

13 Site allocations





- 13.1** This chapter sets out the Local Plan's Site Allocations policies. The site allocations add site-specific policies to the thematic policies in the Local Plan. The principle objective of the site allocations is to provide certainty on the delivery of key development sites.
- 13.2** The site allocations in this chapter identifies the land potentially suitable for new development and the types of land uses that would be supported in principle once the New Local Plan is adopted. They also set out the site-specific development requirements and design considerations that should be considered by applicants.
- 13.3** Once adopted, the Local Plan's site allocations will supersede existing allocations within the existing Core Strategy (2012) and Kingston Town Centre Area Action Plan (2008). All allocated sites will have a presumption in favour of development in principle. However, proposals will need to comply with the policies in the development plan.
- 13.4** The site allocations will help to demonstrate the borough's capacity to meet its identified housing target and maintain a sufficient supply of land for new homes. They will also help bring forward new employment and commercial floorspaces, and support the delivery of infrastructure in the borough.
- 13.5** As part of the plan-making process, the Council has issued several formal 'call-for sites' and conducted an exhaustive search of the borough for land available for development. The information used to support the Site Allocations in this document is set out in Council's

2022 Strategic Housing Land Availability Assessment (also known as the 'SHLAA') evidence.

- 13.6** The National Planning Policy Framework requires planning policies to identify a sufficient supply and mix of sites, including specific deliverable sites for years one to five of the plan period, and specific developable sites or broad locations for growth for years 6 to 10 and where possible, for years 11 to 15 of the plan period.
- 13.7** The Local Plan includes 26 site allocations, distributed across the borough, as shown on Figure 13.2 and on the Local Plan Policies Map. Sites SA01 to SA20 are identified as short to medium-term development sites for years 1 to 10 of the plan period, while sites SA21 to SA26 are longer-term development sites and broad locations for growth for years 11 to 20 of the plan period.
- 13.8** For site allocations identified for short to medium-term delivery (SA01 to SA20), the following information is provided:
- Site address and site size;
 - Site boundary on an Ordnance Survey basemap;
 - Key development requirements;
 - Key design considerations;
 - Development assumptions (indicative yield on housing and non-residential floorspace)



- 13.9** The process of calculating the indicative yields of the site has been set out in the SHLAA evidence, as has the wider process of site assessment. It is important to highlight that the development assumptions set out for each site are simply baseline estimates of the minimum number of homes and floorspace that could be provided within the indicated period, based on the 'design-led' work undertaken by the Council. Ultimately, the scale of development appropriate on each site should be guided by design quality, character and any heritage sensitivity that may affect the site, as well as having regard to the policies in this plan (including relevant draft housing and design and heritage policies).
- 13.10** For each allocation, the land uses that are considered appropriate have been highlighted. Proposals for other land uses will only be supported where these are consistent with the land uses set out for the site and support the wider spatial objectives and strategy of the Local Plan.
- 13.11** Where proposals include an ancillary use that is not consistent in a site allocation, applicants should demonstrate how this is consistent with the allocation and the positive contribution it will make to the area. Where there is likely potential negative impact, applicants should demonstrate how this will be appropriately mitigated.
- 13.12** Where necessary and justified, the council will use conditions and planning obligations to limit uses consented within Class E to achieve the objectives of the site allocations and other development plan policies.
- 13.13** Sites located within Kingston Town Centre's 'Zone of Influence' (Draft Policy K2) will also be expected to conform with any local design codes and relevant supplementary planning guidance for the area.
- 13.14** For the Local Plan, future demands for employment land and commercial floorspace will primarily be addressed through Draft Policies KE2 to KE5, which provide designations to safeguard these land and policies to support their future redevelopment and intensification opportunities.
- 13.15** To support the borough's high streets and ensure the Local Plan would provide sufficient commercial and business floorspace to meet future needs, development sites within the main town centres are allocated for a range of residential-led and mixed use developments.
- 13.16** The development requirements and design considerations detailed in the site allocations are not exhaustive. The absence of reference to a requirement or study or mitigation measure does not mean it would not be required if a planning application was submitted.
- 13.17** It is not necessary to have a site allocation for every development site in the borough. Many larger sites already benefit from an extant planning permission, with sustainable developments achieved through the application of the policies in the development plan as a whole.
- 13.18** The site allocations also does not include small sites (all sites below 0.25 hectares in size) or non-self-contained developments. Instead, windfall allowances have been made to take into account their likely contribution over the Local Plan period.

Design-led approach

- 13.19** In determining the development potential of each site, the Local Plan has followed a design-led approach to make the best use of land and optimise development capacity, in line with Policy D2 of the London Plan.



13.20 The Local Plan's design-led approach involved an analysis of the optimum mass and height that can be achieved on each site, having regard to site-specific planning constraints including impacts on neighbouring land uses, views, townscape and heritage assets. The design-led approach also takes into account the plan's spatial strategy for growth (and the site location's capacity for growth and change, taking into account the area's existing and emerging context through the Local Plan).

13.21 To ensure the impacts from new taller buildings are positively managed, each site allocation includes the maximum building heights that would be supported for the site (these are expressed in metres rather than storeys, as floor-to-ceiling heights can vary according to the building).

13.22 In all cases, relevant development plan policies and standards will apply to all development proposals even if they are not specifically referenced within the site allocations. Relevant Mayoral London Planning Guidance and the borough's adopted Supplementary Planning Documents will also apply in full to all the site allocations.

