Commenced	08/01/2021	2023/24
20/02216/CREG3	Land To Rear Of 204-210C Cambridge Road, Kingston Upon Thames, KT1 3LU	0	18	18	Commenced	15/03/2021	2023/24
20/02219/CREG3	1-11 York Way And 122-144 Garrison Lane, Chessington, KT9 2JU	0	19	19	Commenced	15/03/2021	2023/24
21/00279/FUL	29 The Causeway, Chessington, KT9 1DB	0	3	3	Commenced	26/03/2021	2023/24
21/00347/FUL	67 Victoria Road, Surbiton, KT6 4NR	0	4	4	Commenced	01/04/2021	2023/24
21/00207/FUL	389 Ewell Road, Surbiton, KT6 7DG	1	3	2	Commenced	14/04/2021	2023/24
21/00727/FUL	43 Fassett Road, Kingston upon Thames, KT1 2TE	0	2	2	Commenced	04/05/2021	2023/24

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
21/00887/FUL	30 Hawks Road, Kingston upon Thames, KT1 3EG	0	2	2	Commenced	21/06/2021	2023/24
21/01234/ARM	71 Villiers Avenue, Surbiton, KT5 8BE	1	8	7	Commenced	05/08/2021	2023/24
20/02427/FUL	61 Cambridge Grove Road, Kingston upon Thames, KT1 3HB	1	2	1	Commenced	16/09/2021	2023/24
20/02164/FUL	8 Wonford Close, Kingston upon Thames, KT2 7XA	1	1	0	Commenced	30/09/2021	2023/24
21/02522/FUL	72 Tolworth Broadway, Tolworth, KT6 7HR	0	1	1	Commenced	29/10/2021	2023/24
21/01891/FUL	355-369 Malden Road, Worcester Park, KT5 7NS	0	2	2	Commenced	10/12/2021	2023/24
21/01585/FUL	9 Oak Hill Grove, Surbiton, KT6 6DS	1	7	6	Commenced	20/01/2022	2023/24
15/13013/FUL	24 Cowleaze Road, Kingston upon Thames, KT2 6DZ	0	10	10	Commenced	29/11/2016	2024/25
18/16366/FUL	286-288 Ewell Road, Surbiton, KT6 7AQ	1	3	2	Commenced	10/08/2018	2024/25
19/00556/LDP	1 Claremont Road, Surbiton, KT6 4QS	0	2	2	Approved	29/04/2019	2024/25
18/10415/FUL	193 Red Lion Road, Surbiton, KT6 7RF	1	2	1	Commenced	30/04/2019	2024/25
19/00174/FUL	242A Tolworth Rise South, Tolworth, KT5 9NB	1	2	1	Approved	16/05/2019	2024/25
19/00659/FUL	28 Ewell Road, Surbiton, KT6 6HX	1	4	3	Approved	04/06/2019	2024/25
19/01582/LDP	37 Manor Drive North, New Malden, KT3 5NY	1	1	0	Approved	27/08/2019	2024/25
18/10432/FUL	Acre Hill Farm, Chalky Lane, Chessington KT9 2NF	0	1	1	Approved	29/08/2019	2024/25
19/00830/FUL	29 Sussex Place, New Malden, KT3 3PX	0	1	1	Approved	29/08/2019	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/01409/FUL	17 Greenwood Park, Kingston upon Thames, KT2 7EA	1	1	0	Commenced	26/09/2019	2024/25
19/02005/PNO	39 Surbiton Road, Kingston upon Thames, KT1 2HG	0	4	4	Approved	02/10/2019	2024/25
18/10177/FUL	Development Land East Of 8 Baden Powell Close, Surbiton, KT6 7SW	0	4	4	Approved	15/10/2019	2024/25
19/01159/FUL	17 South Lane, New Malden, KT3 5HU	0	2	2	Commenced	18/10/2019	2024/25
19/01776/FUL	9 Rydal Gardens, Kingston Vale, SW15 3QQ	0	1	1	Commenced	18/10/2019	2024/25
19/01706/FUL	1A Cambridge Avenue, New Malden, KT3 4JY	0	1	1	Approved	12/11/2019	2024/25
19/02145/FUL	124 Kingston Road, New Malden, KT3 3ND	0	3	3	Approved	12/11/2019	2024/25
