

# **Royal Borough of Kingston upon Thames**

Local Plan Evidence Base

## **Strategic Housing Land Availability Assessment**

Draft Document (February 2023)



THE ROYAL BOROUGH OF  
**KINGSTON**  
UPON THAMES

## BACKGROUND

1. Royal Borough of Kingston upon Thames is preparing a new Local Plan. The Local Plan will include planning policies and site allocations to help guide future developments up till 2041.
2. This Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the new Local Plan. It provides information on sites identified as part of the plan-making process and assesses their potential for housing development. The outputs from this SHLAA include the following:
  - a list of the sites considered by the SHLAA process (Appendix A);
  - an assessment of their potential for housing development (Appendix A & B); and
  - an indicative trajectory of the anticipated housing development (Appendix C).
3. This SHLAA gathers information from previous Local Plan consultations and call-for-site submissions, and provides an update to the previous site assessment evidence<sup>1</sup>.
4. **It is important to note that this SHLAA does not represent planning policy or allocate any sites for development.** It is for the Local Plan process to determine which potential sites are allocated for housing development. Likewise, sites included by this SHLAA do not indicate they would be granted planning permission by the Council or preclude them for housing or other uses.
5. In identifying the land for housing, the National Planning Policy Framework (NPPF) requires planning authorities to have a clear understanding of the land available within their area by preparing a strategic housing land availability assessment<sup>2</sup>. From this, planning policies can identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability.
6. The accompanying online Planning Practice Guidance (PPG) provides further guidance on the methodology planning authorities should follow when undertaking such assessments<sup>3</sup>. The approach to this SHLAA aligns with the stages and processes outlined in the PPG.
7. This SHLAA covers the borough area of Kingston upon Thames only.

## IDENTIFICATION OF SITES

8. This document has drawn on the following sources:
  - **Development pipeline:** sites under construction for housing, have planning approval or permission in principle secured for housing (based on monitoring records ending 31st March 2021).
  - **SHLAA sites:** other land and broad locations identified as part of the Local Plan process, including sites submitted through the call-for-sites process or identified in the Council's site assessments evidence.
  - **Windfall assumptions:** an allowance based on the historical rate of housing completions from small sites and other non-self-contained developments (including C2 extra care housing, student accommodations, etc.).

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<sup>1</sup> RBK, Sites Assessment Update (2021)

<sup>2</sup> LUHC, National Planning Policy Framework (2021), paragraph 68.

<sup>3</sup> LUHC, Planning Practice Guidance: Housing and Economic Land Availability Assessment (accessed June 2022)

## Sizes of Site Included for Assessment

9. For this SHLAA:
  - **Large sites:** refer to all sites 0.25 hectares or above in size.
  - **Small sites:** refer to all sites below 0.25 hectares in size.
10. This SHLAA does not assess the housing potential of individual small sites or sites promoted for non-self-contained developments. Instead, windfall allowances have been made to take into account their potential contribution toward the borough's housing land supply over the emerging Local Plan period (see 'Windfall Assumptions' section).

## Call-for-Sites

11. As part of the Local Plan process, the Council has issued several formal call-for-sites. Most recently, these occurred in the following periods:
  - September to December 2017;
  - May to July 2019 (Local Plan Early Engagement, Regulation 18 Consultation); and
  - June to September 2021 (Local Plan Further Engagement, Regulation 18 Consultation).
12. Site submissions to the formal call-for-sites exercise were required to complete a form that included questions relating to the site's location, land ownership details, existing land uses, proposed future uses, known constraints, and the timescale for when the site is likely to be available for any development; and to provide a location plan that outlines the boundary of the site.
13. To identify as wide a range of sites and locations for assessment as possible, members of the public were also invited to provide details of sites they considered to have the potential for redevelopment. The sites submitted and put forward by the public previously were included in the Council's Sites Assessment<sup>4</sup> and Sites Assessment Update<sup>5</sup> evidence documents.

## Initial Screening/Information Gathering

14. In compiling the site information, the following data were recorded on a geodatabase to allow for the initial screening and assessment of sites:
  - Site size, location, and boundaries
  - Existing land uses and promoted uses
  - Town centre areas and setting
  - Public Transport Accessibility Levels
  - Potential environmental constraints
  - Conformity with the London Plan's strategic policies
  - Development progress and planning permission (where relevant)
15. As part of the initial screening and information-gathering exercise, Google Street View has been used to check the information gathered.

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<sup>4</sup> RBK, Sites Assessment (2019)

<sup>5</sup> RBK, Sites Assessment Update (2021)

## SITE ASSESSMENT METHODOLOGY

16. The main purpose of this SHLAA is to assess the 'suitability' and 'availability' of potential sites for housing development and to provide an estimate of their likely housing capacity and the timescale in which development may be delivered.

### Initial Sieve of Sites

17. As part of the initial assessment of identified sites, a 'sieving' exercise has been undertaken to exclude any sites that are not considered to be relevant for site assessment. The exercise excluded any sites that are:
- **Small sites:** sites that fall below the size threshold for individual site assessment.
  - **Committed sites:** sites that have either completed development, are under construction, have planning approval for development, or granted resolution for permission.
  - **Rejected sites:** sites assessed as unsuitable for housing development from the initial screening; are confirmed to be unavailable or promoted for non-residential uses only, or where the site's availability is unknown to the Council.
18. For this SHLAA, **potential sites** are large sites assessed as potentially suitable for housing development and will likely be available over the new Local Plan period.

### Suitability Assessment

19. The PPG advises that a site can be considered suitable for housing development if it provides an appropriate location when assessed against relevant development constraints and their potential to be mitigated<sup>6</sup>.
20. Based on national planning policies<sup>7</sup> and strategic policies from the London Plan<sup>8</sup>, a set of environmental and policy constraints has been identified to help determine whether a site could be suitable for housing development. **Table 1** lists the identified constraints and the assumptions taken by this SHLAA.

**Table 1. Environmental and policy constraints**

	<b>Suitability for Housing</b>
Green Belt	Unsuitable
Metropolitan Open Land	Unsuitable
Public Parks / Public Open Spaces	Unsuitable
Sports and Recreational Land / Buildings	Unsuitable
Sites of Importance for Nature Conservation	Unsuitable
Strategic Industrial Locations	Unsuitable
Locally Significant Industrial Sites	Unsuitable
Flood Zone 3b	Unsuitable
Listed Buildings and Designated Heritage Assets	Excluded
Conservation Areas	Potentially Suitable
Flood Zone 2/3a	Potentially Suitable
Health & Safety Executive Consultation Zones	Potentially Suitable

<sup>6</sup> LUHC, Planning Practice Guidance: Housing and Economic Land Availability Assessment (accessed June 2022)

<sup>7</sup> LUHC, National Planning Policy Framework (2021)

<sup>8</sup> GLA, The London Plan (2021)

21. Sites subject to constraints identified as 'potentially suitable' for housing were taken forward for further assessment by this SHLAA. These constraints could be mitigated and are unlikely to render the site unsuitable for housing development.
- **Conservation Areas:** while the scope for residential intensification will likely be limited in these areas, housing developments and redevelopments can still be expected, provided the development contributes positively to the conservation area's significance.
  - **Flood Zone 2/3a:** national policy requires land in Flood Zone 2/3a to follow a 'sequential approach' to steer new developments to areas with the lowest probability of flooding. Land affected by Flood Zone 3a must also pass the 'exception test' to demonstrate the development will be safe over its lifetime and without increasing flood risk elsewhere.
  - **Health & Safety Executive Middle/Outer Consultation Zones:** the HSE consultation zones cover areas near gasholders and hazardous installations. Sites within the middle and outer zones will require consultation with the HSE to consider any residual risks or hazards for development.
  - **Health & Safety Executive Inner Consultation Zone:** the HSE's standard advice for housing within the inner zone is that they '*Advise Against Development*'<sup>9</sup>. However, the inner zone at Kingston town centre relates to the Former Gasholders, which have since been decommissioned and redeveloped for housing. As part of the Local Plan process, the Council will engage with the HSE on any affected sites to ascertain their compatibility for housing development.
22. In most cases, sites subject to constraints identified as 'unsuitable' or 'excluded' for housing were not assessed further by this SHLAA (with any affected areas excluded from the capacity assessment). Sites close to these constraints may also require further considerations at the planning and design stages to ascertain any impact on their development potential.

#### Green Belt and Metropolitan Open Land

23. The Council supports the protection of London's Green Belt and Metropolitan Open Land (MOL). While the designated boundaries for Green Belt and MOLs could be altered as part of the Local Plan process, the NPPF and the London Plan require that these boundaries should only be altered where 'exceptional circumstances' have been evidenced and fully justified through the preparation or updating of plans<sup>10</sup>.
24. To inform the new Local Plan, the Council commissioned Amec Foster Wheeler (consultancy) to assess the borough's Green Belt and Metropolitan Open Land<sup>11</sup>. The evidence concluded that all the Green Belt parcels in the borough meet one or more of the NPPF's strategic purposes for Green Belt, and all the MOL in the borough meet the criteria set by the London Plan.
25. Given their intended permanence and strategic importance in the London Plan, land in the Green Belt or designated as MOL is considered to be unsuitable for housing development in this SHLAA.

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<sup>9</sup> HSE Website: HSE's land use planning methodology (accessed June 2022)

<sup>10</sup> LUHC, National Planning Policy Framework (2021), paragraph 140; GLA, The London Plan (2021), Policy G2 and G3

<sup>11</sup> Amec Foster Wheeler, Green Belt and Metropolitan Open Land Assessment (2018)

### Public Parks, Public Open Spaces, Sports and Recreational Land/Buildings

26. The NPPF highlights the importance of public open spaces, sports and recreational land and buildings (including sports pitches and playing fields) and indicates that these spaces should not be built on unless there is relevant evidence to show that they are surplus to the area's requirements, or the loss would be replaced by equivalent or better provisions, or it is for an alternative sports or recreational provision where the benefits outweigh the loss<sup>12</sup>.
27. Access to a network of high-quality open spaces and opportunities for sports and physical activities has an important bearing on the health and well-being of local communities. The borough's public open spaces and sports and recreational lands/buildings are considered to be unsuitable for housing development in this SHLAA.

### Sites of Importance for Nature Conservation

28. Sites of Importance for Nature Conservation (SINCs) are land areas especially important for their nature conservation value and are London's equivalent of Local Wildlife Sites. All SINCs are afforded protection by the development plan commensurate with their statutory status and identified quality<sup>13</sup>.
29. To inform the new Local Plan, the Council commissioned Land Use Consultants to provide an ecological survey and review of the borough's SINCs<sup>14</sup>. The review recommended several additional areas are identified as SINC and that site boundaries are updated at some of the existing SINCs. It also highlighted several sites as 'at risk' due to a decline in their ecological value; however, the review does not recommend downgrading the status of these sites.
30. The planning system strongly emphasises protecting and enhancing biodiversity sites. The borough's SINCs are considered to be unsuitable for housing development in this SHLAA.

### Strategic Industrial Locations and Locally Significant Industrial Sites

31. The London Plan protects Strategic Industrial Locations (SILs) as these are critical to the effective functioning of London's economy<sup>15</sup>. Employment areas of local importance for industrial and related functions are designated as Locally Significant Industrial Sites (LSIS) by boroughs.
32. To inform the new Local Plan, the Council commissioned Lichfields (consultancy) to review the borough's employment sites and the projected demand for employment land<sup>16</sup>. The review concluded that most existing employment sites function well, with high occupancy rates and an overall quality that corresponds well to local needs. However, the review indicates there will likely be a shortfall in employment land provision to meet the area's future needs, especially demand for office floorspace.
33. While there are specific opportunities to intensify and co-locate business uses at some of the borough's employment sites (namely, Cambridge Road & Hampden Road, St John's Industrial Estate), until further masterplanning has been undertaken to refine the potential options, SILs and LSIS are considered to be unsuitable for housing development in this SHLAA.

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<sup>12</sup> LUHC, National Planning Policy Framework (2021), paragraph 99

<sup>13</sup> GLA, The London Plan (2021), Policy G6

<sup>14</sup> LUC, Review of Sites of Importance for Nature Conservation (2021)

<sup>15</sup> GLA, The London Plan (2021), Policy E5

<sup>16</sup> Lichfield, Employment Land Review (2022)

### Flood Zone 3b (Functional Floodplains)

34. Flood Zone 3b comprises land where water has to flow or be stored in times of flood. The government does not permit new developments within Flood Zone 3b unless it is for water-compatible development or essential infrastructure. The PPG considers housing as a 'more vulnerable' development type and should not be permitted by planning<sup>17</sup>.
35. To inform the new Local Plan, the Council commissioned Metis Consultants to review and update the borough's Strategic Flood Risk Assessment (SFRA)<sup>18</sup>. This includes a Level 1 SFRA, which updated the borough's data and mappings relating to all sources of flood risk, taking into account the Environment Agency's climate change models at the time. As part of the Local Plan process, a Level 2 SFRA has been produced for potential sites affected by Flood Zone 2/3a<sup>19</sup>.
36. The planning system sets clear tests to protect people and property from flooding. Where these tests are not met, national policy is clear that development should not be allowed. Land areas that intersect with Flood Zone 3b are considered to be unsuitable for housing development in this SHLAA.

### Listed Buildings and Designated Heritage Assets

37. The NPPF considers that any harm to, or loss of, the significance of a designated heritage asset from its alteration, destruction, or from development within its setting, should require clear and convincing justification<sup>20</sup>.
38. The redevelopment of a listed building or designated heritage asset for significant housing development is highly unlikely due to the potential harm or loss of heritage assets. All listed buildings and designated heritage assets have been excluded from assessment in this SHLAA.

### **Availability Assessment**

39. The PPG advises that a site can be considered available for housing development if there is confidence that there are no ownership or legal impediments to development based on the information available<sup>21</sup>.
40. For this SHLAA, a site is considered available for housing development if:
  - the landowner or developer has expressed intention to develop the site or release the land for housing development as part of the call-for-sites or Local Plan consultations; or
  - the site is council-owned land that could become available for housing development over the Local Plan period, as advised by the Council's Asset Team<sup>22</sup>; or
  - the site is under construction, has planning permission for housing development, secured permission in principle for development, or is at the advanced stages of its planning application process.

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<sup>17</sup> LUHC, Planning Practice Guidance: Flood risk and coastal change (accessed June 2022)

<sup>18</sup> Metis, Strategic Flood Risk Assessment, Level 1 Assessment (2021)

<sup>19</sup> Metis, Strategic Flood Risk Assessment, Level 2 Assessment (2022)

<sup>20</sup> LUHC, National Planning Policy Framework (2021), paragraph 200

<sup>21</sup> LUHC, Planning Practice Guidance: Housing and Economic Land Availability Assessment (accessed June 2022)

<sup>22</sup> Meeting between RBK's Assets Team and Strategic Planning Team in August 2020

41. Information on availability was primarily gathered through previous call-for-sites and Local Plan consultations. All site submissions to the Council were required to complete a form that included questions on ownership and the potential development uses for the site.
42. Where a site's availability for housing development was unknown, the Council wrote to the relevant landowner, the registered freeholders on HM Land Registry, to ascertain the site's availability for development over the new Local Plan period<sup>23</sup>.

### Achievability Assessment

43. The PPG advises that a site can be considered achievable for housing development if there is a reasonable prospect that the site will be developed within the relevant plan period<sup>24</sup>.