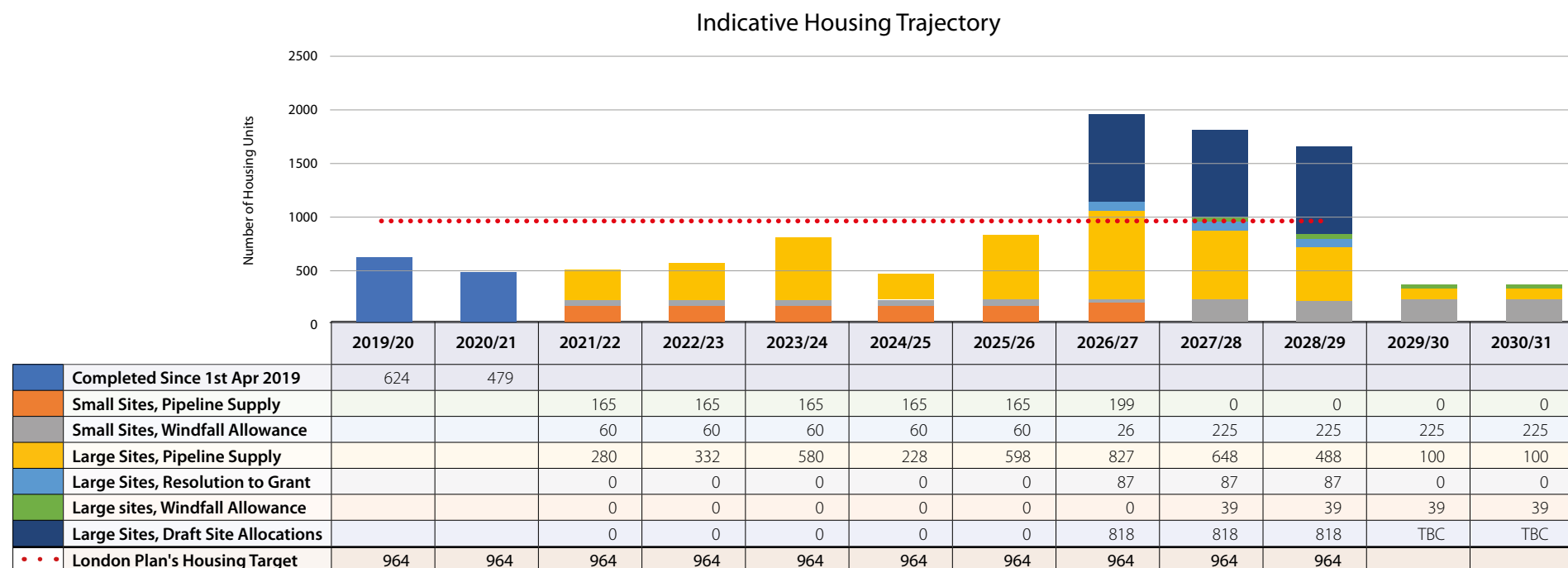


Figure 13.1: Indicative Housing Trajectory



Development capacity between 2019-2029

13.23 Over the London Plan's housing target period (between 1st April 2019 and 31st March 2029), the proposed site allocations are expected to provide a minimum capacity for 2,453 new homes, and over 65,700 sqm of non-residential floorspace (for a mix of leisure and community, and commercial and business uses).

13.24 An indicative housing trajectory is set out in Figure 13.1. To allow for lead-in time usually associated with new site allocations (including gaining planning approval, site clearance and provision of necessary on-site infrastructure), the Local Plan assumes the earliest new site allocations could come forward is from 2026/27 onwards.

Table 13.1: Development capacity, between 2019-2029

	Residential homes	Non-residential floorspaces
Completed since 1st Apr 2019	1,103 units	-
Small Sites, Pipeline Supply	1,023 units	-
Small Sites, Windfall Allowance	777 units	-
Large Sites, Pipeline Supply	3,983 units	-
Large Sites, Resolution to Grant	*261 units	-
Large Sites, Windfall Allowance	77 units	-
Large Sites, Draft Site Allocations	2,453 units	65,700 sqm
Total	9,678 units	-

* Resolution to grant planning permission for 261 units (planning application for the Tolworth Tower site, 18/16764/FUL)

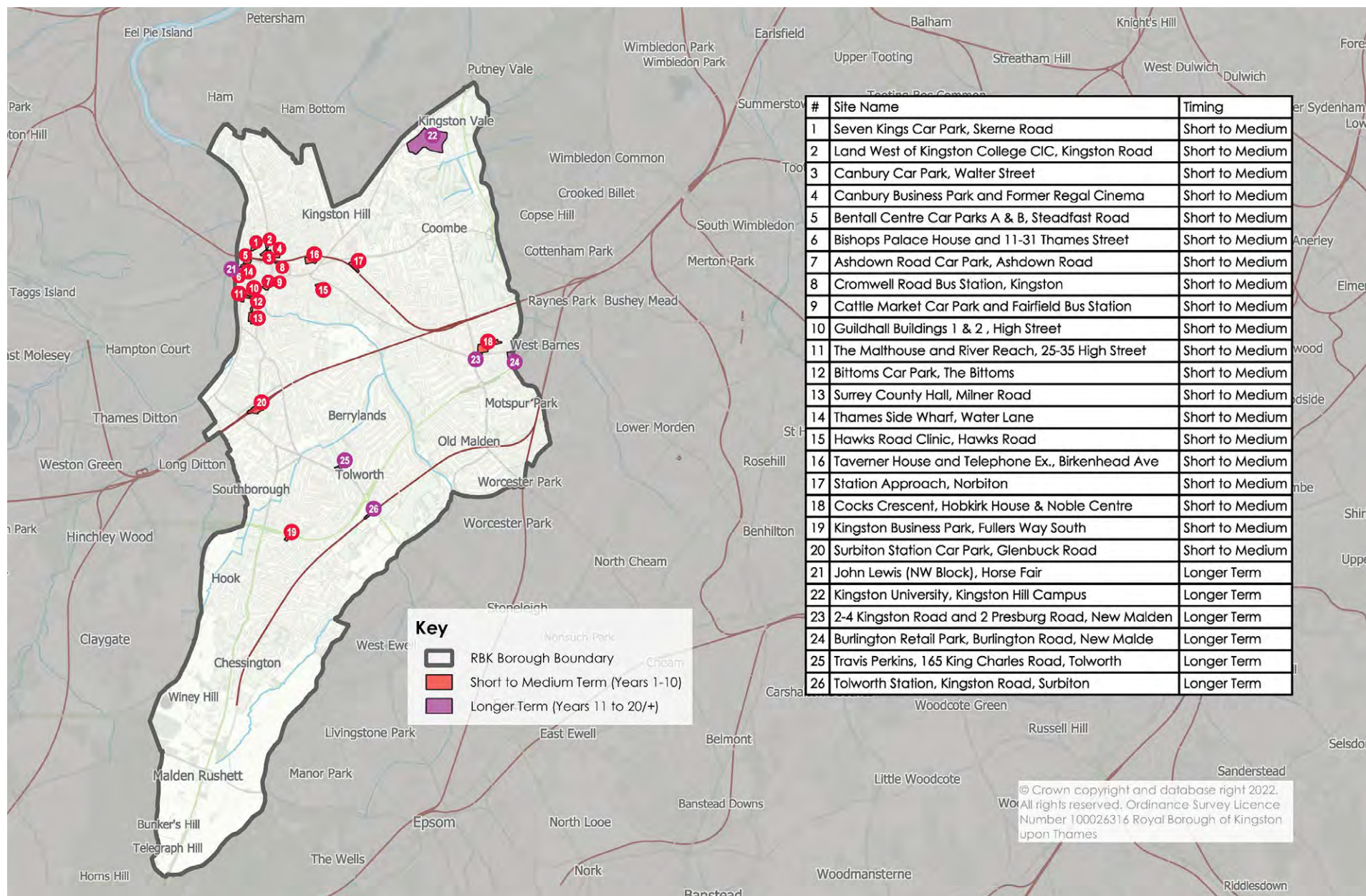


Figure 13.2: Map showing the Draft Site Allocations



SA01: Seven Kings Car Park, Skerne Road (0.49 ha) CANBURY GARDENS WARD

The site is to be allocated for a residential-led mix use development, including for residential, leisure/ community, commercial and business uses.