19/00771/FUL	9 Willoughby Road, Kingston upon Thames, KT2 6LN	0	2	2	Approved	28/11/2019	2024/25
19/02469/FUL	2 Grand Parade, Ewell Road, Surbiton, KT6 7BE	0	1	1	Approved	29/11/2019	2024/25
19/01315/FUL	18 Brook Gardens, Kingston upon Thames, KT2 7ET	1	1	0	Commenced	06/12/2019	2024/25
19/02580/FUL	Coombeside, Warren Park, Kingston Upon Thames, KT2 7HX	0	1	1	Approved	10/12/2019	2024/25
19/02995/PAR2R	142 Richmond Road, Kingston upon Thames, KT2 5EZ	0	1	1	Approved	22/01/2020	2024/25
19/02697/FUL	18 Beaufort Road, Kingston upon Thames, KT1 2TQ	2	5	3	Commenced	24/01/2020	2024/25
19/00046/FUL	12A Queens Road, Kingston upon Thames, KT2 7SN	1	1	0	Approved	13/02/2020	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/02048/FUL	Land At 322 Hook Rise North, Tolworth, KT18 7ET	0	9	9	Commenced	13/02/2020	2024/25
19/02757/OUT	9 Woodview, Chessington, KT9 2NU	0	1	1	Approved	19/02/2020	2024/25
19/03121/FUL	46 Hampden Road, Kingston Upon Thames, KT1 3HQ	0	9	9	Commenced	24/02/2020	2024/25
19/01728/FUL	19 Cleveland Road, New Malden, KT3 3QQ	1	3	2	Commenced	28/02/2020	2024/25
18/12584/FUL	22 Avenue Road, 22, Avenue Road, KT1 2RB	0	4	4	Approved	18/03/2020	2024/25
20/00349/PIP	Leatherhead Road, KT9 2HU	0	3	3	Approved	18/03/2020	2024/25
19/01238/FUL	Windfall, Coombe Wood Road, Kingston Upon Thames, KT2 7JY	1	1	0	Approved	09/04/2020	2024/25
20/00465/FUL	48 Tolworth Broadway, Tolworth, KT6 7HR	0	2	2	Approved	21/04/2020	2024/25
20/00590/FUL	1 Berkeley Close, Kingston upon Thames, KT2 5AB	1	1	0	Approved	07/05/2020	2024/25
19/02594/FUL	Garage Site To The Rear Of Marlow House, Cranes Park, Surbiton, KT5 8AG	0	1	1	Approved	18/05/2020	2024/25
19/01838/FUL	Lincoln House, 10 Park Road, Kingston Upon Thames, KT2 6BL	0	1	1	Approved	05/06/2020	2024/25
19/02242/FUL	1 Claremont Road, Claremont Road, KT6 4QS	0	3	3	Approved	10/06/2020	2024/25
20/00692/FUL	142 Leatherhead Road, Leatherhead Road, KT9 2HU	1	4	3	Approved	15/06/2020	2024/25
20/00940/PAR2R	20-24 Tolworth Broadway, Tolworth, KT6 7HL	0	2	2	Approved	19/06/2020	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
20/00722/FUL	Oaklands, Coombe End, Kingston upon Thames, KT2 7DQ	1	1	0	Approved	25/06/2020	2024/25
19/02482/FUL	312 And 318-320 Ewell Road, Surbiton, KT6 7AW	0	9	9	Commenced	26/06/2020	2024/25
20/01114/PAR2R	139 Kings Road, Kingston upon Thames, KT2 5JE	0	1	1	Approved	09/07/2020	2024/25
20/01126/PAR2R	1A Alric Avenue, New Malden, KT3 4JL	0	1	1	Approved	13/07/2020	2024/25
19/01464/FUL	77C Park Road, Kingston Upon Thames, KT2 6DE	1	1	0	Approved	14/07/2020	2024/25
20/00698/FUL	Essex House, 5 Orchard Gardens, Chessington, KT9 1AG	0	1	1	Approved	16/07/2020	2024/25
20/01210/FUL	202 Kingshill Avenue, New Malden, KT4 8DB	0	1	1	Approved	17/07/2020	2024/25
19/00078/FUL	100-102 Villiers Road, Kingston Upon Thames, KT1 3BB	1	2	1	Approved	11/08/2020	2024/25