### Phasing of Housing Development

44. The phasing of committed sites in this SHLAA aligns with assumptions made in the Council's Five Year Housing Land Supply Statement, published in February 2022<sup>25</sup>.
45. For this SHLAA, the remaining period from the new Local Plan has been represented in four phases, as shown in **Table 2**.

**Table 2. Phasing periods**

	Phase 1	Phase 2	Phase 3	Phase 4
<b>Start</b>	1st April 2021	1st April 2026	1st April 2031	1st April 2036
<b>Finish</b>	31st March 2026	31st March 2031	31st March 2036	31st March 2041
<b>Years</b>	Years 1-5	Years 6-10	Years 11-15	Years 16-20/+

46. To provide information on the likely phasing of housing development on potential sites, this SHLAA has drawn on information provided by the relevant landowner or developer as part of the site submissions (where available) and applied the following assumptions:
  - **Earliest Delivery:** the earliest that new housing could be delivered on potential sites is from Phase 2 (Years 6-10 onwards) to allow for lead-in time usually associated with new housing development; this includes gaining planning approval, discharge of conditions, site clearance, remediation works, provision of infrastructure, and the construction of new housing on-site.
  - **Maximum Delivery Rate:** the maximum number of homes each potential site could deliver within each phase is capped at 500 homes; to ensure delivery assumptions for large-scale developments are realistically spread.
47. The PPG advises that the estimation of a site's housing development potential can be guided by existing and emerging planning policies, including locally determined density policies. It also emphasises that development potential significantly affects a site's economic viability.
48. To provide evidence on the economic viability of different housing types across the borough, the Council will commission a separate Whole Plan Viability Assessment to support the new Local Plan. Where necessary, future SHLAA evidence will be reviewed to reflect its findings.

<sup>23</sup> Land Availability Assessment Letter, sent by the Strategic Planning Team in June 2020

<sup>24</sup> LUHC, Planning Practice Guidance: Housing and Economic Land Availability Assessment (accessed June 2022)

<sup>25</sup> RBK, Five Year Housing Land Supply Statement, February 2022



## Estimating Development Capacity

49. This SHLAA does not assess the housing potential of individual small sites or sites promoted for non-self-contained developments. Instead, windfall allowances have been made to take into account their potential contribution toward the borough's housing land supply over the new Local Plan period (see 'Windfall Assessment' section).
50. For committed sites, details of development capacity have been taken from the relevant planning permission or planning approval. While estimates of development capacity have been supplied through site submission for some of the sites, the level of detail varies, and often there was insufficient feasibility and economic viability information to support the scale of development being promoted.
51. Housing development capacity in previous sites assessment evidence was derived from the methodology developed for the GLA London SHLAA and the (now defunct) London Density Matrix<sup>26</sup>. However, the London Plan no longer includes a housing density policy. Instead, in determining the indicative development capacity of potential sites, Policy D3 of the London Plan recommend boroughs should follow a 'design-led approach' to optimise site capacity and determine the most appropriate form of development on a site<sup>27</sup>.

### Design-Led Approach

52. The design-led approach involves an analysis of the optimum mass and building heights that can be accommodated on each potential site, having regard to site-specific environmental and policy constraints, important views and impact on townscape and heritage assets.
53. In applying the design-led approach to potential sites, the Council has observed the steps set out in the Draft Supplementary Planning Guidance: Good Quality Homes for All Londoners<sup>28</sup>:
  - **Step One: Site Analysis:** this involves evaluating the site's attributes, characteristics and surrounding context to support different forms of development, including environment and policy constraints, important key views, townscape and heritage features, as well as streets and pedestrian connections to the surrounding area.
  - **Step Two: Identifying the Design Parameters:** this involves selecting the building types considered appropriate for the site based on the analysis work undertaken, designing an appropriate site layout, and deciding on the optimum massing and building heights that could be supported across the site from an urban design perspective.
  - **Step Three: Testing of Site Capacity:** this involves modelling and testing the identified design parameters using Sketchup (software) and the GLA's Site Capacity Calculator to provide an estimate of the site's indicative development capacity<sup>29</sup>.
54. The Council has produced a Draft Tall Buildings Strategy to identify the locations where tall buildings may be an appropriate form of development<sup>30</sup>. For Kingston's context, the strategy defined tall buildings as buildings above 21 metres in height (indicatively 12 storeys). It also mapped the locations where tall buildings could contribute positively to the character of the existing area and the maximum tall building height appropriate at these locations.

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<sup>26</sup> GLA, Final SHLAA methodology (2017)

<sup>27</sup> GLA, The London Plan (2021), Policy D1 and D3

<sup>28</sup> GLA, Good Quality Homes for All Londoners: Optimising Site Capacity, A Design-Led Approach Draft SPG (2020)

<sup>29</sup> GLA, Indicative Residential Capacity Calculator (October 2020)

<sup>30</sup> RBK, Emerging Tall Buildings Strategy (2022)

55. In setting the design parameters, considerations were made to the site area's sensitivity to change (as informed by the initial site analysis), and its capacity for growth. Design choices also took into account outputs from the emerging Tall Buildings Strategy. All potential sites were categorised into one of three 'areas of change' detailed in **Table 3**.

**Table 3. Areas of Change Categories**

	<b>Description</b>	<b>Influence on design parameters</b>
<b>Conserve areas</b>	These are areas of high quality and coherent character that are sensitive to change or deemed to be of a highly positive character. <i>(E.g. Conservation Areas and areas adjacent to designated Green Belt and Metropolitan Open Lands)</i>	Developments should be consistent with the predominant building types in the area; building heights should closely resemble the prevailing height; any new streets should closely follow the existing street pattern and type.
<b>Enhance areas</b>	These are areas of mixed design quality and character.	Developments should be sensitive to the area's predominant building types and heights; developments should reflect/enhance the positive characteristics of the area.
<b>Transform areas</b>	These are areas of lower design quality with ill-defined characters.	Developments should enhance the positive elements where they exist and improve the area's physical character through placemaking to create attractive new places.

56. Where there is an opportunity to optimise the benefits of existing public transport or/and to transform or improve the character of the area (taking into account the area's sensitivity to change), further considerations were made to the site area's 'capacity for growth', on a scale from limited to extensive growth.
57. In general, the indicative building types, site layout, massing and building heights identified for each site reflect their areas of change category and capacity for growth.

#### Site Capacity Calculations

58. Housing capacity estimates have been calculated from GLA's Site Capacity Calculator<sup>31</sup>. For this SHLAA, the following housing size mix assumptions have been made based on proposals from Kingston's First Draft of the Local Plan<sup>32</sup>:
- 30% 1 Bed Units (Nationally Described Space Standard Area 50 sqm)
  - 40% 2 Bed Units (Nationally Described Space Standard Area 70 sqm)
  - 30% 3 Bed Units (Nationally Described Space Standard Area 86 sqm)
59. To support the provision of commercial and business floorspace, potential sites within the main town centres should provide for a range of residential and mixed-use developments. Where relevant, GEA values for the potential sites have been adjusted to take into account the potential for non-residential uses on-site (informed by proposals from the submissions), this has resulted in a 10-30% reduction in GEA value for most town centre sites.

<sup>31</sup> GLA, Indicative Residential Capacity Calculator (October 2020)

<sup>32</sup> RBK, First Draft of the Local Plan, Regulation 18 Consultation (November 2022), Draft Policy KH3

60. It is important to highlight that the indicative development capacity identified in this SHLAA only serves as a baseline estimate of the minimum number of homes that could be provided based on the design-led approach applied by the Council.
61. The design-led approach in this SHLAA does not represent design guidance or development options for planning applications. It intends to ensure good design principles are applied to development capacity estimates ahead of detailed design exercises. Ultimately, the scale and form of development suitable at a location should be guided by their design quality, considering important views, the positive characteristics and features of the area, and any heritage sensitivity and other constraints at the location.
62. The design-led approach to site capacity was only applied to potential sites assessed as potentially suitable and available for housing development or redevelopment within Phase 2 (Years 6-10) of the new Local Plan period.

## WINDFALL ASSUMPTIONS

63. For this SHLAA, the following assumptions for windfall developments have been made:
- **For Small Sites:** 225 units per year, from 1st April 2021 onwards
  - **For Non-Self-Contained Accommodations (Large Sites):** 38.7 units per year, from 1st April 2027 onwards

### Allowance for Small Sites

64. The London Plan indicates that London boroughs would be supported in including windfall allowances in their housing trajectories based on their small sites target<sup>33</sup>. Paragraph 4.1.8 of the London Plan advises that the target for small sites (as set out in Table 4.2 of the London Plan) can amount to a reliable source of windfall sites that contributes to anticipated supply and provides the evidence required by the National Planning Policy Framework.

### Allowance for Non-Self-Contained Accommodations (Large Sites)

65. Planning records from the London Development Database indicate that non-self-contained (NSC) accommodations on large sites have, on average, delivered the equivalent of 38.7 units per year between FY2012 and FY2017<sup>34</sup>.
66. On 1st April 2021, an equivalent of 280 units from NSC accommodations on large sites have planning approval or have commenced development<sup>35</sup>. For the above reasons, the windfall allowance of 38.7 units per year for NSC accommodations is considered realistic and in line with historic delivery rates.

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<sup>33</sup> GLA, The London Plan (2021), Paragraphs 4.2.3 & 4.1.8

<sup>34</sup> GLA, Planning permissions on the London Development Database.

<sup>35</sup> 19/01207/FUL; 19/00582; 19/14611/FUL; 15/12961/REM

# **APPENDIX A: INITIAL SIEVE OF SITES**

## APPENDIX A: INITIAL SIEVE OF SITES

#	SA Ref.	RBK Neighbourhood	Site Name / Address	Ward	Site Area	Potentially Suitable	Potentially Available	Initial Sieve
1	CA01	Kingston & N'Kingston	242A Canbury Park Road, Kingston	KG	0.12 ha	n/a	n/a	Small Site
2	CA02	Kingston & N'Kingston	Seven Kings Car Park, Skerne Road, Kingston	CG	0.49 ha	Yes	Yes	Potential Site (Phase 2)
3	CA03	Kingston & N'Kingston	Canbury Car Park, Walter Street, Kingston	KG	1.08 ha	Yes	Yes	Potential Site (Phase 2)
4	CA04	Kingston & N'Kingston	Murray House & MILAAP Centre, Acre Road, Kingston	KG	0.36 ha	n/a	No	Rejected Site
5	CA05	Kingston & N'Kingston	Land at 2-6 Manorgate Road, Kingston	CH	0.34 ha	Yes	n/a	Rejected Site
6	CA06	Kingston & N'Kingston	Parc House, Cowleaze House, Police Stat. & Cowleaze Rd	KG	0.44 ha	n/a	No	Rejected Site
7	CA07	Kingston & N'Kingston	Canbury Business Park & Former Regal Cinema, Kingston	KG	1.00 ha	Partly	Yes	Potential Site (Phase 2)
8	CA08	Kingston & N'Kingston	Ashway Centre, Elm Grove, Kingston	KG	0.54 ha	No	n/a	Rejected Site
9	CA09	Kingston & N'Kingston	Gas Holder Site, Kingsgate Road, Kingston	CG	1.07 ha	n/a	n/a	Committed Site
10	CA10	Kingston & N'Kingston	16 Park Road (Park Works), Kingston	KG	0.18 ha	n/a	n/a	Small Site
11	CA11	Kingston & N'Kingston	Land to the West of Kingston College CIC, Kingston Road	CG	0.43 ha	Yes	Yes	Potential Site (Phase 2)
12	CH03	Kingston & N'Kingston	Kingston Riding School, 40 Crescent Road, Kingston	KG	0.59 ha	n/a	n/a	Committed Site
13	CH04	Kingston & N'Kingston	Robin Hood Farm, Robin Hood Way, Kingston Vale	CH	0.86 ha	No	Yes	Rejected Site (Unsuitable)
14	CH05	Kingston & N'Kingston	Coombe Oak, Warren Road, Kingston	CH	0.33 ha	n/a	No	Rejected Site
15	CH06	Kingston & N'Kingston	Kingston University, Kingston Hill, Kingston	CH	15.71 ha	Partly	Partly	Potential Site (Phase 3/4)
16	CH07	Kingston & N'Kingston	Kendall Cars, 450 Robin Hood Way, Kingston Vale	CH	0.27 ha	n/a	No	Rejected Site
17	CH08	Kingston & N'Kingston	Coombe Hill House, Beverley Way, Kingston Vale	CH	0.47 ha	n/a	n/a	Committed Site
18	CH09	Kingston & N'Kingston	Land at Cumberland House, Kingston Hill	KG	0.59 ha	n/a	n/a	Committed Site
19	CH11	Kingston & N'Kingston	Galsworthy House Care Home, Kingston Hill	CH	0.36 ha	No	n/a	Rejected Site
20	CH12	Kingston & N'Kingston	Warren Park Children's Centre, Kingston Hill	CH	0.45 ha	Yes	n/a	Rejected Site
21	CH13	Kingston & N'Kingston	New Victoria Hospital, 182-184 Coombe Lane West, Kingston	CH	0.70 ha	Yes	n/a	Rejected Site
22	GR01	Kingston & N'Kingston	Thames Side Wharf, Water Lane, Kingston	KT	0.29 ha	Partly	Yes	Potential Site (Phase 2)
23	GR02	Kingston & N'Kingston	Bentall Centre, Wood Street, Kingston	KT	1.96 ha	n/a	No	Rejected Site
24	GR03	Kingston & N'Kingston	Bentall Centre Car Parks A and B, Steadfast Road, Kingston	KT	0.77 ha	Yes	Yes	Potential Site (Phase 2)
25	GR04	Kingston & N'Kingston	Bishops Palace House & 11-31 Thames Street, Kingston	KT	0.70 ha	Partly	Yes	Potential Site (Phase 2)
26	GR05	Kingston & N'Kingston	Ashdown Road Car Park, Ashdown Road, Kingston	KT	0.49 ha	Yes	Yes	Potential Site (Phase 2)
27	GR06	Kingston & N'Kingston	Surrey House, 34 Eden Street, Kingston	KT	1.25 ha	n/a	n/a	Committed Site
28	GR07	Kingston & N'Kingston	John Bunyan Baptist Church, Cromwell Road	KT	0.05 ha	n/a	n/a	Small Site
29	GR08	Kingston & N'Kingston	Cromwell Road Bus Station, Kingston	KT	0.40 ha	Yes	Yes	Potential Site (Phase 2)
30	GR09	Kingston & N'Kingston	Cattle Market Car Park, Bus Station, Fairfield North, Kingston	KT	1.92 ha	Partly	Partly	Potential Site (Phase 2)
31	GR10	Kingston & N'Kingston	Guildhall Campus, High Street, Kingston	KT	1.26 ha	Partly	Partly	Potential Site (Phase 2)
32	GR11	Kingston & N'Kingston	Triangle of land at Littlefield Close, Kingston	KT	0.02 ha	n/a	No	Rejected Site
33	GR12	Kingston & N'Kingston	Market House, Market Place, Kingston	KT	0.02 ha	n/a	No	Rejected Site
34	GR13	Kingston & N'Kingston	Land to the west of 41 Lower Marsh Lane, Kingston	KT	0.18 ha	n/a	n/a	Small Site