Development assumptions

Number of residential homes:	102 units
Non-residential floorspace:	4,100 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.

Design considerations

Townscape and heritage

- The site is in close proximity to the Old London Road Area of Special Character.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.

- Developments should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, linear block, and villa block.
- Building height: up to a maximum of 27 metres (indicatively 8 storeys).

Design guidance

- The building line at perimeter streets should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should address the surrounding low-rise and mid-rise context with mediating shoulder heights for buildings.



Design guidance (continued)

- Developments should provide reasonable separation distances to the south of the site to minimise overlooking, and allow for high quality outlook.
- Developments should create a new public open space within the site (potentially at the corner of Henry Macaulay Avenue and Seven Kings Way), and include public spaces for people to dwell and for play.



Site allocations

SA02: Land to the West of Kingston College Creative Industries Centre, Kingston Road (0.43 ha)

CANBURY GARDENS WARD

The site is to be allocated for a residential development.



Development assumptions

Number of residential homes:	51 units
Non-residential floorspace:	-
Local Plan timescale:	within years 1-10

Development requirements

- Developments must retain the mature trees on the corner of Sury Basin and Richmond Road.

Design considerations

Townscape and heritage

- The site sits within the Strategic View from Richmond Park to Kingston Town Centre.
- The site is in the immediate setting of Kingston College building (locally listed), and in proximity to nos. 74-84 (evens) Richmond Road (locally listed). Development proposals should conserve, and where possible enhance, the significance of these heritage assets.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.

- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, and villa block.
- Building height: up to a maximum of 27 metres (indicatively 8 storeys).

Design guidance

- The building line at Richmond Road should be set back to align with surroundings and allow for ground level frontages.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low rise context to the north-east towards the town centre.
- Developments should provide reasonable separation distances to the west of the site to minimise overlooking, and allow for high quality outlook.



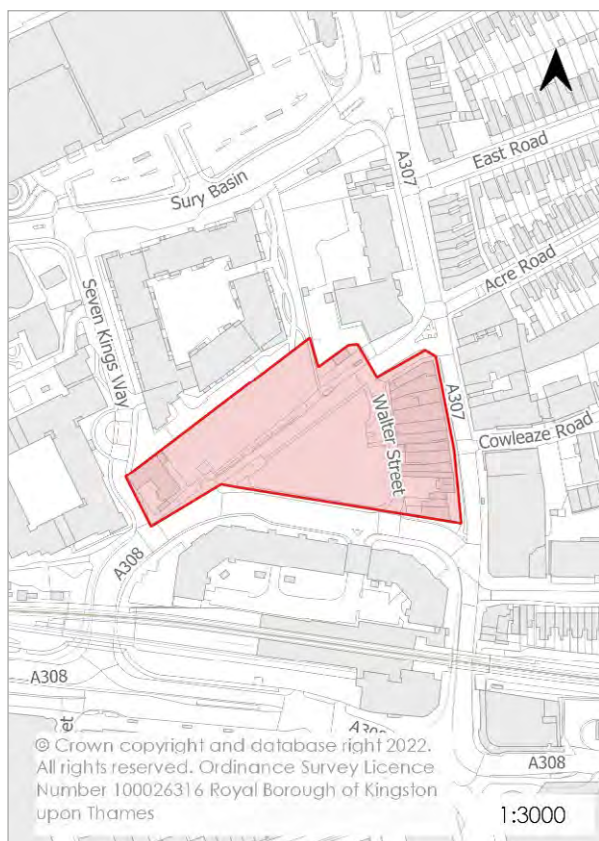
Design guidance (continued)

- Developments should support good pedestrian and cycling connections from the Sury Basin to Queenshurst Linear Park to the west of the site; and from Queenshurst Linear Park to the public open space at Kingston College.
- Developments should retain and enhance the public open space at Kingston College; where relevant, proposals should explore the potential to create a through-way to Sury Basin Street.
- Developments should support the widening and extension of Queenshurst Linear Park where possible.



SA03: Canbury Car Park, Walter Street (1.08 ha) KINGSTON GATE WARD

The site is to be allocated for a residential-led mix use development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	160 units
Non-residential floorspace:	6,400 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.
- A Development Brief has been adopted for this site. Developments must take into account the principles set out in this document.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site sits within the Strategic View from Richmond Park to Kingston Town Centre.
- The site is in proximity to Former Regal Cinema (Grade 2 listed) and Kingston College building (locally listed).
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the

wider locality are addressed through suitable massing and architectural design.

- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, linear block, villa block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- The building line at Richmond Road and Sopwith Way should be set back to allow for tree plantings and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low rise context to the north-east towards the town centre.
- Developments should provide reasonable separation distances to the north and west of the site to minimise overlooking, and allow for high quality outlook.



Design guidance (continued)

- Developments should support good pedestrian and cycling connections from Seven Kings Way to Richmond Road, and from Sopwith Way to Sury Basin (via Queenshurst Linear Park).
- Developments should create a new public open space at the heart of the site, and include public spaces for people to dwell and for play.
- Developments should support the widening and extension of Queenshurst Linear Park where possible.



SA04 Canbury Business Park & Former Regal Cinema (1.00 ha) KINGSTON GATE WARD

The site is to be allocated for a mixed-use development, including for residential, leisure/community, commercial and business uses (including flexible workspaces).



Development assumptions

Number of residential homes:	40 units*
Non-residential floorspace:	5,500 sqm (GIA)*
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the former cinema building / Gala Bingo Hall.

- Parts of the site, Former Regal Cinema/Gala Bingo Hall, has permission for 29 residential units (under 13/13017/FUL).

Development requirements

- The site will require further masterplanning to understanding the full opportunities to intensify or co-locate employment uses at the location.
- Existing employment floorspaces should be re-provided at part of any redevelopment (there must be no net loss in employment floorspace).
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site sits within the Strategic View from Richmond Park to Kingston Town Centre.
- The site includes Former Regal Cinema (Grade 2 listed); and is in proximity to Former Sopwith

Aviation Company Factory and Former Hawker Aircraft Experimental Shop (both Grade 2 listed). Development proposals should conserve, and where possible enhance, the significance of these heritage assets.

- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.