20/00634/FUL	37 The Roystons, Surbiton, KT5 8HH	0	1	1	Approved	14/08/2020	2024/25
19/03091/FUL	64 Cranes Park, Surbiton, KT5 8AS	1	4	3	Approved	21/08/2020	2024/25
20/01609/PAO2R	5 Bridle Close, Kignston upon Thames, KT1 2JW	0	1	1	Approved	01/09/2020	2024/25
18/12015/FUL	Uxbridge Court, Uxbridge Road, KT1 2LJ	0	1	1	Approved	09/09/2020	2024/25
20/01694/PAR2R	Ground Floor Rear Of 20-24 Tolworth Broadway, Tolworth, KT6 7HL	0	3	3	Approved	09/09/2020	2024/25
20/01359/FUL	98 High Street, New Malden, KT3 4EU	0	1	1	Approved	22/09/2020	2024/25
20/01769/FUL	Land To Rear Of 19 Cleveland Road, New Malden, KT3 3QQ	0	1	1	Approved	22/09/2020	2024/25
20/01010/FUL	2 Kent Way, Tolworth, KT6 7SU	0	1	1	Approved	07/10/2020	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
20/01206/FUL	65 Fairfield Road, Kingston upon Thames, KT1 2PZ	1	1	0	Approved	07/10/2020	2024/25
20/00625/FUL	Development Land Rear Of 27 To 29 St James Road, Surbiton, KT6 4QL	0	1	1	Approved	21/10/2020	2024/25
20/00555/FUL	Kingdom Hall, 29A Alexandra Road, Kingston Upon Thames, KT2 6SD	0	4	4	Approved	22/10/2020	2024/25
20/02062/CPU	20 Tolworth Broadway, Tolworth, KT6 7HL	0	2	2	Approved	26/10/2020	2024/25
20/01654/FUL	1 South Lane West, New Malden, KT3 5AQ	0	1	1	Approved	11/12/2020	2024/25
20/00990/FUL	2 Fullers Avenue, Tolworth, KT6 7TE	1	1	0	Approved	15/12/2020	2024/25
20/01196/FUL	James House, 72A Richmond Road, Kingston upon Thames, KT2 5EL	0	3	3	Approved	21/12/2020	2024/25
20/02137/FUL	Rear Of 66 Kenley Road, Kingston Upon Thames, KT1 3RS	0	1	1	Approved	22/01/2021	2024/25
20/03204/FUL	6 Thornhill Avenue, Thornhill Avenue, Surbiton KT6 7SS	1	1	0	Approved	16/02/2021	2024/25
19/03092/FUL	Land At 39-41 Surbiton Road, Kingston Upon Thames, KT1 2HG	2	9	7	Approved	02/03/2021	2024/25
20/02379/FUL	5-9 St Marys Road, Surbiton, KT6 4JG	0	1	1	Approved	02/03/2021	2024/25
20/02213/CREG3	Roupell House, Florence Road And Land To The Rear Of 37-40 York Road, Kingston Upon Thames, KT2 6JS	0	23	23	Commenced	15/03/2021	2024/25
20/03307/FUL	3 Cranes Park, Surbiton, KT5 8AB	1	3	2	Approved	06/04/2021	2024/25
20/02352/FUL	Unit 1,1 Paragon Grove, Surbiton, KT5 8RE	0	1	1	Approved	19/04/2021	2024/25
20/01105/FUL	6 Lovelace Gardens, Surbiton, KT6 6SD	0	2	2	Approved	21/04/2021	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
20/03177/FUL	Claremont Court, 4 St James Road, Surbiton, KT6 4QP	0	9	9	Approved	29/04/2021	2024/25
20/01533/CREG3	Vacant Laundry Room, Cumberland House, Kingston Hill, KT2 7LH	0	1	1	Approved	10/05/2021	2024/25
21/00068/FUL	33 Old London Road, Kingston upon Thames, KT2 6ND	1	6	5	Approved	14/05/2021	2024/25
20/00505/FUL	Land At 63 Verona Drive, Tolworth, KT6 5AJ	0	8	8	Approved	27/05/2021	2024/25
20/03291/FUL	1-3 Portland Road, Kingston Upon Thames, KT1 2SG	0	2	2	Approved	17/06/2021	2024/25