#	SA Ref.	RBK Neighbourhood	Site Name / Address	Ward	Site Area	Potentially Suitable	Potentially Available	Initial Sieve
35	GR14	Kingston & N'Kingston	Middle Mill, Kingston University, Portland Road, Kingston	KT	0.37 ha	n/a	No	Rejected Site
36	GR15	Kingston & N'Kingston	Kingsmill Business Park, Chapel Mill Road, Kingston	KT	0.91 ha	Yes	n/a	Rejected Site
37	GR16	Kingston & N'Kingston	The Malthouse and River Reach, 25-35 High Street, Kingston	KT	0.26 ha	Yes	Yes	Potential Site (Phase 2)
38	GR17	Kingston & N'Kingston	Kingston University, Penrhyn Road, Kingston	KT	3.39 ha	n/a	No	Rejected Site
39	GR18	Kingston & N'Kingston	Princess Mews and Princess Court, Horace Road, Kingston	KT	0.52 ha	n/a	No	Rejected Site
40	GR19	Kingston & N'Kingston	John Lewis, Horse Fair, Kingston	KT	0.69 ha	Partly	-	-
41	GR20	Kingston & N'Kingston	The Rose Car Park and Drapers Court, Kent Road, Kingston	KT	0.30 ha	Yes	n/a	Rejected Site
42	GR21	Kingston & N'Kingston	107-163 Clarence St, Empire & Station Buildings, Fife Road	KT	0.63 ha	Yes	n/a	Rejected Site
43	GR22	Kingston & N'Kingston	Kingston Station, Wood Street, Kingston	KT	0.71 ha	n/a	TBC	Rejected Site
44	GR23	Kingston & N'Kingston	Riverside Centre and 34-52 High Street, Kingston	KT	0.59 ha	Partly	n/a	Rejected Site
45	GR24	Kingston & N'Kingston	The Rotunda, Clarence Street, Kingston	KT	0.86 ha	Yes	n/a	Rejected Site
46	GR25	Kingston & N'Kingston	Clarence Street North, Kingston	KT	1.03 ha	Yes	n/a	Rejected Site
47	GR26	Kingston & N'Kingston	Saipem House & Conquest House, Wood Street	KT	0.93 ha	Yes	n/a	Rejected Site
48	GR27*	Kingston & N'Kingston	Bittoms Car Park, The Bittoms, Kingston	KT	0.34 ha	Yes	Yes	Potential Site (Phase 2)
49	GR28	Kingston & N'Kingston	Kingston College, Kingston Hall Road, Kingston	KT	0.85 ha	Yes	n/a	Rejected Site
50	GR29	Kingston & N'Kingston	Kingston University Knight's Park Campus, Kingston	KT	0.91 ha	n/a	No	Rejected Site
51	GR30	Kingston & N'Kingston	Eden Quarter, Lady Booth Road, Kingston	KT	1.92 ha	Yes	n/a	Rejected Site
52	GR33	Kingston & N'Kingston	Surrey County Hall, Milner Road, Kingston	KT	2.35 ha	Partly	Yes	Potential Site (Phase 2)
53	GR34	Kingston & N'Kingston	Site at Eden Walk Shopping Centre, Eden Walk	KT	1.84 ha	n/a	n/a	Committed Site
54	GR35	Kingston & N'Kingston	Former Post Office, Ashdown Road, Kingston	KT	0.99 ha	n/a	n/a	Committed Site
55	GR36	Kingston & N'Kingston	Hotel Antoinette, 18-32 & 23-43 Beaufort Rd & Fassett Rd	KT	0.94 ha	n/a	n/a	Committed Site
56	GR37*	Kingston & N'Kingston	40 Clarence Street, Kingston	KT	0.06 ha	n/a	n/a	Small Site
57	GR38*	Kingston & N'Kingston	45-51 High Street & 30 South Lane, Kingston	KT	0.15 ha	n/a	n/a	Small Site
58	GR39*	Kingston & N'Kingston	River House, Kingston University, 53-57 High Street	KT	0.07 ha	n/a	n/a	Small Site
59	GR40*	Kingston & N'Kingston	Surface car park & service area by Clarence St, Castle St, Fife Rd	KT	0.16 ha	n/a	n/a	Small Site
60	NR01	Kingston & N'Kingston	Hawks Road Clinic, Hawks Road, Kingston	NO	0.32 ha	Yes	Yes	Potential Site (Phase 2)
61	NR02	Kingston & N'Kingston	Cambridge Gardens, Cambridge Road, Norbiton	NO	2.14 ha	n/a	No	Rejected Site
62	NR03	Kingston & N'Kingston	Taverner House & Telephone Exchange, Kingston	NO	1.23 ha	Yes	Yes	Potential Site (Phase 2)
63	NR04*	Kingston & N'Kingston	Fairfield Trade Park, Villers Road, Kingston	NO	1.41 ha	No	Yes	Rejected Site (Unsuitable)
64	NR05	Kingston & N'Kingston	Asda, 142 London Road, Kingston	NO	1.09 ha	Yes	n/a	Rejected Site
65	NR06	Kingston & N'Kingston	Big Yellow Self Storage, 163 London Road, Kingston	NO	0.40 ha	Yes	n/a	Rejected Site
66	NR07	Kingston & N'Kingston	Croner House & Clarendon House, London Road	NO	0.51 ha	n/a	Partly	Small Site
67	NR08	Kingston & N'Kingston	Land R/O 204-210 Cambridge Road, Norbiton	NO	0.11 ha	n/a	n/a	Small Site
68	NR09	Kingston & N'Kingston	Kingsmeadow Football Stadium, Kingston	NO	6.27 ha	n/a	No	Rejected Site
69	NR10	Kingston & N'Kingston	65 Hampden Road, Kingston	NO	0.28 ha	n/a	n/a	Committed Site
70	NR11	Kingston & N'Kingston	Part of Kingsmeadow Stadium Grounds, Kingston	NO	0.88 ha	n/a	No	Rejected Site
71	NR12	Kingston & N'Kingston	Land at Hogsmill Sewage Treatment Works Site 1	NO	7.97 ha	No	n/a	Rejected Site

#	SA Ref.	RBK Neighbourhood	Site Name / Address	Ward	Site Area	Potentially Suitable	Potentially Available	Initial Sieve
72	NR13	Kingston & N'Kingston	Cambridge Road Estate, Cambridge Road, Norbiton	NO	9.00 ha	n/a	n/a	Committed Site
73	NR14	Kingston & N'Kingston	Land at Hampden Road Ind. Estate. & 194 Cambridge Road	NO	0.48 ha	No	Yes	Rejected Site (Unsuitable)
74	NR15*	Kingston & N'Kingston	Adams House and 5-8 Dickerage Lane, New Malden	NO	0.15 ha	n/a	n/a	Small Site
75	TU01	Kingston & N'Kingston	St. George's Industrial Estate, Richmond Road, Kingston	TU	2.03 ha	n/a	No	Rejected Site
76	TU02	Kingston & N'Kingston	336 Richmond Road, Kingston	TU	0.04 ha	n/a	n/a	Small Site
77	TU03	Kingston & N'Kingston	HM Remand Centre, Latchmere Lane, Kingston	TU	2.77 ha	n/a	n/a	Committed Site
78	AL07	Surbiton	118 Raeburn Avenue, Surbiton	BE	0.10 ha	n/a	n/a	Small Site
79	AL08	Surbiton	Travis Perkins, 165 King Charles Road, Tolworth	AL	0.39 ha	Partly	Partly	Potential Site (Phase 3/4)
80	AL10	Surbiton	Former Fairmead Nursery, 439 Ewell Road	AL	0.12 ha	n/a	n/a	Small Site
81	AL13	Surbiton	Tolworth Tower, Tolworth Broadway, Surbiton	AL	1.32 ha	n/a	n/a	Committed Site
82	BE01	Surbiton	Sessions House, Ewell Road, Surbiton	SH	0.20 ha	n/a	n/a	Small Site
83	BE02	Surbiton	Telephone Exchange, Ewell Road, Surbiton	SH	0.47 ha	Yes	n/a	Rejected Site
84	BE03	Surbiton	187 Ewell Road, Surbiton	SH	0.40 ha	n/a	n/a	Committed Site
85	BE04	Surbiton	Land adjacent to 3 Warwick Grove, Surbiton	SH	0.01 ha	n/a	n/a	Small Site
86	BE05	Surbiton	King Charles Centre, Hollyfield Road, Surbiton	SH	0.41 ha	n/a	No	Rejected Site
87	BE06	Surbiton	School Cottage, Hollyfield Road, Surbiton	SH	0.03 ha	n/a	n/a	Small Site
88	BE07	Surbiton	Hollyfield House, 22 Hollyfield Road, Surbiton	SH	0.27 ha	Yes	n/a	Rejected Site
89	BE08	Surbiton	Millbank House, Ewell Road, Surbiton	SH	0.45 ha	n/a	No	Rejected Site
90	BE09	Surbiton	Kingfisher Court, Ewell Road, Surbiton	SH	0.27 ha	n/a	No	Rejected Site
91	BE10	Surbiton	Newent House, Browns Road, Surbiton	SH	0.58 ha	n/a	n/a	Committed Site
92	BE11	Surbiton	127 Chiltern Drive and land to rear (known as 'Chiltern Works')	BE	0.28 ha	n/a	n/a	Committed Site
93	GR31	Surbiton	Land at Hogsmill Sewage Treatment Works Site 3	SM	3.30 ha	No	n/a	Rejected Site
94	GR32	Surbiton	Hogsmill Sewage Treatment Works, Lower Marsh Lane	SM	27.65 ha	No	n/a	Rejected Site
95	SH01	Surbiton	Wellington Court, Glenbuck Road, Surbiton	SH	0.28 ha	n/a	No	Rejected Site
96	SH02	Surbiton	Fircroft, 96 Ditton Road, Surbiton	SH	0.35 ha	n/a	n/a	Small Site
97	SH03	Surbiton	61 Ditton Road, Surbiton	SH	0.05 ha	n/a	n/a	Small Site
98	SH04	Surbiton	Surbiton Station Car Park, Glenbuck Road, Surbiton	SH	2.86 ha	Partly	Partly	Potential Site (Phase 2)
99	SH05	Surbiton	Woodbury, Kingsdowne Road, Surbiton	SH	0.24 ha	n/a	n/a	Small Site
100	SH06	Surbiton	Former Oakhill Health Centre, 3 Oakhill	SH	0.30 ha	n/a	n/a	Committed Site
101	SM01	Surbiton	Glenmore House Car Park, The Crescent, Surbiton	SM	0.30 ha	Yes	n/a	Rejected Site
102	SM02	Surbiton	1 The Crescent, Surbiton	SM	0.27 ha	Yes	n/a	Rejected Site
103	SM03	Surbiton	52-56 Lower Marsh Lane, Kingston	SM	0.65 ha	n/a	No	Rejected Site
104	SM04	Surbiton	Land at Clayhill Halls of Residence, Burney Road	SM	0.89 ha	Yes	n/a	Rejected Site
105	SM05	Surbiton	Land at Hogsmill Sewage Treatment Works Site 2	SM	4.13 ha	No	n/a	Rejected Site
106	SM06	Surbiton	Seething Wells, Surbiton Filter Beds, Portsmouth Road	SM	6.38 ha	No	Yes	Rejected Site (Unsuitable)
107	SM07	Surbiton	Former Dairy Crest Milk Depot, Lower Marsh Lane	SM	0.62 ha	n/a	n/a	Committed Site
108	SM08	Surbiton	Development Site, 86-100 Brighton Road	SM	0.26 ha	n/a	n/a	Committed Site



#	SA Ref.	RBK Neighbourhood	Site Name / Address	Ward	Site Area	Potentially Suitable	Potentially Available	Initial Sieve
109	TH01	Surbiton	Southborough High School Playing Fields, Love Lane, Surbiton	TO	1.00 ha	No	Yes	Rejected Site (Unsuitable)
110	TH04	Surbiton	Shell Garage and Topps Tiles, Hook Rise North, Surbiton	TO	0.36 ha	n/a	No	Rejected Site
111	TH08	Surbiton	Red Lion Business Park, Red Lion Road, Chessington	TO	3.62 ha	No	n/a	Rejected Site
112	AL01	New & Old Malden	Worcester Park Nursery, N' of Old Malden Ln, Worcester Park	OM	1.81 ha	No	Yes	Rejected Site (Unsuitable)
113	AL02	New & Old Malden	The River Club, Old Malden Lane, Worcester Park	OM	2.35 ha	No	Yes	Rejected Site (Unsuitable)
114	AL03	New & Old Malden	Stables, Old Malden Lane, Worcester Park	OM	0.29 ha	No	n/a	Rejected Site
115	AL04	New & Old Malden	Barrow Hill Nursery, Old Malden Lane, Worcester Park	OM	0.37 ha	No	n/a	Rejected Site
116	BV01	New & Old Malden	Church Hall, 1A Cambridge Avenue, New Malden	NM	0.09 ha	n/a	n/a	Small Site
117	BV02	New & Old Malden	Cocks Crescent, New Malden	NM	2.37 ha	Partly	Partly	Potential Site (Phase 2)
118	BV03	New & Old Malden	Hobkirk House, Noble Centre, Blagdon Road, New Malden	NM	0.46 ha	Yes	Yes	Potential Site (Phase 2)
119	BV04	New & Old Malden	St Georges Square, CI Tower & Car Park, Dukes Avenue	NM	0.76 ha	Yes	n/a	Rejected Site
120	BV05	New & Old Malden	Apex Tower & Multistorey Car Park, Grafton Road	NM	0.63 ha	Yes	n/a	Rejected Site
121	BV06	New & Old Malden	Kingspark Business Centre, 152-178 Kingston Road	GL	1.59 ha	No	n/a	Rejected Site
122	BV07	New & Old Malden	St John's Industrial Estate, Kingston Road, New Malden	GL	9.22 ha	No	Partly	Rejected Site (Unsuitable)
123	BV08	New & Old Malden	1 Blagdon Road, New Malden	NM	0.27 ha	n/a	n/a	Committed Site
124	BV09	New & Old Malden	23-37 Blagdon Road, New Malden	NM	0.92 ha	n/a	n/a	Committed Site
125	BV10	New & Old Malden	Development Land At 5-29 Coombe Road	NM	0.38 ha	n/a	n/a	Committed Site
126	CH01	New & Old Malden	Station Approach, Norbiton	CV	0.71 ha	Yes	Yes	Potential Site (Phase 2)
127	CH02	New & Old Malden	Kingston Hospital Care Centre, Galsworthy Road, Kingston	CV	0.99 ha	Yes	n/a	Rejected Site
128	CH10	New & Old Malden	1-33 Gloucester Road, Kingston	CV	1.29 ha	Yes	n/a	Rejected Site
129	CV01	New & Old Malden	22 Gloucester Road, Kingston	CV	0.16 ha	n/a	n/a	Small Site
130	CV02	New & Old Malden	Travis Perkins, 74-76 Coombe Road, New Malden	CV	0.15 ha	n/a	n/a	Small Site
131	CV03	New & Old Malden	40-50 Coombe Road, New Malden	CV	0.31 ha	Yes	n/a	Rejected Site
132	CV04*	New & Old Malden	8-10 Coombe Road, New Malden, KT3 4QE	CV	0.04 ha	n/a	n/a	Small Site
133	OM01	New & Old Malden	Gasholder, West Barnes Lane, Motspur Park	MP	2.22 ha	No	Yes	Rejected Site (Unsuitable)
134	OM02	New & Old Malden	Venner Youth Centre, The Manor Drive, Worcester Park	OM	0.14 ha	n/a	n/a	Small Site
135	OM03	New & Old Malden	Sheephouse Way Housing Estate, Sheephouse Way	OM	2.50 ha	Yes	n/a	Rejected Site
136	OM04	New & Old Malden	South Lane Housing Estate, South Lane, New Malden	OM	3.58 ha	Yes	n/a	Rejected Site
137	OM05	New & Old Malden	Land adjacent to Worcester Park Station, Malden Road	MP	0.31 ha	n/a	TBC	Rejected Site
138	OM06	New & Old Malden	Former Plough Public House, Church Road, Worcester Park	OM	0.37 ha	No	n/a	Rejected Site
139	SJ01	New & Old Malden	2-4 Kingston Road and 2 Presburg Road, New Malden	NW	0.27 ha	Yes	Yes	Potential Site (Phase 3/4)
140	SJ02	New & Old Malden	Burlington Retail Park, Burlington Road, New Malden	NW	1.24 ha	Partly	Partly	Potential Site (Phase 3/4)
141	SJ03	New & Old Malden	120 (The Fountain), Malden Road, New Malden	NW	0.30 ha	n/a	n/a	Committed Site
142	AL05	South of the Borough	Central Nursery, Old Kingston Road, Worcester Park	KG	2.24 ha	No	Yes	Rejected Site (Unsuitable)
143	AL06	South of the Borough	1-11 Elm Close, Surbiton	KG	0.38 ha	n/a	No	Rejected Site
144	AL09	South of the Borough	Land adjacent to 6 Old Kingston Road, Tolworth	KG	0.03 ha	n/a	n/a	Small Site
145	AL11	South of the Borough	Tolworth Court, Old Kingston Road, Tolworth	KG	22.56 ha	No	Partly	Rejected Site (Unsuitable)