Design-led approach

- Potential building types: terraces, linear block, and villa block.
- Building height: up to a maximum of 21 metres (indicatively 6 storeys).

Design guidance

- Mitre House is a building of architectural merit and should be retained as part of developments where possible.
- The building line at Cowleaze Road, Elm Crescent and Elm Grove should be set back to allow for tree plantings and public realm landscaping.
- Developments should support a mix of



Design guidance (continued)

uses on the ground floor, including flexible workspaces. Streets should be overlooked and activated via ground floor uses.

- Developments should allow for a gradual transition from the low rise context to the north-east towards the town centre.
- Developments should provide reasonable separation distances to the Former Regal Cinema and No.12 Cowleaze Road to minimise overlooking, and allow for high quality outlook.
- Developments should support good pedestrian and cycling connections from Cowleaze Road to Elm Crescent and Canbury Park Road.
- Developments should create a new public open space at the heart of the site, and include public spaces for people to dwell and for play.
- The existing public frontage and trees along Canbury Park Road should be retained where possible.



SA05: Bentall Centre Car Parks A & B, Steadfast Road (0.77 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led mix use development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	194 units
Non-residential floorspace:	7,800 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.
- The site is adjacent to the Kingston riverside. Developments should be guided by principles set out in the Riverside SPD.

Design considerations

Townscape and heritage

- The site is within the London Plan Thames Policy Area.
- The site is adjacent to Riverside North and the Kingston Old Town Conservation Area.

- The site is in the setting of Benthalls Centre (façade, Grade 2 listed) and Kingston Bridge (Grade 2* listed).
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, linear block, villa block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- The building line at perimeter streets should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.



Design guidance (continued)

- Developments should explore the potential to form a courtyard with 15-17 Wood Street (to enable a visual connection between the newly formed courtyard and the courtyard at Water Lane).
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should provide reasonable separation distances at Water Lane and Steadfast Road to avoid overlooking, and allow for high quality outlook.



SA06: Bishops Palace House and 11-31 Thames Street (0.70 ha) KINGSTON TOWN WARD WARD

The site is to be allocated for a residential-led mix use development, including for residential, leisure/ community, commercial and business uses.



Development assumptions

Number of residential homes:	44 units*
Non-residential floorspace:	- *
Local Plan timescale:	within years 1-10

* Capacity assumption based on rooftop extension only.

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- The site is adjacent to the Kingston riverside. Developments should be guided by principles set out in the Riverside SPD.

Design considerations

Townscape and heritage

- The site is within London Plan's Thames Policy Area. The site is within the Kingston Old Town Conservation Area.
- The site is in the setting of All Saints Church (Grade 1 listed), Kingston Bridge (Grade 2* listed), Market House (Grade 2* listed), Riverside Pavilions (Grade 2 listed), 11 Thames Street (Grade 2 listed), 15-17 Thames Street

(locally listed), and a number of other listed and locally listed buildings. Development proposals should conserve, and where possible enhance, the significance of these heritage assets.

- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 1/2 Archaeological Priority Area.
- The site contains/is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: roof-top extension
- Building height: up to a maximum of 2 storeys on top of the existing building block.

Design guidance

- The existing building block should be retained (and refurbished) as part of any development or rooftop extensions.
- Streets should be overlooked and activated via



Design guidance (continued)

ground floor uses.

- Rooftop extensions should be of exceptional townscape quality and integrate successfully with the architectural form of existing buildings.
- Developments should allow for a sensitive transition from the riverside to the town centre.
- Developments should avoid blocking views from Kingston Bridge and Barge Walk towards All Saints Church's clock tower.



SA07: Ashdown Road Car Park, Ashdown Road (0.49 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led mix use development, including for residential, leisure/ community, and commercial and business uses.



Development assumptions

Number of residential homes:	155 units
Non-residential floorspace:	6,200 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.
- A Development Brief has been adopted for this site. Developments must take into account the principles set out in this document.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site faces Fairfield/Knights Park Conservation Area; it is in close proximity to Kingston Public Library, Museum and Art Gallery (Grade 2 listed)
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable

massing and architectural design.

- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, linear block, villa block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- The building line at perimeter streets should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive uses.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low rise context to the east and south-east towards the town centre.
- Developments should support good pedestrian and cycling connections from Lady



Design guidance (continued)

Booth Road to the public square at the Royal Exchange (Old Post Office) site.

- Developments should create a new public open space within the site, and include public spaces for people to dwell and for play.



SA08: Cromwell Road Bus Station, Kingston (0.40 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led mix use development, including for residential, commercial and business, and transport uses (co-location of bus station).



Development assumptions

Number of residential homes:	59 units
Non-residential floorspace:	2,300 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments might require the re-location or co-location of existing bus station uses.
- Potential co-location of bus station uses and residential developments, if no suitable option for relocation could be found.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site sits within the Strategic View from Richmond Park to Kingston Town Centre.
- The site sits opposite Bentalls Depository (Grade 2 listed).
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of

special character, locally listed buildings and listed buildings.

Design-led approach

- Potential building types: terraces, and linear block.
- Building height: up to a maximum of 18 metres (indicatively 5 storeys).

Design guidance

- The building line at Cromwell Road should be set back to allow for tree plantings and public realm landscaping.
- Developments should provide a public frontage at Cromwell Road, with private and communal areas towards the north.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low rise context to the east towards the town centre.
- Developments should provide reasonable separation distances to the west of the site to minimise overlooking, and allow for high quality outlook.
- Developments should create a new public open space to the west of the site, and include public spaces for people to dwell and for play.



SA09: Cattle Market Car Park and Fairfield Bus Station (1.92 ha) KINGSTON TOWN WARD

The site is to be allocated for a mixed use development, including for a community leisure centre (to replace Kingfisher Centre), residential, commercial and business, and transport uses (co-location of bus station).



Development assumptions

Number of residential homes:	78 units*
Non-residential floorspace:	3,100 sqm (GIA)*
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the leisure centre, the public library/museum/art gallery, and the public open space.

Development requirements

- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre (and for the existing and new leisure centre) is retained.
- A Development Brief has been adopted for this site. Developments must take into account the principles set out in this document.
- Potential requirement for the co-location of bus station uses and residential developments if no suitable option for relocation could be found.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site sits within the Fairfield/Knights Park Conservation Area (and is in close proximity to the Old London Rd Area of Special Character).
- Developments should assess impact on short, medium, and long range views (including important views) and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- The site is within the setting of a number of listed buildings, including the Kingston Public Library, Museum and Art Gallery and the stone from King John's Palace (both Grade 2 listed). Development proposals should conserve, and where possible enhance, the significance of these heritage assets.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.
- Designated Public Open Space on site.