21/00513/FUL	298 Malden Way, New Malden, KT3 5QR	2	1	-1	Approved	08/07/2021	2024/25
21/00552/FUL	74 Victoria Road, Surbiton, KT6 4NR	0	3	3	Approved	21/07/2021	2024/25
21/00418/FUL	35-37 Old London Road, Kingston Upon Thames, KT2 6ND	1	9	8	Approved	27/08/2021	2024/25
20/01024/FUL	10-13 Market Place, Kingston Upon Thames, KT1 1JP	0	33	33	Approved	08/09/2021	2024/25
21/02243/FUL	234A Tolworth Rise South, Surbiton, KT5 9NB	1	2	1	Approved	23/09/2021	2024/25
21/02702/FUL	67 Victoria Road, Surbiton, KT6 4NR	0	4	4	Approved	05/11/2021	2024/25
21/02875/FUL	45 Tankerton Road, Tolworth, KT6 7LF	1	2	1	Approved	03/12/2021	2024/25
21/00906/FUL	57-59 Guilford Avenue, Surbiton, KT5 8DG	2	7	5	Approved	13/12/2021	2024/25
21/03326/FUL	411 Ewell Road, Surbiton, KT6 7DG	0	1	1	Approved	13/12/2021	2024/25
21/03301/FUL	67 Mount Pleasant Road, New Malden, KT3 3LA	2	2	0	Approved	07/01/2022	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
21/02087/FUL	15 Bazalgette Close, WINDSOR AVENUE, KT3 5HE	0	1	1	Approved	13/01/2022	2024/25
21/03165/FUL	316 Ewell Road, Surbiton, KT6 7AL	2	3	1	Approved	01/02/2022	2024/25
20/01876/FUL	69 Norbiton Avenue, Kingston Upon Thames, KT1 3QY	1	0	-1	Approved	11/02/2022	2024/25
21/02564/FUL	7 Rhodrons Avenue, Chessington, KT9 1BB	0	1	1	Approved	15/02/2022	2024/25
21/03623/FUL	300 Malden Way, New Malden, KT3 5QR	1	2	1	Approved	24/02/2022	2024/25
19/01173/FUL	Dollary Court, Kingston Road, KT1 3PB	0	4	4	Approved	03/03/2022	2024/25
22/00049/FUL	81 Clifton Road, Kingston upon, KT2 6PL	0	1	1	Approved	07/03/2022	2024/25
22/00062/FUL	312A Ewell Road, Surbiton, KT6 7AL	1	2	1	Approved	07/03/2022	2024/25
22/00247/FUL	14 Rosemont Road, New Malden, KT3 3EP	0	1	1	Approved	11/03/2022	2024/25
21/01724/FUL	87 Surbiton Road, Kingston Upon Thames, KT1 2HW	0	3	3	Approved	14/03/2022	2024/25
21/01725/FUL	87A Surbiton Road, Kingston Upon Thames, KT1 2HW	0	3	3	Approved	14/03/2022	2024/25
21/04021/FUL	Land To Rear Of 19 Cleveland Road, New Malden, KT3 3QQ	0	1	1	Approved	15/03/2022	2024/25
22/00096/FUL	Former Public Convenience, Malden Road, Worcester Park	1	1	0	Approved	15/03/2022	2024/25
22/00144/FUL	240 Kingston Vale, London, SW15 3PT	0	1	1	Approved	17/03/2022	2024/25
21/04028/FUL	Land To Rear Of 2 The Avenue, Surbiton, KT5 8JQ	0	1	1	Approved	22/03/2022	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
21/03638/FUL	33 Tolworth Broadway, Tolworth, KT6 7DJ	0	1	1	Approved	23/03/2022	2024/25
21/01831/FUL	26-27 Victoria Road, KT6 4JZ	0	8	8	Approved	31/03/2022	2024/25
21/02177/FUL	146-152 Clarence Street Kingston Upon Thames, KT1 1QP	0	56	56	Approved	23/08/2022	2024/25
21/01086/FUL	28-46 Cromwell Road, Kingston Upon Thames, KT2 6RE	0	61	61	Approved	25/11/2022	2024/25
Total for each monitoring year	2022/23	20	95	75			
	2023/24	34	316	282			
	2024/25	40	423	383			
	2025/26	0	0	0			
	2026/27	0	0	0			
Total		94	834	740			