#	SA Ref.	RBK Neighbourhood	Site Name / Address	Ward	Site Area	Potentially Suitable	Potentially Available	Initial Sieve
146	AL12	South of the Borough	Goals Tolworth, Kingston Road, Surbiton	KG	1.01 ha	No	n/a	Rejected Site
147	CN01	South of the Borough	Land at Clayton Road, Chessington	HC	22.90 ha	No	Yes	Rejected Site (Unsuitable)
148	CN02*	South of the Borough	Gosbury Hill Health Centre, Orchard Gardens, Chessington	HC	0.10 ha	n/a	n/a	Small Site
149	CS01	South of the Borough	Land adjacent to Rushett Lane, Malden Rushett	CS	1.54 ha	No	Yes	Rejected Site (Unsuitable)
150	CS02	South of the Borough	Mellow Stocks, Leatherhead Road, Chessington	CS	2.43 ha	No	Yes	Rejected Site (Unsuitable)
151	CS03	South of the Borough	Chessington World of Adventures Resort, Leatherhead Road	CS	34.68 ha	n/a	No	Rejected Site
152	CS04	South of the Borough	1 Virginia Cottage, Land and Buildings, Chessington	CS	1.46 ha	No	Yes	Rejected Site (Unsuitable)
153	CS05	South of the Borough	Chessington Golf Course, Garrison Lane, Chessington	CS	10.61 ha	No	Yes	Rejected Site (Unsuitable)
154	CS06	South of the Borough	Barwell Court, Leatherhead Road, Chessington	CS	14.32 ha	No	Yes	Rejected Site (Unsuitable)
155	CS07	South of the Borough	Land at 449 Leatherhead Road, Chessington	CS	0.08 ha	n/a	n/a	Small Site
156	CS08	South of the Borough	Rushett Stables, Leatherhead Road, Chessington	CS	1.67 ha	No	Yes (G&T)	Rejected Site (Unsuitable)
157	CS09	South of the Borough	Coal Depot, Garrison Lane, Chessington	CS	1.35 ha	n/a	No	Rejected Site
158	CS10	South of the Borough	Fairoak Lane, Chessington	CS	3.30 ha	No	n/a	Rejected Site
159	CS11	South of the Borough	Green Lane Nurseries and The Piggeries, Chessington	CS	1.73 ha	No	n/a	Rejected Site
160	CS12*	South of the Borough	Green Lane Farm Kennels, Green Lane, Chessington	CS	0.43 ha	No	Yes	Rejected Site (Unsuitable)
161	CS13	South of the Borough	Glanmire Farm, Rushett Lane, Chessington	CS	0.69 ha	No	n/a	Rejected Site
162	CS14	South of the Borough	Kingscourt Coachworks, Green Lane, Chessington	CS	0.28 ha	No	n/a	Rejected Site
163	CS15	South of the Borough	Chessington Garden Centre, Leatherhead Road, Chessington	CS	2.52 ha	No	n/a	Rejected Site
164	CS16	South of the Borough	Byhurst Farm, Leatherhead Road, Chessington	CS	0.69 ha	No	n/a	Rejected Site
165	CS17	South of the Borough	The Shy Horse Public House, Leatherhead Road, Chessington	CS	0.35 ha	No	n/a	Rejected Site
166	CS18	South of the Borough	385-399 Leatherhead Road, Chessington	CS	0.52 ha	No	n/a	Rejected Site
167	CS19	South of the Borough	Silverglade Business Park, Leatherhead Road, Chessington	CS	1.82 ha	n/a	No	Rejected Site
168	CS20	South of the Borough	The Moor Lane Centre, Moor Lane, Chessington	HC	2.66 ha	n/a	No	Rejected Site
169	CS21	South of the Borough	419 Leatherhead Road, Chessington	CS	0.45 ha	No	Yes	Rejected Site (Unsuitable)
170	TH02	South of the Borough	Land at 1-5 King Edward Drive, Chessington	HC	0.41 ha	n/a	No	Rejected Site
171	TH03	South of the Borough	Kingston Business Park, Fullers Way South, Chessington	HC	0.36 ha	Yes	Yes	Potential Site (Phase 2)
172	TH05	South of the Borough	Tolworth Station, Kingston Road, Surbiton	KG	0.61 ha	Yes	Partly	Potential Site (Phase 3/4)
173	TH06	South of the Borough	King George's Field, Jubilee Way, Surbiton	KG	14.07 ha	No	n/a	Rejected Site
174	TH07	South of the Borough	Queen Mary Close, Surbiton	KG	0.83 ha	n/a	No	Rejected Site
175	TH09	South of the Borough	1 (Development Land And Site At) Hook Rise South	KG	3.99 ha	n/a	n/a	Committed Site

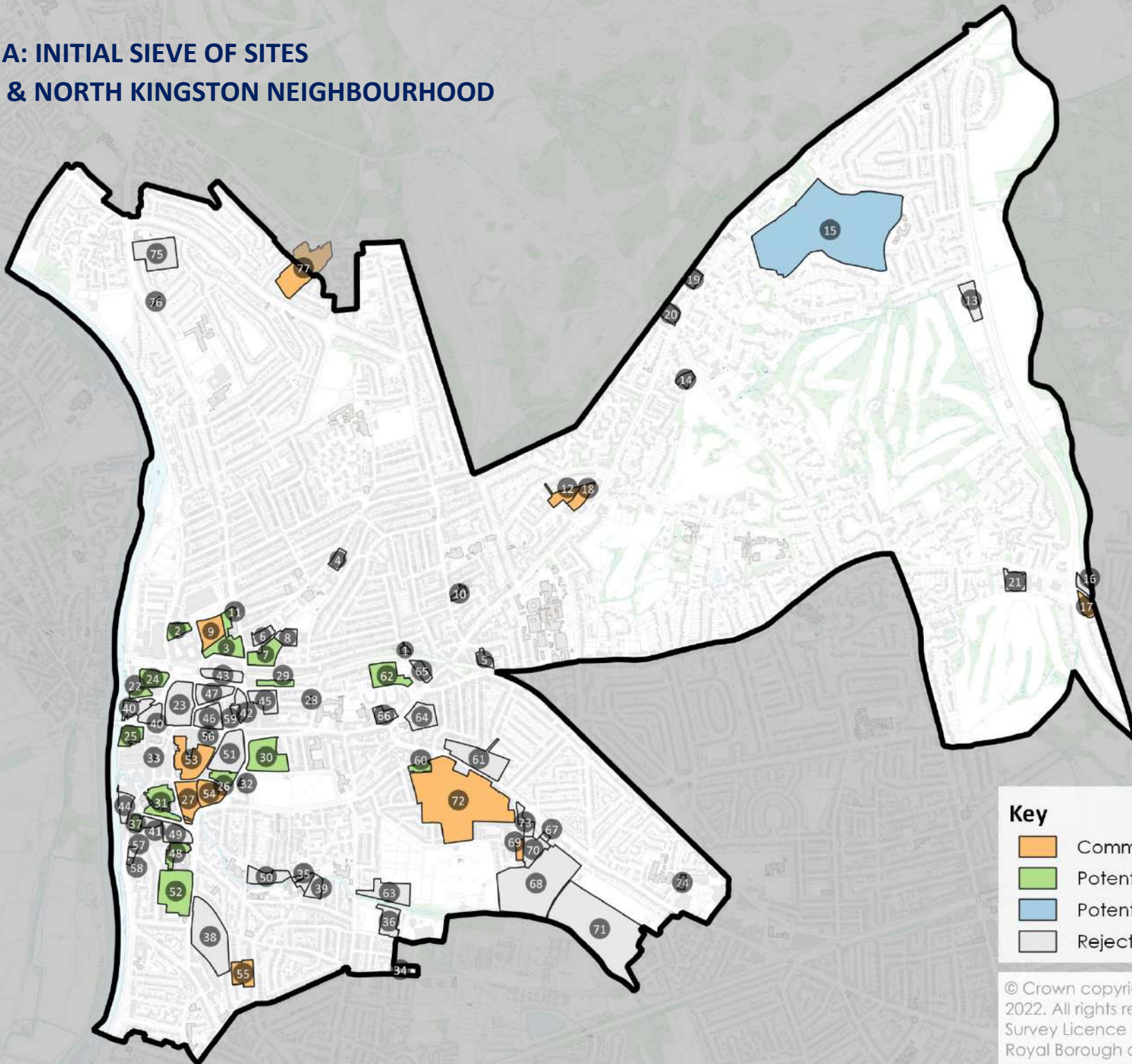
**Table Key:**


**Committed Sites**

**Potential Sites, Phase 2 (Years 6-10)**

**Potential Sites, Phase 3/4 (Years 11-20/+)**

# APPENDIX A: INITIAL SIEVE OF SITES KINGSTON & NORTH KINGSTON NEIGHBOURHOOD

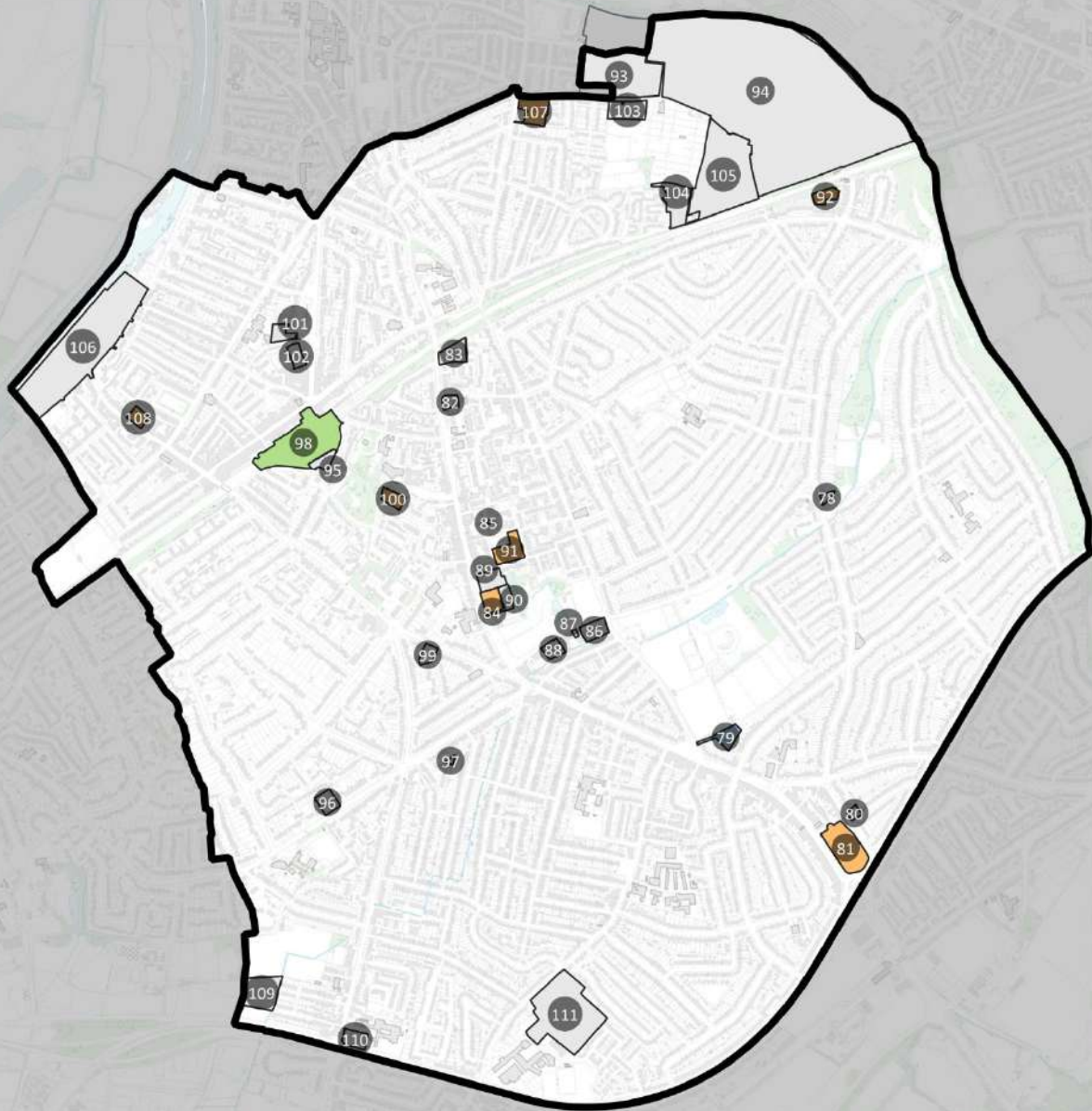


**Key**

- Committed Sites
- Potential Sites (Phase 2)
- Potential Sites (Phase 3/4)
- Rejected Sites / Small Sites