Design-led approach

- Potential building types: terraces, and villa block.
- Building height: up to a maximum of 33 metres (indicatively 10 storeys).

Design guidance

- The building line at Wheatfield Way (to the north and west) and the building line facing Kingston Museum and Kingfisher Leisure Centre should be set back to allow for tree plantings and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low rise context to the east, south and north towards the town centre.
- Developments should support good pedestrian and cycling connections from the corner of Wheatfield Way to Fairfield Park, and provide good access to the public open space and the leisure centre on site.
- Developments should create new public open spaces in and around the site, and include public spaces for to dwell and for play.



SA10: Guildhall Buildings 1 and 2, High Street (1.26 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	217 units*
Non-residential floorspace:	2,200 sqm (GIA)*
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the main Guildhall and its surroundings (capacity assumption based on the land area for Guildhall Building 1 & Building 2 only).

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.
- The Guildhall main building should be retained (and where possible reused) as part of wider developments.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site is within the Kingston Old Town Conservation Area.
- The site includes Guildhall (Grade 2 Listed) and the Coronation Stone (Grade 1 Listed); and is in close proximity to Clattern Bridge (Grade 1 listed, Scheduled Monument) and various other listed and locally listed buildings. Development proposals should conserve, and where possible enhance, the significance of these heritage assets.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 1/2 Archaeological Priority Area.



Site allocations

Design-led approach

- Potential building types: terraces, and villa block.
- Building height: up to a maximum of 30 metres (indicatively 9 storeys).

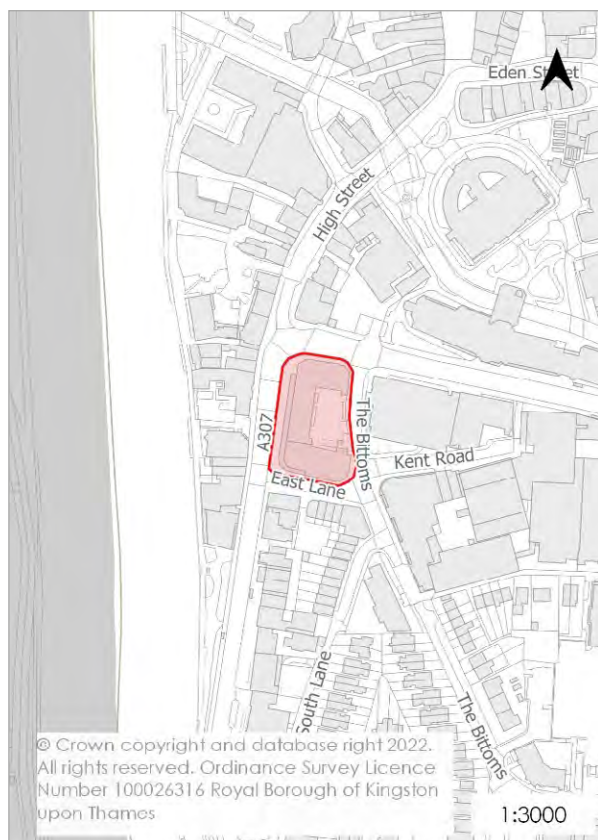
Design guidance

- The Guildhall building should be retained for civic uses as part of developments. Public access to the Guildhall building should be retained (and where possible enhanced) as part of wider developments
- The building line at St. James Road and Kingston Hall Road should be set back to allow for tree plantings and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition to the historic core of the site, and towards the Market Place and the Riverside.
- Developments should support good pedestrian and cycling connections from St. James Road and Kingston Hall Road to the High Street, the Market Place and the Riverside. It should also improve connections between the site and the Hogsmill River.
- Developments should create a new public open space at the heart of the site, and include public spaces for people to dwell and for play.
- Developments should contribute positively to the naturalisation of the Hogsmill River for public use and enjoyment.



SA11: The Malthouse and River Reach, 25-35 High Street (0.26 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	58 units
Non-residential floorspace:	600 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.

Design considerations

Townscape and heritage

- The site is within the Kingston Old Town Conservation Area.
- The site sits opposite Picton House and adjacent to 37-41 High Street (both Grade 2* listed); and is in close proximity to several other listed and locally listed buildings.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- Development proposals should assess impact on short, medium and long range views

(including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.

- The site lies in a Tier 2 Archaeological Priority Area.

Design-led approach

- Potential building types: terraces, linear block, and villa block.
- Building height: up to a maximum of 21 metres (indicatively 6 storeys).

Design guidance

- The building line at the High Street and Kingston Hall should be set back to allow for tree planting and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the Riverside and the low and mid-rise context to the south and south-east.
- Developments should create a new public open space along the High Street and The Bittoms, and include public spaces for people to dwell and for play.



SA12: Bittoms Car Park, The Bittoms (0.34 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	110 units
Non-residential floorspace:	1,100 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre is retained.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site lies opposite the Former Surrey County Hall (Grade 2* listed) and adjacent to 4, 5-6 Oaklea Passage (Grade 2 listed).
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the

conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.

- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.
- The site is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, villa block, linear block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- The building line at Wheatfield Way and Oaklea Passage should be set back to allow for tree plantings and public realm landscaping.
- Developments should consider the use of mews as a potential building typology for the existing car park.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low and mid-rise context



Design guidance (continued)

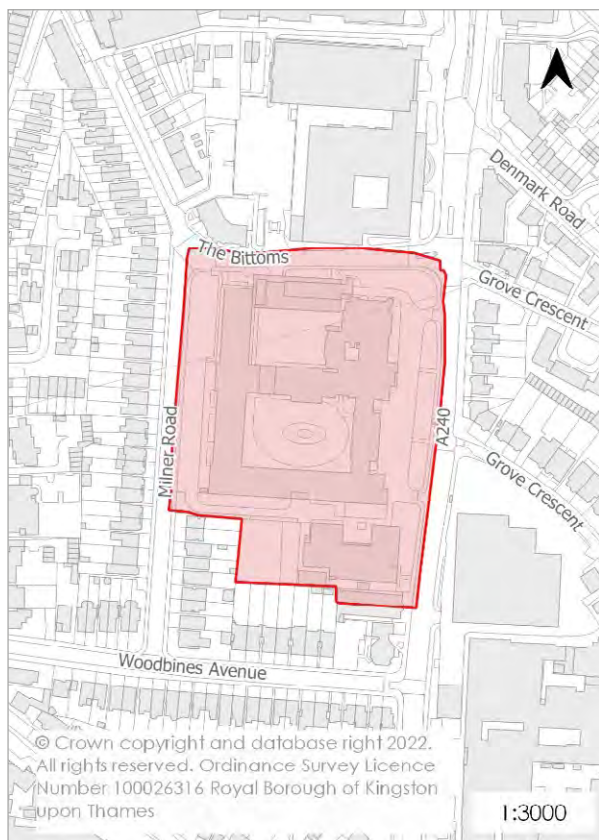
to the west, south and south-east towards the town centre.