Table A2: Large sites with planning permission expected to be completed between 2022/23 and 2026/27

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
15/16883/FUL	Former Oakhill Health Centre, 3 Oakhill, Surbiton, KT6 6DY	0	41	41	Commenced	10/02/2017	2022/23
19/01175/FUL	Magnolia, Coombe Park, Kingston Upon Thames, KT2 7JD	1	1	0	Commenced	04/10/2019	2022/23
19/01980/FUL	16-20A Corkran Road, Surbiton, KT6 6PN	5	9	4	Commenced	09/09/2020	2022/23
17/12378/FUL	Former Post Office Site, Ashdown Road, Kingston upon Thames, KT1 2NH	6	320	314	Commenced	22/02/2018	2023/24
17/15272/FUL	The Fountain, 120 Malden Road, New Malden, KT3 6DD	1	45	44	Commenced	19/02/2019	2023/24
19/01228/FUL	229-255 And 277-279 Kingston Road, New Malden, KT3 3SW	0	297	297	Commenced	29/05/2020	2023/24
19/01218/FUL	Land At Sylvania's Cottage, Bamboo Cottage & The Conifers, Traps Lane, New Malden, KT3 4SG	3	6	3	Commenced	23/07/2020	2023/24
20/02235/CREG3	Garages 9-30 And Land To The Rear Of 1-44 Cumberland House, Kingston Hill, Kingston Upon Thames, KT2 7LH	0	41	41	Commenced	15/03/2021	2023/24
19/03167/FUL	17-19 Coombe Lane West, Kingston Upon Thames, KT2 7EW	2	2	0	Commenced	22/03/2021	2023/24
16/10482/FUL*	Development Land And Site At 1 Hook Rise South, Surbiton, KT6 7QD	0	211	211	Commenced	28/03/2019	2024/25
17/14178/FUL	Development Land At 5-29, Coombe Road, New Malden, KT3 4PX	20	83	63	Commenced	30/07/2019	2024/25
19/02455/FUL	Kingston Riding Centre, Crescent Road, KT2 7RG	0	52	52	Approved	29/01/2021	2024/25