# APPENDIX A: INITIAL SIEVE OF SITES SURBITON NEIGHBOURHOOD

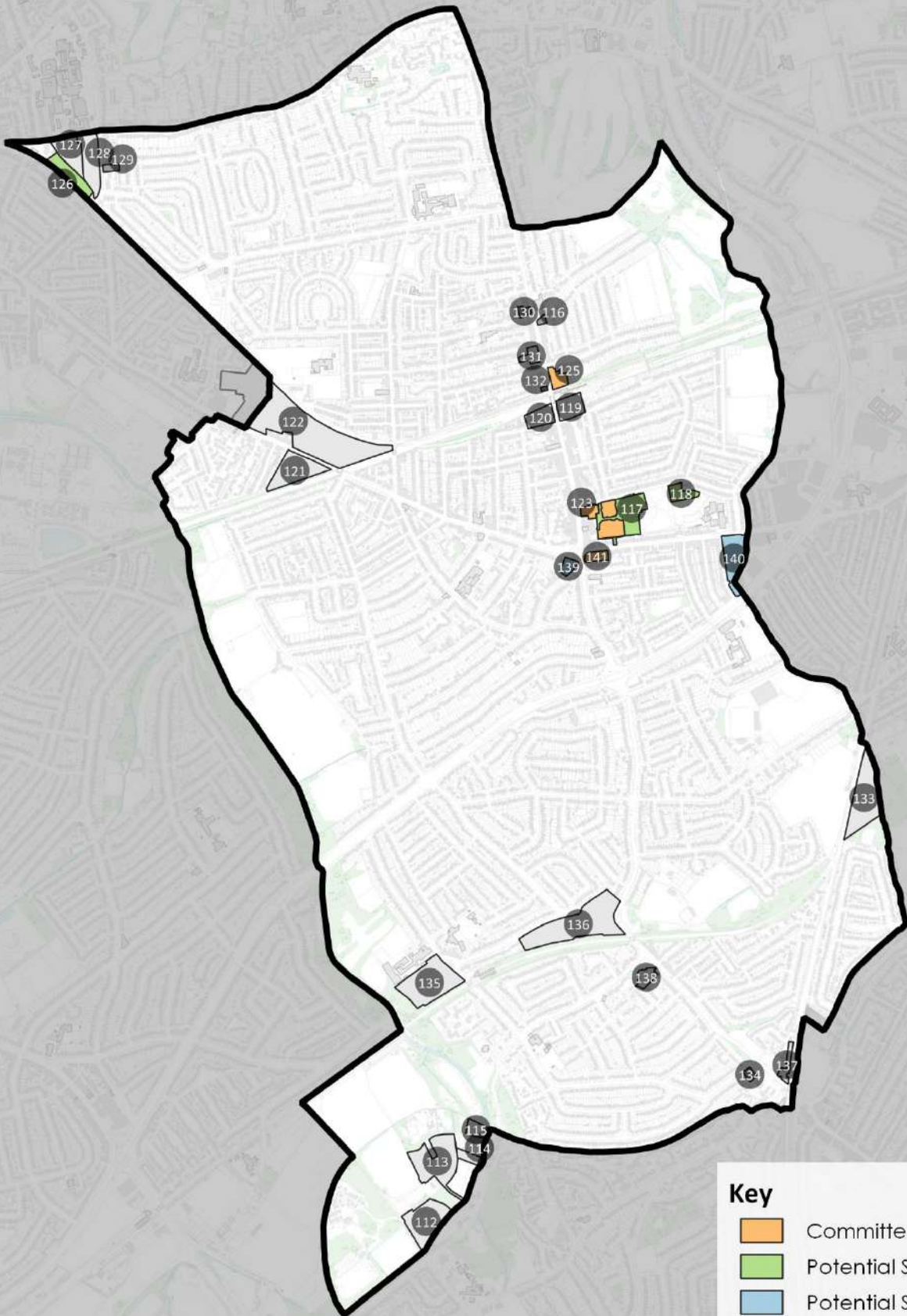


**Key**

- Committed Sites
- Potential Sites (Phase 2)
- Potential Sites (Phase 3/4)
- Rejected Sites / Small Sites



# APPENDIX A: INITIAL SIEVE OF SITES NEW AND OLD MALDEN NEIGHBOURHOOD

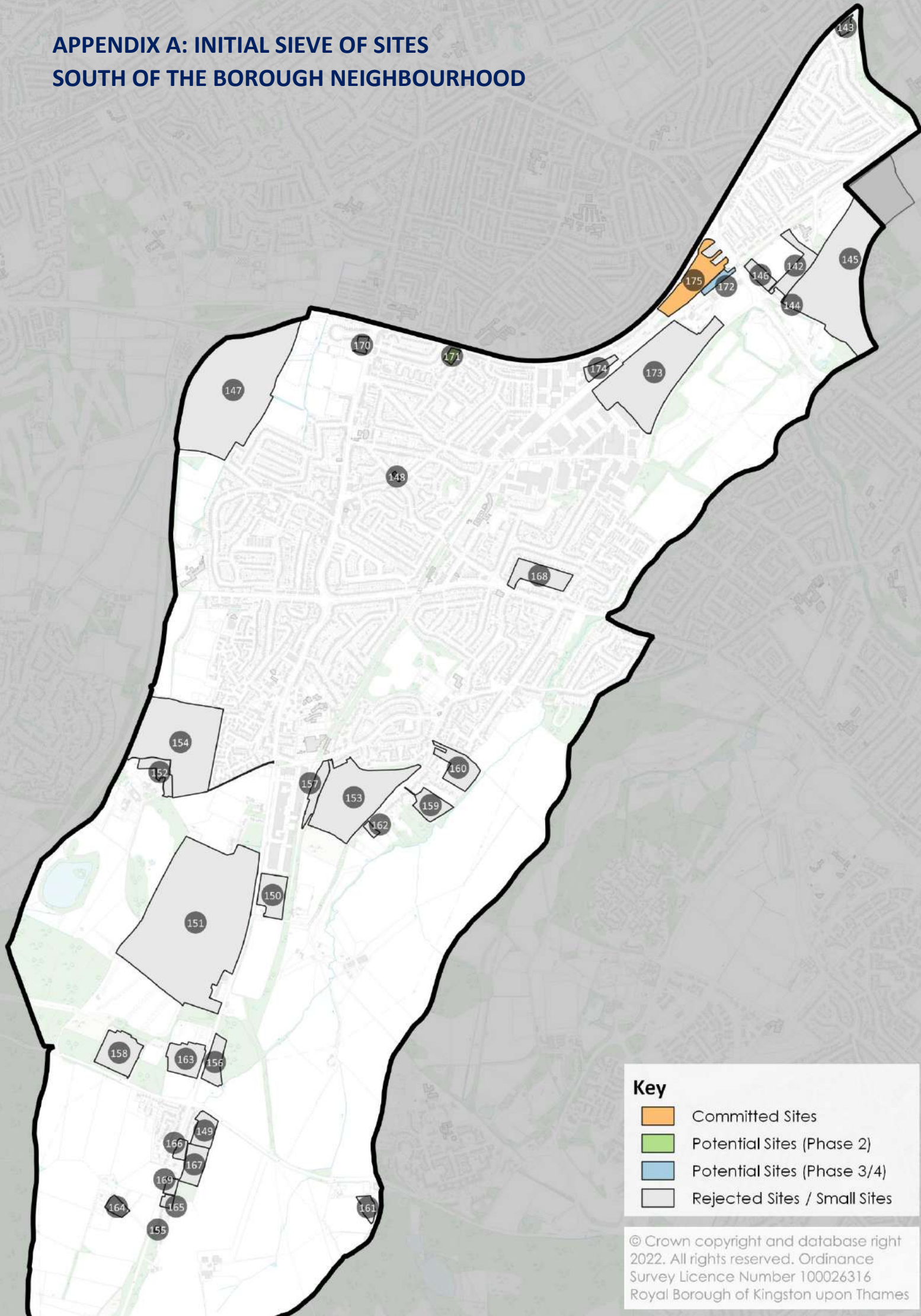


### Key

-  Committed Sites
-  Potential Sites (Phase 2)
-  Potential Sites (Phase 3/4)
-  Rejected Sites / Small Sites



# APPENDIX A: INITIAL SIEVE OF SITES SOUTH OF THE BOROUGH NEIGHBOURHOOD



**Key**

- Committed Sites
- Potential Sites (Phase 2)
- Potential Sites (Phase 3/4)
- Rejected Sites / Small Sites

**APPENDIX B:  
INDICATIVE CAPACITY CALCULATIONS  
(DESIGN-LED APPROACH)**

## CA02: Seven Kings Car Park, Skerne Road, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 27 metres (i.e. 8 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	0.49 ha	<b>Modelled GEA:</b>	15,237 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>15,237</b>	m2
Non-residential	4,114	m2
Residential GIA	10,011	m2
Residential NIA	7,007	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	3,504	1 bed	<b>30%</b>	50	21.0	21
			2 bed	<b>40%</b>	70	20.0	20
			3 bed	<b>30%</b>	86	12.2	12
					100%	Total	53

Affordable (Intermediate)	<b>20.0%</b>	1,401	1 bed	<b>30%</b>	50	8.4	8
			2 bed	<b>40%</b>	70	8.0	8
			3 bed	<b>30%</b>	86	4.9	4
					100%	Total	20

Affordable (Rented)	<b>30.0%</b>	2,102	1 bed	<b>30%</b>	50	12.6	12
			2 bed	<b>40%</b>	70	12.0	12
			3 bed	<b>30%</b>	86	7.3	7
					100%	Total	31

**Indicative Site Capacity** **104**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## CA03: Canbury Car Park, Walter Street, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	Richmond Park Strategic View
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	1.08 ha	<b>Modelled GEA:</b>	23,895 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>23,895</b>	m2
Non-residential	6,452	m2
Residential GIA	15,699	m2
Residential NIA	10,989	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	5,495	1 bed	<b>30%</b>	50	33.0	32
			2 bed	<b>40%</b>	70	31.4	31
			3 bed	<b>30%</b>	86	19.2	19
					100%	Total	82

Affordable (Intermediate)	<b>20.0%</b>	2,198	1 bed	<b>30%</b>	50	13.2	13
			2 bed	<b>40%</b>	70	12.6	12
			3 bed	<b>30%</b>	86	7.7	7
					100%	Total	32

Affordable (Rented)	<b>30.0%</b>	3,297	1 bed	<b>30%</b>	50	19.8	19
			2 bed	<b>40%</b>	70	18.8	18
			3 bed	<b>30%</b>	86	11.5	11
					100%	Total	48

**Indicative Site Capacity** **162**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## CA07: Canbury Business Park & Former Regal Cinema, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Enhance Area	<b>Conservation Area / Special Character:</b>	Richmond Park Strategic View
<b>Building Height:</b>	Up to 21 metres (i.e. 6 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	1.00 ha	<b>Modelled GEA:</b>	10,363 sqm*

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

### Indicative Capacity Calculations

Residential GEA*	<b>10,363</b>	m2
Non-residential	5,596	m2
Residential GIA	4,290	m2
Residential NIA	3,003	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	1,502	1 bed	<b>30%</b>	50	9.0	9
			2 bed	<b>40%</b>	70	8.6	8
			3 bed	<b>30%</b>	86	5.2	5
					100%	Total	22

Affordable (Intermediate)	<b>20.0%</b>	601	1 bed	<b>30%</b>	50	3.6	3
			2 bed	<b>40%</b>	70	3.4	3
			3 bed	<b>30%</b>	86	2.1	2
					100%	Total	8

Affordable (Rented)	<b>30.0%</b>	901	1 bed	<b>30%</b>	50	5.4	5
			2 bed	<b>40%</b>	70	5.1	5
			3 bed	<b>30%</b>	86	3.1	3
					100%	Total	13

**Indicative Site Capacity** 43

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## CA011: Land to the West of Kingston College CIC, Kingston Road

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	Richmond Park Strategic View
<b>Building Height:</b>	Up to 27 metres (i.e. 8 storeys)	<b>Building Types:</b>	Terrace, & Villa Block
<b>Site Area:</b>	0.43 ha	<b>Modelled GEA:</b>	5,323 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>5,323</b>	m2
Non-residential	0	m2
Residential GIA	4,791	m2
Residential NIA	3,353	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	1,677	1 bed	<b>30%</b>	50	10.1	10
			2 bed	<b>40%</b>	70	9.6	9
			3 bed	<b>30%</b>	86	5.8	5
					100%	Total	24

Affordable (Intermediate)	<b>20.0%</b>	671	1 bed	<b>30%</b>	50	4.0	4
			2 bed	<b>40%</b>	70	3.8	3
			3 bed	<b>30%</b>	86	2.3	2
					100%	Total	9

Affordable (Rented)	<b>30.0%</b>	1,006	1 bed	<b>30%</b>	50	6.0	6
			2 bed	<b>40%</b>	70	5.7	5
			3 bed	<b>30%</b>	86	3.5	3
					100%	Total	14

**Indicative Site Capacity** 47

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)



## GR01: Thames Side Wharf, Water Lane, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	Riverside SA of Special Character
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Villa Block, & Tower
<b>Site Area:</b>	0.29 ha	<b>Modelled GEA:</b>	8,804 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>8,804</b>	m2
Non-residential	792	m2
Residential GIA	7,211	m2
Residential NIA	5,048	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	2,524	1 bed	30%	50	15.1	15
			2 bed	40%	70	14.4	14
			3 bed	30%	86	8.8	8
					100%	Total	37

Affordable (Intermediate)	20.0%	1,010	1 bed	30%	50	6.1	6
			2 bed	40%	70	5.8	5
			3 bed	30%	86	3.5	3
					100%	Total	14

Affordable (Rented)	30.0%	1,514	1 bed	30%	50	9.1	9
			2 bed	40%	70	8.7	8
			3 bed	30%	86	5.3	5
					100%	Total	22

**Indicative Site Capacity** 73

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR03: Bentall Centre Car Parks A & B, Steadfast Road, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	0.77 ha	<b>Modelled GEA:</b>	28,932 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>28,932</b>	m2
Non-residential	7,812	m2
Residential GIA	19,008	m2
Residential NIA	13,306	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	6,653	1 bed	30%	50	39.9	39
			2 bed	40%	70	38.0	38
			3 bed	30%	86	23.2	23
					100%	Total	100

Affordable (Intermediate)	20.0%	2,661	1 bed	30%	50	16.0	15
			2 bed	40%	70	15.2	15
			3 bed	30%	86	9.3	9
					100%	Total	39

Affordable (Rented)	30.0%	3,992	1 bed	30%	50	24.0	23
			2 bed	40%	70	22.8	22
			3 bed	30%	86	13.9	13
					100%	Total	58

**Indicative Site Capacity** 197

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR04: Bishops Place House & 11-31 Thames Street, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Conserve Area	<b>Conservation Area / Special Character:</b>	Kingston Old Town CA
<b>Building Height:</b>	Up to 2 storeys on top of building block.	<b>Building Types:</b>	Rooftop Extension
<b>Site Area:</b>	0.70 ha	<b>Modelled GEA:</b>	4,629 sqm (extension only)*

\* Capacity assumption based on rooftop extension only.