- Developments should provide reasonable separation distances to the north of the site to minimise overlooking, and allow for high quality outlook.
- Development should minimise overlooking into residential gardens to the west.
- Developments should support good pedestrian and cycling connections from The Bittoms to Oaklea Passage.
- Developments should contribute to the forming of a gateway along Wheatfield Way (to support transport link from Kingston Town Centre to Surbiton and to the south of the borough).
- Developments should create new public open spaces at both the eastern and southern ends of the site, and include public spaces for people to dwell and for play.



SA13: Surrey County Hall, Milner Road (2.35 ha) KINGSTON TOWN WARD

The site is to be allocated for a mixed use development, including for residential, education, commercial and business uses.



Development assumptions

Number of residential homes:	169 units*
Non-residential floorspace:	6,700 sqm (GIA)*
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the Grade II* Listed County Hall (but included the 1982 wing).

Development requirements

- Development and redevelopment proposals should seek to accommodate development requirements from Kingston University where this is economically viable.
- Kingston University has expressed an interest in potentially occupying the 1893 and 1930's parts of the building (in effect the buildings/ frontage along Penrhyn Road) for academic, support and ceremonial purposes.
- The existing County Hall should be retained (and where possible reused for civil functions) as part of wider developments.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- The site includes Surrey County Hall (Grade 2* listed) and sits opposite nos. 4 to 24 (evens) Milner Road (locally listed). Development

proposals should conserve, and where possible enhance, the significance of these heritage assets.

- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site lies in a Tier 2 Archaeological Priority Area.
- The site contains/is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, villa block, and linear block.
- Building height: up to a maximum of 21 metres (indicatively 6 storeys).

Design guidance

- The existing County Hall should be retained and converted. Alongside new builds, the 1982 wing and the canteen building could be redeveloped.



Design guidance (continued)

- New developments should be complementary to the existing historic character of the site, and relate well to the University Town House and the Crown Court buildings nearby.
- The building line along Penrhyn Road and Milner Road should be retained to allow for tree plantings and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low and mid-rise context on the perimeter of the site towards the town centre.
- Developments should provide reasonable separation distances to the south of the site to minimise overlooking, and allow for high quality outlook.
- Developments should support good pedestrian and cycling connections through the site, and improve connections to the town centre. The existing link from Milner Road to Penrhyn Road (to the south of the site) should be retained and improved.
- Developments should create new public open spaces in and around the site, and include public spaces for people to dwell and for play.



SA14: Thames Side Wharf, Water Lane (0.29 ha) KINGSTON TOWN WARD

The site is to be allocated for a residential-led development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	76 units
Non-residential floorspace:	700 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- The site is adjacent to the Kingston riverside. Developments should be guided by principles set out in the Riverside SPD.
- Developments should be informed by an area-wide masterplan (or a design code for the area).

Design considerations

Townscape and heritage

- The site is within the London Plan Thames Policy Area.
- The site is adjacent to Riverside North and the Kingston Old Town Conservation Area.
- The site is in the setting of Bentalls Centre (façade, Grade 2 listed) and Kingston Bridge (Grade 2* listed).

- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- The site lies in a Tier 2 Archaeological Priority Area.
- The site contains/is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, villa block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- Developments should be of exemplary quality to contribute positively to the views as seen from the Riverside.
- Steadfast Road and Vicarage Road should be retained and improved as streets; these streets should include tree plantings and public realm landscaping.



Design guidance (continued)

- Developments should explore the potential to form a courtyard at interface with building to the east of the site.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the Riverside towards the town centre and surrounding context.
- Developments should not adversely encroach on the views seen from the Market Place.
- Developments should provide reasonable separation distances to the north and east of the site to minimise overlooking and potential overshadowing, and allow for high quality outlook.
- Developments should support good pedestrian and cycling connections through the site, and improve connections to the town centre and the Riverside. There should be improvements to Vicarage Road to enhance public access from Wood Street to the Riverside.
- Developments should create a new public open space of exemplary quality to open up towards the Riverside, and include public spaces for people to dwell and for play.



SA15: Hawks Road Clinic, Hawks Road (0.32 ha) NORBITON WARD

The site is to be allocated for a residential-led development, including for residential, commercial and business uses.



Development assumptions

Number of residential homes:	50 units
Non-residential floorspace:	525 sqm (GIA)
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments will be required to demonstrate the existing healthcare facility is surplus to the future requirements of the Integrated Care System/NHS.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.

Design-led approach

- Potential building types: terraces, linear block, and villa block.
- Building height: up to a maximum of 24 metres (indicatively 7 storeys).

Design guidance

- Developments should respect and complement the emerging character of the Cambridge Road Estate redevelopment (in line with the vision and principles set out in the CRE masterplan).
- The building line at Hawks Road and Washington Road should be set back to allow for tree plantings and public realm landscaping.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from the low and mid-rise context to the north and west towards Cambridge Road Estate.
- Developments should provide reasonable separation distances to the west and south of the site to minimise overlooking, and allow for high quality outlook.



Design guidance (continued)

- Developments should support good pedestrian and cycling connections through the site, and contribute to walking and cycling schemes set out in the CRE masterplan.
- Developments should create a new public open space within the site, and include public spaces for people to dwell and for play.



SA16: Former BT Site, Taverner House and Telephone Exchange, Birkenhead Avenue (1.23 ha)

NORBITON WARD

The site is to be allocated for a residential development.



Development assumptions

Number of residential homes:	285 units
Non-residential floorspace:	-
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Developments must retain any mature trees on the site.

Design considerations

Townscape and heritage

- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.

- The site sits immediately to the north of Norbiton Hall Estate, a Locally Listed Building.
- The site contains/is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, linear block, and villa block.
- Building height: up to a maximum of 21 metres (indicatively 6 storeys)

Design guidance

- Developments should complement and relate well to the character of Norbiton Hall Estate.
- The Telephone Exchange building is of architectural merit and should be retained as part of developments where possible.
- The building line at Birkenhead Avenue and Gordon Road should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from low and mid-rise context to the east and south.



Design guidance (continued)

- Developments should provide reasonable separation distances to the east of the site to minimise overlooking, and allow for high quality outlook, and avoid prejudicing redevelopment opportunities at adjoining properties.
- Developments should support good pedestrian and cycling connections from Gordon Road to Birkenhead Avenue.
- Developments should create linear parks and public open spaces between Gordon Road and Birkenhead Avenue.