Reference number	Site address	Existing homes being lost	Gross new homes approved	Net additional homes approved	Status as at 1st April 2023	Approval date	Expected completion year
19/02504/FUL	Regents Wing And Pain And Diabetes Building, Kingston Hospital, Coombe Road, Norbiton, KT2 7QB	0	128	128	Approved	02/11/2022	2025/26
19/02966/FUL	11-25 Leatherhead Road, Chessington, KT9 2HN	8	45	37	Approved	18/08/2020	2026/27
20/02942/FUL**	Cambridge Road Estate Redevelopment Site, Cambridge Road, Kingston Upon Thames	129	452	323	Approved	29/07/2022	2026/27
Total for each monitoring year	2022/23	6	51	45			
	2023/24	12	711	699			
	2024/25	20	346	326			
	2025/26	0	128	128			
	2026/27	137	497	360			
Total		175	1,733	1,558			

*Phase 1 of the Signal Park development

**Phase 1 of the Cambridge Road Estate Redevelopment

Table A3: Non-self-contained housing sites with planning permissions expected to be completed between 2022/23 and 2026/27

Reference number	Site address	Student accommodation				Other communal accommodation				Total net equivalent homes approved	Status as at 1st April 2022	Approval date	Expected completion year
		Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved*	Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved**				
19/01207/FUL	Seething Wells Halls Of Residence, Portsmouth Road, KT6 5PJ	0	159	159	64	0	0	0	0	64	Commenced	30/10/2019	2022/23
20/00702/FUL	Viridian Studios, 2 Old London Road, Kingston Upon Thames, KT2 6SN	58	0	-58	-23	0	63	63	35	12	Commenced	16/03/2021	2022/23
18/14611/FUL	Coombe Oak, 1 Warren Road, KT2 7HY	0	0	0	0	0	7	7	4	4	Approved	15/04/2019	2023/24
19/01430/FUL	20 Berrylands Road, Berrylands Road, KT5 8RA	0	0	0	0	0	2	2	1	1	Approved	30/08/2019	2023/24
19/01840/FUL	26 Addison Gardens, Surbiton, KT5 8DW	0	0	0	0	0	8	8	4	4	Approved	19/09/2019	2023/24
19/03032/FUL	Firs Court, 370 Hook Rd, Chessington, KT9 1NA	0	0	0	0	0	2	2	1	1	Approved	31/01/2020	2023/24

Reference number	Site address	Student accommodation				Other communal accommodation				Total net equivalent homes approved	Status as at 1st April 2022	Approval date	Expected completion year
		Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved*	Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved**				
20/00990/FUL	2 Fullers Avenue, Tolworth, KT6 7TE	0	0	0	0	0	7	7	4	4	Approved	15/12/2020	2023/24
20/02720/FUL	82 Surbiton Road, Kingston Upon Thames, KT1 2HR	0	0	0	0	0	7	7	4	4	Approved	19/01/2022	2023/24
20/01876/FUL	69 Norbiton Avenue, Kingston Upon Thames, KT1 3QY	0	0	0	0	0	7	7	4	4	Approved	11/02/2022	2023/24
19/03167/FUL	17-19 Coombe Lane West, Kingston Upon Thames, KT2 7EW	0	0	0	0	0	67	67	37	37	Commenced	22/03/2021	2024/25
21/02313/FUL	Greencoat House, 165-183 Clarence Street, Kingston Upon Thames, KT1 1QT	64	0	-64	-26	0	202	202	112	87	Approved	02/08/2022	2026/27

Reference number	Site address	Student accommodation				Other communal accommodation				Total net equivalent homes approved	Status as at 1st April 2022	Approval date	Expected completion year
		Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved*	Existing bedroom being lost	Gross new homes bedroom	Net additional bedrooms approved	Equivalent net additional homes approved**				
21/01951/FUL	187 Ewell Road, Surbiton, KT6 6AP	0	0	0	0	0	86	86	48	48	Approved	22/11/2022	2026/27
21/01086/FUL	28-46 Cromwell Road, Kingston Upon Thames, KT2 6RE	0	0	0	0	20	0	-20	-11	-11	Approved	25/11/2022	2026/27
22/02295/FUL	65 Hampden Road, Kingston Upon Thames, KT1 3HG	0	0	0	0	0	120	120	67	67	Approved	06/02/2023	2026/27
Total for each monitoring year	2022/23	58	159	101	40	0	63	63	35	75			
	2023/24	0	0	0	0	0	40	40	22	22			
	2024/25	0	0	0	0	0	67	67	37	37			
	2025/26	0	0	0	0	0	0	0	0	0			
	2026/27	64	0	-64	-26	20	408	388	216	190			
Total		122	159	37	15	20	578	558	310	325			

*Net additional bedrooms divided by the average number of students in student-only households in England (2.5)

**Net additional bedrooms divided by the average number of adults in households in England (1.8)