### Indicative Capacity Calculations

Residential GEA*	<b>4,629</b>	m2
Non-residential	0	m2
Residential GIA	4,166	m2
Residential NIA	2,916	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	1,458	1 bed	30%	50	8.7	8
			2 bed	40%	70	8.3	8
			3 bed	30%	86	5.1	5
					100%	Total	21

Affordable (Intermediate)	20.0%	583	1 bed	30%	50	3.5	3
			2 bed	40%	70	3.3	3
			3 bed	30%	86	2.0	2
					100%	Total	8

Affordable (Rented)	30.0%	875	1 bed	30%	50	5.2	5
			2 bed	40%	70	5.0	4
			3 bed	30%	86	3.1	3
					100%	Total	12

**Indicative Site Capacity** 41

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR05: Ashdown Road Car Park, Ashdown Road, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	0.49 ha	<b>Modelled GEA:</b>	23,095 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>23,095</b>	m2
Non-residential	6,236	m2
Residential GIA	15,173	m2
Residential NIA	10,621	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	5,311	1 bed	30%	50	31.9	31
			2 bed	40%	70	30.3	30
			3 bed	30%	86	18.5	18
					100%	Total	79

Affordable (Intermediate)	20.0%	2,124	1 bed	30%	50	12.7	12
			2 bed	40%	70	12.1	12
			3 bed	30%	86	7.4	7
					100%	Total	31

Affordable (Rented)	30.0%	3,186	1 bed	30%	50	19.1	19
			2 bed	40%	70	18.2	18
			3 bed	30%	86	11.1	11
					100%	Total	48

**Indicative Site Capacity** 158

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR08: Cromwell Road Bus Station, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Enhance Area	<b>Conservation Area / Special Character:</b>	Richmond Park Strategic View
<b>Building Height:</b>	Up to 18 metres (i.e. 5 storeys)	<b>Building Types:</b>	Terrace, & Linear Block
<b>Site Area:</b>	0.40 ha	<b>Modelled GEA:</b>	8,823 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>8,823</b>	m2
Non-residential	2,302	m2
Residential GIA	5,869	m2
Residential NIA	4,108	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	2,054	1 bed	30%	50	12.3	12
			2 bed	40%	70	11.7	11
			3 bed	30%	86	7.2	7
					100%	Total	30

Affordable (Intermediate)	20.0%	822	1 bed	30%	50	4.9	4
			2 bed	40%	70	4.7	4
			3 bed	30%	86	2.9	2
					100%	Total	10

Affordable (Rented)	30.0%	1,232	1 bed	30%	50	7.4	7
			2 bed	40%	70	7.0	7
			3 bed	30%	86	4.3	4
					100%	Total	18

**Indicative Site Capacity** 58

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR09: Cattle Market Car Park, Bus Station, Fairfield North, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	Fairfield & Knights Park CA
<b>Building Height:</b>	Up to 33 metres (i.e. 10 storeys)	<b>Building Types:</b>	Terrace, & Villa Block
<b>Site Area:</b>	1.92 ha	<b>Modelled GEA:</b>	11,595 sqm*

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

### Indicative Capacity Calculations

Residential GEA*	<b>11,595</b>	m2
Non-residential	3,131	m2
Residential GIA	7,618	m2
Residential NIA	5,332	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	2,666	1 bed	30%	50	16.0	15
			2 bed	40%	70	15.2	15
			3 bed	30%	86	9.3	9
					100%	Total	39

Affordable (Intermediate)	20.0%	1,066	1 bed	30%	50	6.4	6
			2 bed	40%	70	6.1	6
			3 bed	30%	86	3.7	3
					100%	Total	15

Affordable (Rented)	30.0%	1,600	1 bed	30%	50	9.6	9
			2 bed	40%	70	9.1	9
			3 bed	30%	86	5.6	5
					100%	Total	23

**Indicative Site Capacity** 77

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR10: Guildhall Campus, High Street, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Conserve Area	<b>Conservation Area / Special Character:</b>	Kingston Old Town CA
<b>Building Height:</b>	Up to 30 metres (i.e. 9 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	1.26 ha	<b>Modelled GEA:</b>	25,128 sqm*

\* Excluded the land area covered by the Guildhall and its surroundings.

### Indicative Capacity Calculations

Residential GEA*	<b>25,128</b>	m2
Non-residential	2,262	m2
Residential GIA	20,579	m2
Residential NIA	14,406	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	7,203	1 bed	30%	50	43.2	43
			2 bed	40%	70	41.2	41
			3 bed	30%	86	25.1	25
					100%	Total	109

Affordable (Intermediate)	20.0%	2,881	1 bed	30%	50	17.3	17
			2 bed	40%	70	16.5	16
			3 bed	30%	86	10.1	10
					100%	Total	43

Affordable (Rented)	30.0%	4,322	1 bed	30%	50	25.9	25
			2 bed	40%	70	24.7	24
			3 bed	30%	86	15.1	15
					100%	Total	64

**Indicative Site Capacity** **216**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR16: The Malthouse & River Reach, 25-35 High Street, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	Kingston Old Town CA
<b>Building Height:</b>	Up to 21 metres (i.e. 6 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	0.26 ha	<b>Modelled GEA:</b>	6,690 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>6,690</b>	m2
Non-residential	602	m2
Residential GIA	5,479	m2
Residential NIA	3,835	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	1,918	1 bed	30%	50	11.5	11
			2 bed	40%	70	11.0	10
			3 bed	30%	86	6.7	6
					100%	Total	27

Affordable (Intermediate)	20.0%	767	1 bed	30%	50	4.6	4
			2 bed	40%	70	4.4	4
			3 bed	30%	86	2.7	2
					100%	Total	10

Affordable (Rented)	30.0%	1,151	1 bed	30%	50	6.9	6
			2 bed	40%	70	6.6	6
			3 bed	30%	86	4.0	4
					100%	Total	16

**Indicative Site Capacity** **53**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR27: Bittoms Car Park, The Bittoms, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	0.34 ha	<b>Modelled GEA:</b>	12,729 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>12,729</b>	m2
Non-residential	1,146	m2
Residential GIA	10,425	m2
Residential NIA	7,297	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	3,649	1 bed	30%	50	21.9	21
			2 bed	40%	70	20.8	20
			3 bed	30%	86	12.7	12
					100%	Total	53

Affordable (Intermediate)	20.0%	1,459	1 bed	30%	50	8.8	8
			2 bed	40%	70	8.3	8
			3 bed	30%	86	5.1	5
					100%	Total	21

Affordable (Rented)	30.0%	2,189	1 bed	30%	50	13.1	13
			2 bed	40%	70	12.5	12
			3 bed	30%	86	7.6	7
					100%	Total	32

**Indicative Site Capacity** 106

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## GR33: Surrey County Hall, Milner Road, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth Conserve Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 21 metres (i.e. 6 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	2.35 ha	<b>Modelled GEA:</b>	25,150 sqm*

\* Excluded the land area covered by the Grade 2\* Listed Country Hall (but included the 1982 wing)

### Indicative Capacity Calculations

Residential GEA*	<b>25,150</b>	m2
Non-residential	6,791	m2
Residential GIA	16,523	m2
Residential NIA	11,566	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	50%	5,783	1 bed	30%	50	34.7	34
			2 bed	40%	70	33.0	33
			3 bed	30%	86	20.2	20
					100%	Total	87

Affordable (Intermediate)	20.0%	2,313	1 bed	30%	50	13.9	13
			2 bed	40%	70	13.2	13
			3 bed	30%	86	8.1	8
					100%	Total	34

Affordable (Rented)	30.0%	3,470	1 bed	30%	50	20.8	20
			2 bed	40%	70	19.8	19
			3 bed	30%	86	12.1	12
					100%	Total	51

**Indicative Site Capacity** 172

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## NR01: Hawks Road Clinic, Hawks Road, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 24 metres (i.e. 7 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	0.32 ha	<b>Modelled GEA:</b>	5,839 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>5,836</b>	m2
Non-residential	525	m2
Residential GIA	4,780	m2
Residential NIA	3,346	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	1,673	1 bed	<b>30%</b>	50	10.0	10
			2 bed	<b>40%</b>	70	9.6	9
			3 bed	<b>30%</b>	86	5.8	5
					100%	Total	24

Affordable (Intermediate)	<b>20.0%</b>	669	1 bed	<b>30%</b>	50	4.0	4
			2 bed	<b>40%</b>	70	3.8	3
			3 bed	<b>30%</b>	86	2.3	2
					100%	Total	9

Affordable (Rented)	<b>30.0%</b>	1,004	1 bed	<b>30%</b>	50	6.0	6
			2 bed	<b>40%</b>	70	5.7	5
			3 bed	<b>30%</b>	86	3.5	3
					100%	Total	14

**Indicative Site Capacity** 47

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## NR03: Taverner House & Telephone Exchange, Kingston

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth, Enhance Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 21 metres (i.e. 6 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	1.23 ha	<b>Modelled GEA:</b>	29,741 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>29,741</b>	m2
Non-residential	0	m2
Residential GIA	26,767	m2
Residential NIA	18,737	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	9,368	1 bed	<b>30%</b>	50	56.2	56
			2 bed	<b>40%</b>	70	53.5	53
			3 bed	<b>30%</b>	86	32.7	32
					100%	Total	141

Affordable (Intermediate)	<b>20.0%</b>	3,747	1 bed	<b>30%</b>	50	22.5	22
			2 bed	<b>40%</b>	70	21.4	21
			3 bed	<b>30%</b>	86	13.1	13
					100%	Total	56

Affordable (Rented)	<b>30.0%</b>	5,621	1 bed	<b>30%</b>	50	33.7	33
			2 bed	<b>40%</b>	70	32.1	32
			3 bed	<b>30%</b>	86	19.6	19
					100%	Total	84

**Indicative Site Capacity** 281

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## SH04: Surbiton Station Car Park, Glenbuck Road, Surbiton

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Extensive Growth Conserve Area	<b>Conservation Area / Special Character:</b>	Surbiton Town Centre CA
<b>Building Height:</b>	Up to 21 metres (i.e. 6 storeys)	<b>Building Types:</b>	Terrace, Linear Block, & Villa Block
<b>Site Area:</b>	2.86 ha	<b>Modelled GEA:</b>	17,102 sqm*

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

### Indicative Capacity Calculations

Residential GEA*	<b>17,102</b>	m2
Non-residential	4,618	m2
Residential GIA	11,236	m2
Residential NIA	7,865	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	3,932	1 bed	<b>30%</b>	50	23.6	23
			2 bed	<b>40%</b>	70	22.5	22
			3 bed	<b>30%</b>	86	13.7	13
					100%	Total	58

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Intermediate)	<b>20.0%</b>	1,573	1 bed	<b>30%</b>	50	9.4	9
			2 bed	<b>40%</b>	70	9.0	8
			3 bed	<b>30%</b>	86	5.5	5
					100%	Total	22

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Rented)	<b>30.0%</b>	2,359	1 bed	<b>30%</b>	50	14.2	14
			2 bed	<b>40%</b>	70	13.5	13
			3 bed	<b>30%</b>	86	8.2	8
					100%	Total	35

**Indicative Site Capacity** 115

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## BV02/03: Cocks Crescent, Hobkirk House, Noble Centre, Blagdon Road

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Moderate Growth, Transform Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 36 metres (i.e. 11 storeys)	<b>Building Types:</b>	Terrace, Linear Block, Villa Block, & Tower
<b>Site Area:</b>	2.37 ha	<b>Modelled GEA:</b>	51,627 sqm*

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

### Indicative Capacity Calculations

Residential GEA*	<b>51,627</b>	m2
Non-residential	13,939	m2
Residential GIA	33,919	m2
Residential NIA	23,743	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	11,872	1 bed	<b>30%</b>	50	71.2	71
			2 bed	<b>40%</b>	70	67.8	67
			3 bed	<b>30%</b>	86	41.4	41
					100%	Total	179

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Intermediate)	<b>20.0%</b>	4,749	1 bed	<b>30%</b>	50	28.5	28
			2 bed	<b>40%</b>	70	27.1	27
			3 bed	<b>30%</b>	86	16.6	16
					100%	Total	71

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Rented)	<b>30.0%</b>	7,123	1 bed	<b>30%</b>	50	42.7	42
			2 bed	<b>40%</b>	70	40.7	40
			3 bed	<b>30%</b>	86	24.8	24
					100%	Total	106

**Indicative Site Capacity** 356

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## CH01: Station Approach, Norbiton

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Moderate Growth, Conserve Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 18 metres (i.e. 5 storeys)	<b>Building Types:</b>	Terrace, & Linear Block
<b>Site Area:</b>	0.71 ha	<b>Modelled GEA:</b>	10.410 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>10,410</b>	m2
Non-residential	0	m2
Residential GIA	9,369	m2
Residential NIA	6,558	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	3,279	1 bed	<b>30%</b>	50	19.7	19
			2 bed	<b>40%</b>	70	18.7	18
			3 bed	<b>30%</b>	86	11.4	11
					100%	Total	48

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Intermediate)	<b>20.0%</b>	1,312	1 bed	<b>30%</b>	50	7.9	7
			2 bed	<b>40%</b>	70	7.5	7
			3 bed	<b>30%</b>	86	4.6	4
					100%	Total	18

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Rented)	<b>30.0%</b>	1,967	1 bed	<b>30%</b>	50	11.8	11
			2 bed	<b>40%</b>	70	11.2	11
			3 bed	<b>30%</b>	86	6.9	6
					100%	Total	28

**Indicative Site Capacity** **94**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

## TH03: Kingston Business Park, Fullers Way South, Chessington

### Design-Led Assumptions

<b>Capacity for Growth &amp; Area of Change:</b>	Limited Growth, Enhance Area	<b>Conservation Area / Special Character:</b>	N/A
<b>Building Height:</b>	Up to 18 metres (i.e. 5 storeys)	<b>Building Types:</b>	Terrace, & Villa Block
<b>Site Area:</b>	0.36 ha	<b>Modelled GEA:</b>	4,544 sqm

### Indicative Capacity Calculations

Residential GEA*	<b>4,544</b>	m2
Non-residential	0	m2
Residential GIA	4,090	m2
Residential NIA	2,863	m2

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Private	<b>50%</b>	1,431	1 bed	<b>30%</b>	50	8.6	8
			2 bed	<b>40%</b>	70	8.2	8
			3 bed	<b>30%</b>	86	5.0	4
					100%	Total	20

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Intermediate)	<b>20.0%</b>	573	1 bed	<b>30%</b>	50	3.4	3
			2 bed	<b>40%</b>	70	3.3	3
			3 bed	<b>30%</b>	86	2.0	1
					100%	Total	7

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)		Indicative Unit Count
Affordable (Rented)	<b>30.0%</b>	859	1 bed	<b>30%</b>	50	5.2	5
			2 bed	<b>40%</b>	70	4.9	4
			3 bed	<b>30%</b>	86	3.0	2
					100%	Total	11

**Indicative Site Capacity** **38**

#### Notes:

- To be used in conjunction with the GLA Housing Design SPG - Methodologies for Identifying Potential Capacity
- Editable fields for data input are denoted in **white**. Figures shown are illustrative.
- GIA calculated as 90% of GEA
- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)



# **APPENDIX C: INDICATIVE HOUSING TRAJECTORY**

## APPENDIX C: INDICATIVE HOUSING TRAJECTORY

Source	Phase 1	Phase 2	Phase 3
	FY2021-26	FY2026-31	FY2031-36
Large Sites: Under Construction / Approved	2,020	2,164	268
Large Sites: Resolution to Grant*	0	261	0
<u>Windfall Assumptions:</u>			
Allowance for Small Sites^	1,125	1,125	1,125
Allowance for Non-Self-Contained Accommodations (Large Sites)^	0	155	193
<u>SHLAA Potential Sites (Phase 2):</u>			
CA02 - Seven Kings Car Park, Walter Street	0	104	0
CA03 - Canbury Car Park, Walter Street	0	162	0
CA07 - Canbury Business Park & Former Regal Cinema	0	43	0
CA11 - Land to the West of Kingston College CIC, Kingston Road	0	47	0
GR01 - Thames Side Wharf, Water Lane	0	73	0
GR03 - Bentall Centre Car Parks A & B, Steadfast Road	0	197	0
GR04 - Bishops Palace House & 11-31 Thames Street	0	41	0
GR05 - Ashdown Road Car Park, Ashdown Road	0	158	0
GR08 - Cromwell Road Bus Station, Kingston	0	58	0
GR09 - Cattle Market Car Park, Bus Station, Fairfield North	0	77	0
GR10 - Guildhall Campus, High Street, Kingston	0	216	0
GR16 - The Malthouse and River Reach, 25-35 High Street	0	53	0
GR27 - Bittoms Car Park, The Bittoms Kingston	0	106	0
GR33 - Surrey County Hall, Milner Road, Kingston	0	172	0
NR01 - Hawks Road Clinic, Hawks Road, Kingston	0	47	0
NR03 - Taverner House & Telephone Exchange, Kingston	0	281	0
SH04 - Surbiton Station Car Park, Glenbuck Road, Surbiton	0	115	0
BV02 & BV03 - Cocks Crescent, Hobkirk House and Noble Centre	0	356	0
CH01 - Station Approach, Norbiton	0	94	0
TH03 - Kingston Business Park, Fullers Way South, Chessington	0	38	0
<u>SHLAA Potential Sites (Phase 3/4):</u>			
CH06 - Kingston University, Kingston Hill, Kingston	0	0	TBC
AL08 - Travis Perkins, 165 King Charles Road, Tolworth	0	0	TBC
SJ01 - 2-4 Kingston Road and 2 Presburg Road, New Malden	0	0	TBC
SJ02 - Burlington Retail Park, Burlington Road, New Malden	0	0	TBC
TH05 - Tolworth Station, Kingston Road, Surbiton	0	0	TBC
GR19 - John Lewis, Horse Fair, Kingston	-	-	-
<b>Total:</b>	<b>3,145</b>	<b>6,143</b>	<b>1,586</b>

### Notes:

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

^ Assumed an allowance of 225 units per year for Small Sites, in line with Paragraph 4.1.8 and 4.2.3 of the London Plan.