SA17: Station Approach, Norbiton (0.71 ha) NORBITON WARD

The site is to be allocated for a residential development.



Development assumptions

Number of residential homes:	100 units
Non-residential floorspace:	-
Local Plan timescale:	within years 1-10

Development requirements

- Developments must retain any mature trees on the site. Developments must retain the line of mature trees along the northeast side of the site.

Design considerations

Townscape and heritage

- The site lies in proximity to Norbiton Station and the Former Registry Office (both locally listed buildings) and Wolverton Avenue Local Area of Special Character.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site contains/is adjacent to a number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, and linear block.
- Building height: up to a maximum of 18 metres (indicatively 5 storeys)

Design guidance

- Developments should consider the use of mews as a potential building typology for the site.
- Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from low rise context towards Norbiton Station.
- Developments should provide reasonable separation distances to the east and north of the site to minimise overlooking, and allow for high quality outlook.
- Developments should support good pedestrian and cycling connections along the railway; and form a gateway to Jemmett Close.
- Developments should create a new public open space or linear park to the south of the site, and include public spaces for people to dwell and for play.



SA18: Cocks Crescent, Hobkirk House & Noble Centre (2.37 ha) NEW MALDEN VILLAGE WARD

The site is to be allocated for a mixed-use development, including for a community leisure centre (to replace Malden Centre) residential, commercial and business uses.



Development assumptions

Number of residential homes:	346 units*
Non-residential floorspace:	13,900 sqm (GIA)*
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the Malden Centre, Sun Gate House, and Park House.

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- A Supplementary Planning Document has been adopted for this site. Developments must take into account the principles set out in the SPD document.
- Developments should be informed by an area-wide masterplan (or a design code for the area).
- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre (and for the existing/new leisure centre) is retained.
- Developments must retain any mature trees on the site.

- Developments must retain the line of trees parallel to Blagdon Road and Burlington Road.
- Developments must protect and where possible enhance Blagdon Road Open Space.
- Developments should provide a net gain of green spaces and open spaces on site.
- Developments should result in an improvement in the quality of leisure facilities in the area.

Design considerations

Townscape and heritage

- The site lies in proximity to the Police Station, 184 High Street (locally listed).
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- Designated Public Open Space / Blagdon Road Open Space adjacent to the sites.
- The site contains/is adjacent to a number of Tree Preservation Orders.



Design-led approach

- Potential building types: terraces, linear block, villa block, and tower.
- Building height: up to a maximum of 36 metres (indicatively 11 storeys).

Design guidance

- Developments should respect the character of New Malden's High Street.
- The building line at Blagdon Road and Burlington Road should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.
- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from low rise context on the perimeter towards the centre/Blagdon Road Open Space.
- Developments should provide reasonable separation distances to the west and south of the site to minimise overlooking, and allow for high quality outlook.
- Developments support good pedestrian and cycling connections from the High Street through to Blagdon Road Open Space, and from Blagdon Road to Burlington Road; and explore introducing linear parks along pedestrian and cycling connections.
- Developments should enhance and provide a significant upgrade to the quality of Blagdon Road Open Space.
- Developments should create new public open spaces/linear parks in and around the site, and include public spaces for people to dwell and for play.
- A new public open space should be co-located in relation to the leisure centre to provide opportunities for a mix of social and cultural recreational activities.



SA19: Kingston Business Park, Fullers Way South (0.36 ha) HOOK & CHESSINGTON NORTH WARD

The site is to be allocated for a residential development.



Development assumptions

Number of residential homes:	44 units
Non-residential floorspace:	-
Local Plan timescale:	within years 1-10

Development requirements

- Developments must implement the mitigation requirements identified in the Council's Level 2 Strategic Flood Risk Assessment. Developments should implement SuDS to manage and reduce runoffs, and prioritise green drainage solutions to provide wider ecological benefits.
- Existing employment floorspaces should be re-provided at part of any redevelopment.
- Developments must retain any mature trees on site.

Design considerations

Townscape and heritage

- The site lies adjacent to Elmcroft Drive Local Area of Special Character.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.

- Development should avoid adverse impact on nearby locally listed buildings and listed buildings.

Design-led approach

- Potential building types: terraces, villa block, and linear block.
- Building height: up to a maximum of 18 metres (indicatively 5 storeys)

Design guidance

- The building line along Hook Rise South and Fullers Way South should be set back to allow for tree plantings and public realm landscaping.
- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.
- Streets should be overlooked and activated via ground floor uses.
- Developments should provide reasonable separation distances to the west and south of the site to minimise overlooking, and allow for high quality outlook, and avoid prejudicing redevelopment opportunities at adjoining properties.



Site allocations

SA20: Surbiton Station Car Park, Glenbuck Road (2.86 ha) SURBITON HILL WARD

The site is to be allocated for a mixed-use development, including for residential, commercial and business uses, and station related facilities and car parking.



Development assumptions

Number of residential homes:	115 units*
Non-residential floorspace:	4,600 sqm (GIA)
Local Plan timescale:	within years 1-10

* Excluded the land area covered by the rail station and railway.

Development requirements

- Developments must be supported by a Parking Survey or Study and ensure an appropriate level of car parking for the town centre and station is retained.
- A quantum of car parking will need to be retained for station uses (to be determined by the rail provider and relevant partners).
- Developments must retain any mature trees on site.

Design considerations

Townscape and heritage

- The site contains Surbiton Station and lies opposite 2-8 Victoria Road (both Grade 2 listed); and in close proximity to several other listed and locally listed buildings. Development proposals should conserve, and where possible enhance, the significance of these heritage assets.

- The site is within the Surbiton Town Centre Conservation Area.
- Development proposals should assess impact on short, medium and long range views (including important views), and ensure the conservation, heritage, and character of the wider locality are addressed through suitable massing and architectural design.
- Development should avoid adverse impact on nearby conservation areas, local areas of special character, locally listed buildings and listed buildings.
- The site contains a significant number of Tree Preservation Orders.

Design-led approach

- Potential building types: terraces, villa block, and linear block.
- Building height: up to a maximum of 21 metres (indicatively 6 storeys).

Design guidance

- Developments should utilise a raised courtyard to ensure active edges and wrapping of inactive and ancillary uses.
- Developments should consider the use of mews as a potential building typology for the site.



Design guidance (continued)

- Developments should support a mix of uses on the ground floor. Streets should be overlooked and activated via ground floor uses.
- Developments should allow for a gradual transition from low rise context from the south-west to the rail station entrance.
- Developments should provide reasonable separation distances to the south and south-west of the site to minimise overlooking, and allow for high quality outlook.
- Developments should support good pedestrian and cycling connections along the railway, from the station entrance to Saxon Close, Glenbuck Road and Walpole Road to the south and south-west. Access to the station's entrance and from the north of the railway should be improved.
- Developments should enhance the existing open spaces at the station's entrance, and create new public open spaces and linear parks in and around the site, and include public spaces for people to dwell and for play.

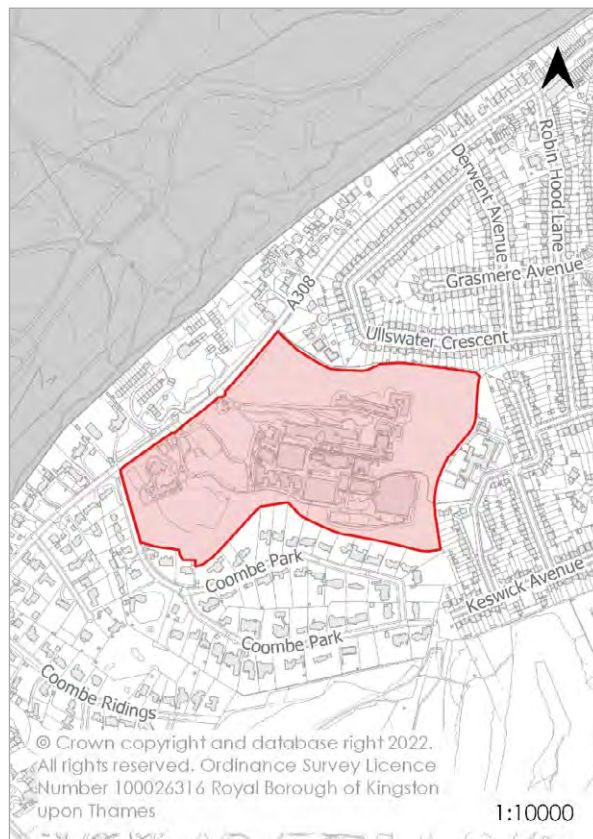


Longer Term Potential Development Sites (Within Years 11-20/+ of the Local Plan)



SA21: John Lewis, Horse Fair, Kingston (0.69 ha) | KINGSTON TOWN WARD

The site is to be allocated for a residential-led mix use development, including for residential, commercial and business uses.



SA22: Kingston University, Kingston Hill Campus (15.71 ha) | COOMBE HILL WARD

The site is to be allocated for a mixed use development, including for residential, and educational uses.

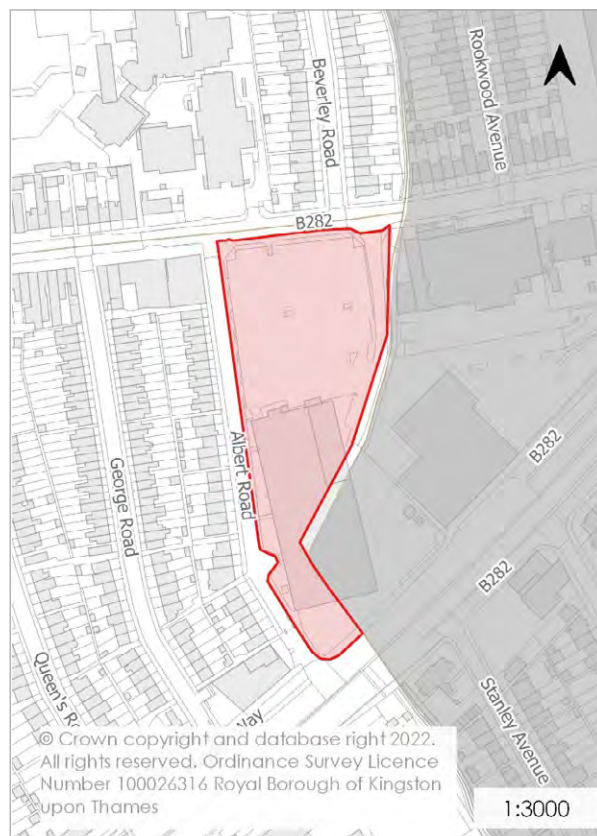


SA23: 2-4 Kingston Road and 2 Presburg Road (0.27 ha) | N'MALDEN VILLAGE WARD

The site is to be allocated for a residential development.



Longer Term Potential Development Sites (Within Years 11-20/+ of the Local Plan)



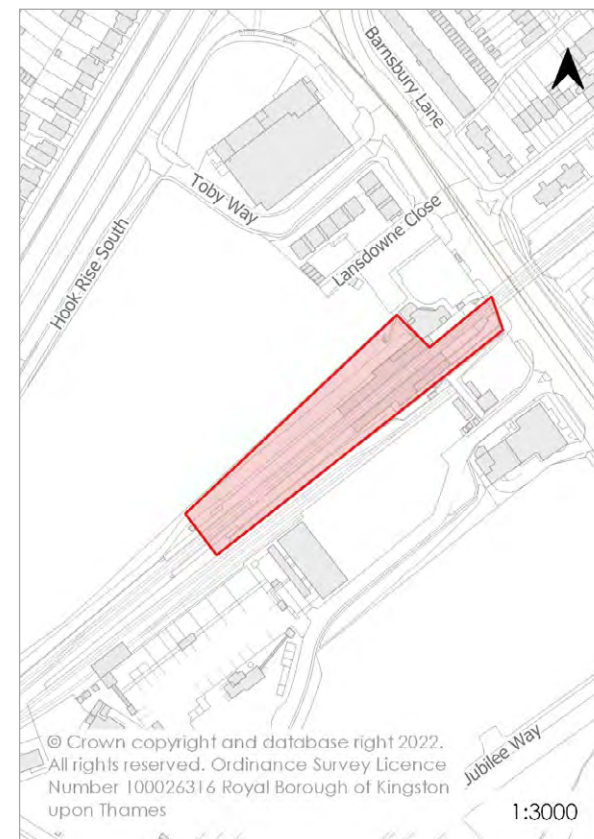
SA24: Burlington Retail Park, Burlington Road (1.24 ha) | N'MALDEN VILLAGE WARD

The site is to be allocated for a mixed use development, including for residential, commercial and business uses.



SA25: Travis Perkins, 165 King Charles Road (0.39 ha) | SURBITON WARD

The site is to be allocated for a mixed use development, including for residential, light industrial, commercial and business uses.



SA26: Tolworth Station, Kingston Road, Surbiton (1.32 ha) | K'GEORGE'S & S WARD

The site is to be allocated for a mixed use development, including for residential and station related facilities and car parking.