^^ Assumed an allowance of 38.7 units per year for NSC Units from Apr2027 onwards, based on historic delivery rate [LDD Data between 2012-17] and recent planning approvals.

## **APPENDIX D:**

# **LARGE SITES: UNDER CONSTRUCTION / APPROVED / RESOLUTION TO GRANT**

## APPENDIX D: LARGE SITES: UNDER CONSTRUCTION / APPROVED / RESOLUTION TO GRANT

Source	Phase 1	Phase 2	Phase 3
	FY2021-26	FY2026-31	FY2031-36
<u>Large Sites: Under Construction / Approved:</u>			
15/12961/REM - 12-50 Kingsgate Road, Kingsgate Business Centre, 12-50, Kingsgate Road	91	0	0
15/13063/FUL - Eden Quarter, Site At Eden Walk Shopping Centre, Eden Walk, South Of Clarence Street	70	310	0
15/16840/FUL - Former Dairy Crest Site, Former Dairy Crest Milk Depot, Lower Marsh Lane	49	0	0
15/16883/FUL - Former Oakhill Health Centre, Former Oakhill Health Centre, 3, Oakhill	41	0	0
16/10482/FUL - 1 (Development Land And Site At), HOOK RISE SOUTH	211	739	0
16/12324/FUL - Park Works, 16 (Park Works), Park Road, BOROUGH ROAD	14	0	0
16/14496/FUL - The Pavilion, The Pavilion, Warren Road	1	0	0
16/15346/FUL - Cocks Crescent, 23-37, BLAGDON ROAD	90	0	0
17/12378/FUL - Royal Exchange, Eden Quarter, East of Eden Street, former Post Office, Ashdown Road	320	0	0
17/14178/FUL - 5 - 29 Coombe Road, Development Land At 5-29, Coombe Road	83	0	0
17/14913/OUT - Park Lodge, Park Lodge, Warren Park	1	0	0
17/15272/FUL - The Fountain, 120 (The Fountain), MALDEN ROAD	45	0	0
18/14611/FUL - 1 Coombe Oak, 1 (Coombe Oak), Warren Road	7	0	0
19/00020/FUL - 65 Hampden Road, Hampden Road	79	0	0
19/00582/FUL - Newent House 10 Browns Road, Newent House, Browns Road	118	0	0
19/01175/FUL - Magnolia Coombe Park, Magnolia, Coombe Park	1	0	0
19/01207/FUL - Seething Wells Halls Of Residence, Seething Wells Halls Of Residence, Portsmouth Road	64	0	0
19/01228/FUL - 229-255 Kingston Road New Malden	297	0	0
19/02455/FUL - Kingston Riding Centre 38 Crescent Road Kingston Upon Thames	52	0	0
19/02937/OUT - 187 Ewell Road Surbiton	0	59	0
19/02966/FUL - 11-25 Leatherhead Road Chessington	45	0	0
20/02235/CREG3 - Garages 9-30 & Land to the Rear of 1-44 Cumberland House, Kingston Hill	41	0	0
20/02499/OUT - Surrey House, Eden Street	0	156	0
20/02942/FUL - Cambridge Road Estate Cambridge Road Kingston Upon Thames	300	770	268
21/02313/FUL - Greencoat House 165-183 Clarence Street Kingston Upon Thames	0	87	0
21/03876/FUL - 127 Chiltern Drive and Chiltern Works, Surbiton	0	43	0
<u>Large Sites: Resolution to Grant:</u>			
18/16764/FUL - Tolworth Tower, Tolworth Broadway, Surbiton	0	261	0
<b>Total:</b>	<b>2,020</b>	<b>2,164</b>	<b>268</b>

# **APPENDIX E: CONSTRAINTS TESTING**

## APPENDIX E: CONSTRAINTS TESTING

Code	Environmental and policy constraints	Suitability for Housing
C1	Green Belt	Unsuitable
C2	Metropolitan Open Lands	Unsuitable
C3	Public Parks / Public Open Spaces	Unsuitable
C4	Sports and Recreational Land / Buildings	Unsuitable
C5	Sites of Importance for Nature Conservation	Unsuitable
C6	Strategic Industrial Lands	Unsuitable
C7	Locally Significant Industrial Sites	Unsuitable
C8	Flood Zone 3b	Unsuitable
C9	Listed Buildings and Designated Heritage Assets	Excluded
C10	Conservation Areas	Potentially Suitable
C11	Flood Zone 2/3a	Potentially Suitable
C12	HSE Consultation Zones	Potentially Suitable

Criteria	Key
The constraint covers the entire site	X
The constraint covers / intersects with part of the site	X
The constraint is adjacent / close to the site	X

## APPENDIX E: CONSTRAINTS TESTING

#	SA Ref.	RBK Neighbourhood	Site Name / Address	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
1	CA01	Kingston & N'Kingston	242A Canbury Park Road, Kingston										X		
2	CA02	Kingston & N'Kingston	Seven Kings Car Park, Skerne Road, Kingston											X	X
3	CA03	Kingston & N'Kingston	Canbury Car Park, Walter Street, Kingston									X		X	X
4	CA04	Kingston & N'Kingston	Murray House & MILAAP Centre, Acre Road, Kingston												
5	CA05	Kingston & N'Kingston	Land at 2-6 Manorgate Road, Kingston										X		
6	CA06	Kingston & N'Kingston	Parc House, Cowleaze House, Police Stat. & Cowleaze Rd							X					X
7	CA07	Kingston & N'Kingston	Canbury Business Park & Former Regal Cinema, Kingston							X		X			X
8	CA08	Kingston & N'Kingston	Ashway Centre, Elm Grove, Kingston			X				X					X
9	CA09	Kingston & N'Kingston	Gas Holder Site, Kingsgate Road, Kingston											X	X
10	CA10	Kingston & N'Kingston	16 Park Road (Park Works), Kingston									X	X		
11	CA11	Kingston & N'Kingston	Land to the West of Kingston College CIC, Kingston Road											X	X
12	CH03	Kingston & N'Kingston	Kingston Riding School, 40 Crescent Road, Kingston			X									
13	CH04	Kingston & N'Kingston	Robin Hood Farm, Robin Hood Way, Kingston Vale		X	X		X							
14	CH05	Kingston & N'Kingston	Coombe Oak, Warren Road, Kingston		X			X					X		
15	CH06	Kingston & N'Kingston	Kingston University, Kingston Hill, Kingston					X				X	X		
16	CH07	Kingston & N'Kingston	Kendall Cars, 450 Robin Hood Way, Kingston Vale		X	X					X			X	
17	CH08	Kingston & N'Kingston	Coombe Hill House, Beverley Way, Kingston Vale			X		X			X			X	
18	CH09	Kingston & N'Kingston	Land at Cumberland House, Kingston Hill												
19	CH11	Kingston & N'Kingston	Galsworthy House Care Home, Kingston Hill			X						X	X		
20	CH12	Kingston & N'Kingston	Warren Park Children's Centre, Kingston Hill			X						X	X		
21	CH13	Kingston & N'Kingston	New Victoria Hospital, 182-184 Coombe Lane West, Kingston		X			X				X	X		
22	GR01	Kingston & N'Kingston	Thames Side Wharf, Water Lane, Kingston			X		X			X			X	
23	GR02	Kingston & N'Kingston	Bentall Centre, Wood Street, Kingston									X	x	X	X
24	GR03	Kingston & N'Kingston	Bentall Centre Car Parks A and B, Steadfast Road, Kingston								X			X	X
25	GR04	Kingston & N'Kingston	Bishops Palace House & 11-31 Thames Street, Kingston			X		X			X	X	X	X	
26	GR05	Kingston & N'Kingston	Ashdown Road Car Park, Ashdown Road, Kingston									X	X	X	
27	GR06	Kingston & N'Kingston	Surrey House, 34 Eden Street, Kingston			X		X			X	X	X	X	
28	GR07	Kingston & N'Kingston	John Bunyan Baptist Church, Cromwell Road											X	
29	GR08	Kingston & N'Kingston	Cromwell Road Bus Station, Kingston									X		X	X
30	GR09	Kingston & N'Kingston	Cattle Market Car Park, Bus Station, Fairfield North, Kingston			X						X	X	X	
31	GR10	Kingston & N'Kingston	Guildhall Campus, High Street, Kingston			X		X			X	X	X	X	
32	GR11	Kingston & N'Kingston	Triangle of land at Littlefield Close, Kingston										X	X	
33	GR12	Kingston & N'Kingston	Market House, Market Place, Kingston									X	X	X	
34	GR13	Kingston & N'Kingston	Land to the west of 41 Lower Marsh Lane, Kingston		X									X	

#	SA Ref.	RBK Neighbourhood	Site Name / Address	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
35	GR14	Kingston & N'Kingston	Middle Mill, Kingston University, Portland Road, Kingston			X		X			X		X	X	
36	GR15	Kingston & N'Kingston	Kingsmill Business Park, Chapel Mill Road, Kingston			X		X			X			X	
37	GR16	Kingston & N'Kingston	The Malthouse and River Reach, 25-35 High Street, Kingston								X	X	X	X	
38	GR17	Kingston & N'Kingston	Kingston University, Penrhyn Road, Kingston									X	X		
39	GR18	Kingston & N'Kingston	Princess Mews and Princess Court, Horace Road, Kingston			X		X			X			X	
40	GR19	Kingston & N'Kingston	John Lewis, Horse Fair, Kingston			X		X			X	X	X	X	
41	GR20	Kingston & N'Kingston	The Rose Car Park and Drapers Court, Kent Road, Kingston										X	X	
42	GR21	Kingston & N'Kingston	107-163 Clarence St, Empire & Station Buildings, Fife Road									X		X	X
43	GR22	Kingston & N'Kingston	Kingston Station, Wood Street, Kingston			X								X	X
44	GR23	Kingston & N'Kingston	Riverside Centre and 34-52 High Street, Kingston			X		X			X	X	X	X	
45	GR24	Kingston & N'Kingston	The Rotunda, Clarence Street, Kingston									X		X	X
46	GR25	Kingston & N'Kingston	Clarence Street North, Kingston									X	X	X	X
47	GR26	Kingston & N'Kingston	Saipem House & Conquest House, Wood Street			X								X	X
48	GR27*	Kingston & N'Kingston	Bittoms Car Park, The Bittoms, Kingston									X	X	X	
49	GR28	Kingston & N'Kingston	Kingston College, Kingston Hall Road, Kingston									X		X	
50	GR29	Kingston & N'Kingston	Kingston University Knight's Park Campus, Kingston			X		X			X		X	X	
51	GR30	Kingston & N'Kingston	Eden Quarter, Lady Booth Road, Kingston			X					X	X	X	X	
52	GR33	Kingston & N'Kingston	Surrey County Hall, Milner Road, Kingston									X	X	X	
53	GR34	Kingston & N'Kingston	Site at Eden Walk Shopping Centre, Eden Walk								X	X	X	X	
54	GR35	Kingston & N'Kingston	Former Post Office, Ashdown Road, Kingston								X	X	X	X	
55	GR36	Kingston & N'Kingston	Hotel Antoinette, 18-32 & 23-43 Beaufort Rd & Fassett Rd										X		
56	GR37*	Kingston & N'Kingston	40 Clarence Street, Kingston												
57	GR38*	Kingston & N'Kingston	45-51 High Street & 30 South Lane, Kingston			X		X			X		X	X	
58	GR39*	Kingston & N'Kingston	River House, Kingston University, 53-57 High Street			X		X			X		X	X	
59	GR40*	Kingston & N'Kingston	Surface car park & service area by Clarence St, Castle St, Fife Rd									X		X	
60	NR01	Kingston & N'Kingston	Hawks Road Clinic, Hawks Road, Kingston											X	
61	NR02	Kingston & N'Kingston	Cambridge Gardens, Cambridge Road, Norbiton			X									
62	NR03	Kingston & N'Kingston	Taverner House & Telephone Exchange, Kingston												
63	NR04*	Kingston & N'Kingston	Fairfield Trade Park, Villers Road, Kingston		X	X		X		X	X	X		X	
64	NR05	Kingston & N'Kingston	Asda, 142 London Road, Kingston									X		X	
65	NR06	Kingston & N'Kingston	Big Yellow Self Storage, 163 London Road, Kingston										X		
66	NR07	Kingston & N'Kingston	Croner House & Clarendon House, London Road									X		X	
67	NR08	Kingston & N'Kingston	Land R/O 204-210 Cambridge Road, Norbiton												
68	NR09	Kingston & N'Kingston	Kingsmeadow Football Stadium, Kingston		X	X	X	X			X	X		X	
69	NR10	Kingston & N'Kingston	65 Hampden Road, Kingston				X								
70	NR11	Kingston & N'Kingston	Part of Kingsmeadow Stadium Grounds, Kingston		X		X			X					
71	NR12	Kingston & N'Kingston	Land at Hogsmill Sewage Treatment Works Site 1		X	X	X	X			X			X	



#	SA Ref.	RBK Neighbourhood	Site Name / Address	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
72	NR13	Kingston & N'Kingston	Cambridge Road Estate, Cambridge Road, Norbiton		X	X		X		X				X	
73	NR14	Kingston & N'Kingston	Land at Hampden Road Ind. Estate. & 194 Cambridge Road			X				X					
74	NR15*	Kingston & N'Kingston	Adams House and 5-8 Dickering Lane, New Malden							X					
75	TU01	Kingston & N'Kingston	St. George's Industrial Estate, Richmond Road, Kingston							X					
76	TU02	Kingston & N'Kingston	336 Richmond Road, Kingston												
77	TU03	Kingston & N'Kingston	HM Remand Centre, Latchmere Lane, Kingston			X									
78	AL07	Surbiton	118 Raeburn Avenue, Surbiton		X	X		X						X	
79	AL08	Surbiton	Travis Perkins, 165 King Charles Road, Tolworth		X	X									
80	AL10	Surbiton	Former Fairmead Nursery, 439 Ewell Road												
81	AL13	Surbiton	Tolworth Tower, Tolworth Broadway, Surbiton												
82	BE01	Surbiton	Sessions House, Ewell Road, Surbiton									X	X		
83	BE02	Surbiton	Telephone Exchange, Ewell Road, Surbiton									X	X		
84	BE03	Surbiton	187 Ewell Road, Surbiton			X		X					X		
85	BE04	Surbiton	Land adjacent to 3 Warwick Grove, Surbiton												
86	BE05	Surbiton	King Charles Centre, Hollyfield Road, Surbiton		X	X		X			X		X	X	
87	BE06	Surbiton	School Cottage, Hollyfield Road, Surbiton			X		X					X	X	
88	BE07	Surbiton	Hollyfield House, 22 Hollyfield Road, Surbiton			X		X			X		X	X	
89	BE08	Surbiton	Millbank House, Ewell Road, Surbiton			X		X					X		
90	BE09	Surbiton	Kingfisher Court, Ewell Road, Surbiton			X		X					X		
91	BE10	Surbiton	Newent House, Browns Road, Surbiton										X		
92	BE11	Surbiton	127 Chiltern Drive and land to rear (known as 'Chiltern Works')											X	
93	GR31	Surbiton	Land at Hogsmill Sewage Treatment Works Site 3		X			X						X	
94	GR32	Surbiton	Hogsmill Sewage Treatment Works, Lower Marsh Lane		X	X		X		X	X	X		X	
95	SH01	Surbiton	Wellington Court, Glenbuck Road, Surbiton												
96	SH02	Surbiton	Fircroft, 96 Ditton Road, Surbiton										X		
97	SH03	Surbiton	61 Ditton Road, Surbiton											X	
98	SH04	Surbiton	Surbiton Station Car Park, Glenbuck Road, Surbiton									X	X		
99	SH05	Surbiton	Woodbury, Kingsdowne Road, Surbiton										X		
100	SH06	Surbiton	Former Oakhill Health Centre, 3 Oakhill			X		X					X		
101	SM01	Surbiton	Glenmore House Car Park, The Crescent, Surbiton			X							X		
102	SM02	Surbiton	1 The Crescent, Surbiton			X						X	X		
103	SM03	Surbiton	52-56 Lower Marsh Lane, Kingston		X									X	
104	SM04	Surbiton	Land at Clayhill Halls of Residence, Burney Road		X										
105	SM05	Surbiton	Land at Hogsmill Sewage Treatment Works Site 2		X									X	
106	SM06	Surbiton	Seething Wells, Surbiton Filter Beds, Portsmouth Road		X	X		X			X	X	X	X	
107	SM07	Surbiton	Former Dairy Crest Milk Depot, Lower Marsh Lane											X	
108	SM08	Surbiton	Development Site, 86-100 Brighton Road										X		

#	SA Ref.	RBK Neighbourhood	Site Name / Address	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
109	TH01	Surbiton	Southborough High School Playing Fields, Love Lane, Surbiton	X			X				X			X	
110	TH04	Surbiton	Shell Garage and Topps Tiles, Hook Rise North, Surbiton												
111	TH08	Surbiton	Red Lion Business Park, Red Lion Road, Chessington							X					
112	AL01	New & Old Malden	Worcester Park Nursery, N' of Old Malden Ln, Worcester Park		X			X			X			X	
113	AL02	New & Old Malden	The River Club, Old Malden Lane, Worcester Park		X			X			X			X	
114	AL03	New & Old Malden	Stables, Old Malden Lane, Worcester Park		X			X			X			X	
115	AL04	New & Old Malden	Barrow Hill Nursery, Old Malden Lane, Worcester Park		X	X		X			X		X	X	
116	BV01	New & Old Malden	Church Hall, 1A Cambridge Avenue, New Malden												
117	BV02	New & Old Malden	Cocks Crescent, New Malden			X									
118	BV03	New & Old Malden	Hobkirk House, Noble Centre, Blagdon Road, New Malden			X									
119	BV04	New & Old Malden	St Georges Square, CI Tower & Car Park, Dukes Avenue					X							
120	BV05	New & Old Malden	Apex Tower & Multistorey Car Park, Grafton Road												
121	BV06	New & Old Malden	Kingspark Business Centre, 152-178 Kingston Road							X				X	
122	BV07	New & Old Malden	St John's Industrial Estate, Kingston Road, New Malden							X				X	
123	BV08	New & Old Malden	1 Blagdon Road, New Malden												
124	BV09	New & Old Malden	23-37 Blagdon Road, New Malden			X									
125	BV10	New & Old Malden	Development Land At 5-29 Coombe Road					X							
126	CH01	New & Old Malden	Station Approach, Norbiton												
127	CH02	New & Old Malden	Kingston Hospital Care Centre, Galsworthy Road, Kingston												
128	CH10	New & Old Malden	1-33 Gloucester Road, Kingston												
129	CV01	New & Old Malden	22 Gloucester Road, Kingston												
130	CV02	New & Old Malden	Travis Perkins, 74-76 Coombe Road, New Malden												
131	CV03	New & Old Malden	40-50 Coombe Road, New Malden										X		
132	CV04*	New & Old Malden	8-10 Coombe Road, New Malden, KT3 4QE												
133	OM01	New & Old Malden	Gasholder, West Barnes Lane, Motspur Park		X	X		X			X			X	X
134	OM02	New & Old Malden	Venner Youth Centre, The Manor Drive, Worcester Park			X								X	
135	OM03	New & Old Malden	Sheephouse Way Housing Estate, Sheephouse Way		X	X		X					X	X	
136	OM04	New & Old Malden	South Lane Housing Estate, South Lane, New Malden			X		X							
137	OM05	New & Old Malden	Land adjacent to Worcester Park Station, Malden Road			X								X	
138	OM06	New & Old Malden	Former Plough Public House, Church Road, Worcester Park			X		X				X	X		
139	SJ01	New & Old Malden	2-4 Kingston Road and 2 Presburg Road, New Malden												
140	SJ02	New & Old Malden	Burlington Retail Park, Burlington Road, New Malden			X		X			X			X	
141	SJ03	New & Old Malden	120 (The Fountain), Malden Road, New Malden												
142	AL05	South of the Borough	Central Nursery, Old Kingston Road, Worcester Park		X			X							
143	AL06	South of the Borough	1-11 Elm Close, Surbiton		X			X			X			X	
144	AL09	South of the Borough	Land adjacent to 6 Old Kingston Road, Tolworth		X			X							
145	AL11	South of the Borough	Tolworth Court, Old Kingston Road, Tolworth		X			X			X			X	

#	SA Ref.	RBK Neighbourhood	Site Name / Address	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
146	AL12	South of the Borough	Goals Tolworth, Kingston Road, Surbiton		X										
147	CN01	South of the Borough	Land at Clayton Road, Chessington	X		X		X						X	
148	CN02*	South of the Borough	Gosbury Hill Health Centre, Orchard Gardens, Chessington												
149	CS01	South of the Borough	Land adjacent to Rushett Lane, Malden Rushett	X						X					
150	CS02	South of the Borough	Mellow Stocks, Leatherhead Road, Chessington	X		X		X	X			X			
151	CS03	South of the Borough	Chessington World of Adventures Resort, Leatherhead Road	X		X		X	X			X			
152	CS04	South of the Borough	1 Virginia Cottage, Land and Buildings, Chessington	X		X		X							
153	CS05	South of the Borough	Chessington Golf Course, Garrison Lane, Chessington	X			X	X	X						
154	CS06	South of the Borough	Barwell Court, Leatherhead Road, Chessington	X		X		X							
155	CS07	South of the Borough	Land at 449 Leatherhead Road, Chessington	X				X							
156	CS08	South of the Borough	Rushett Stables, Leatherhead Road, Chessington	X		X		X							
157	CS09	South of the Borough	Coal Depot, Garrison Lane, Chessington	X			X	X	X						
158	CS10	South of the Borough	Fairoak Lane, Chessington	X		X		X							
159	CS11	South of the Borough	Green Lane Nurseries and The Piggeries, Chessington	X				X						X	
160	CS12*	South of the Borough	Green Lane Farm Kennels, Green Lane, Chessington	X		X		X						X	
161	CS13	South of the Borough	Glanmire Farm, Rushett Lane, Chessington	X											
162	CS14	South of the Borough	Kingscourt Coachworks, Green Lane, Chessington	X			X	X							
163	CS15	South of the Borough	Chessington Garden Centre, Leatherhead Road, Chessington	X		X		X							
164	CS16	South of the Borough	Byhurst Farm, Leatherhead Road, Chessington	X											
165	CS17	South of the Borough	The Shy Horse Public House, Leatherhead Road, Chessington	X				X							
166	CS18	South of the Borough	385-399 Leatherhead Road, Chessington	X						X					
167	CS19	South of the Borough	Silverglade Business Park, Leatherhead Road, Chessington	X						X					
168	CS20	South of the Borough	The Moor Lane Centre, Moor Lane, Chessington				X								
169	CS21	South of the Borough	419 Leatherhead Road, Chessington	X				X		X					
170	TH02	South of the Borough	Land at 1-5 King Edward Drive, Chessington	X		X									
171	TH03	South of the Borough	Kingston Business Park, Fullers Way South, Chessington												
172	TH05	South of the Borough	Tolworth Station, Kingston Road, Surbiton		X										
173	TH06	South of the Borough	King George's Field, Jubilee Way, Surbiton		X	X	X	X	X						
174	TH07	South of the Borough	Queen Mary Close, Surbiton		X	X	X		X						
175	TH09	South of the Borough	1 (Development Land And Site At) Hook Rise South												

# **APPENDIX F: SITE BOUNDARIES**



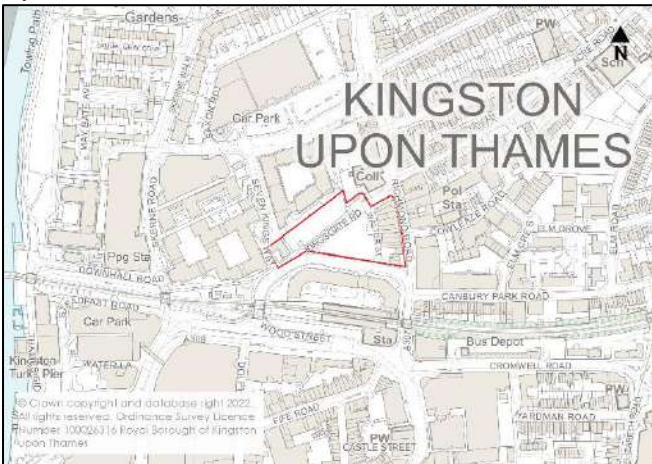
1 | CA01



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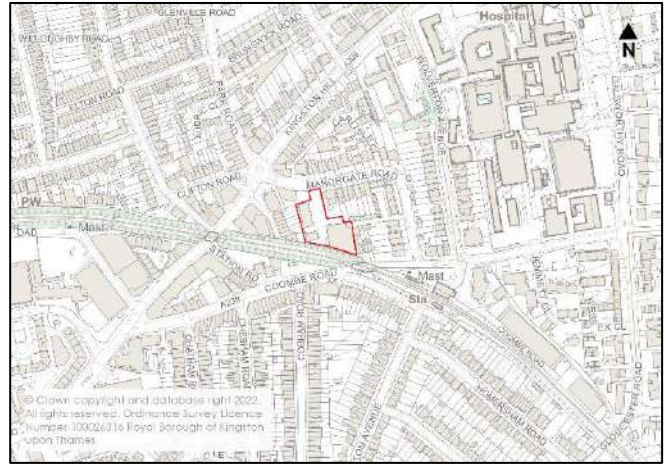
3 | CA03



4 | CA04



5 | CA05



6 | CA06



7 | CA07

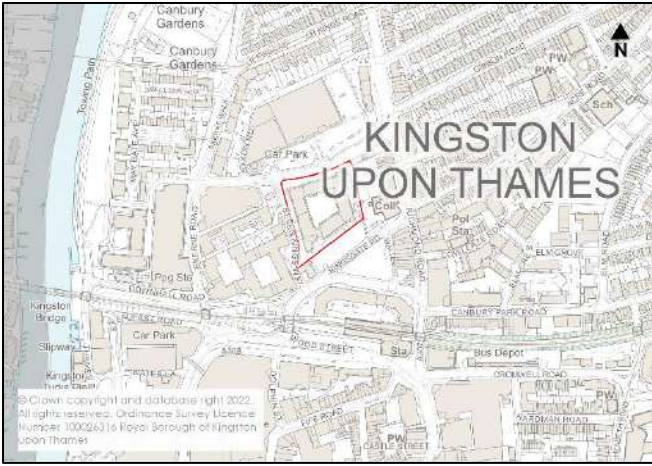


8 | CA08





9 | CA09



13 | CH04



10 | CA10



14 | CH05



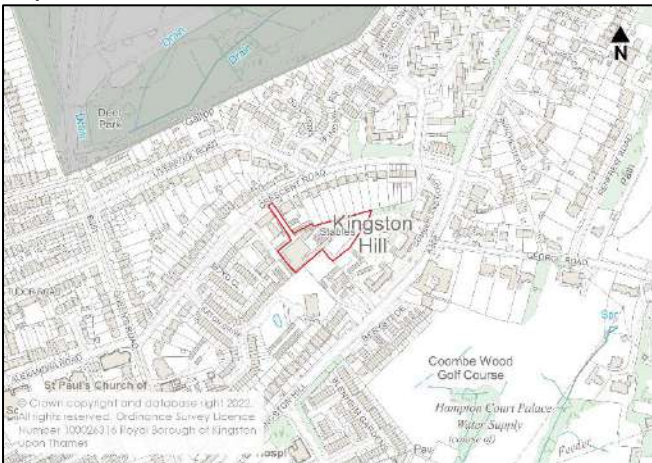
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15 | CH06



12 | CH03



16 | CH07

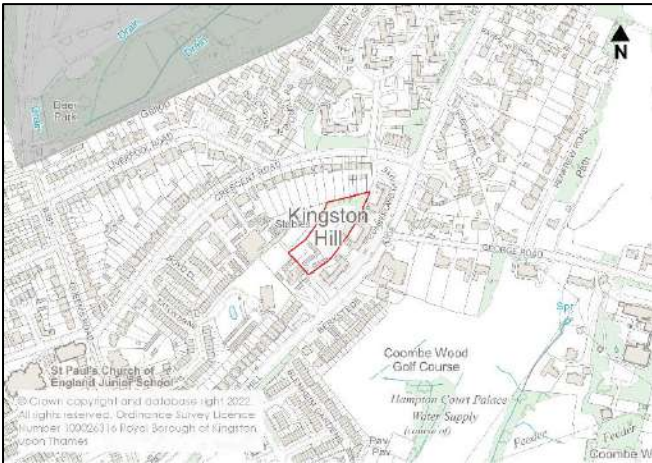




17 | CH08



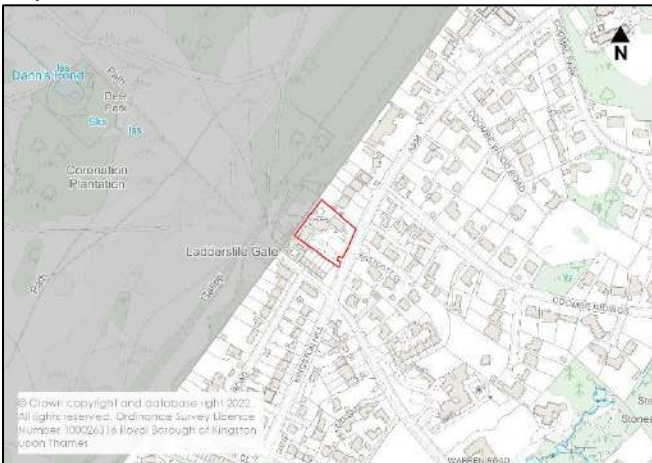
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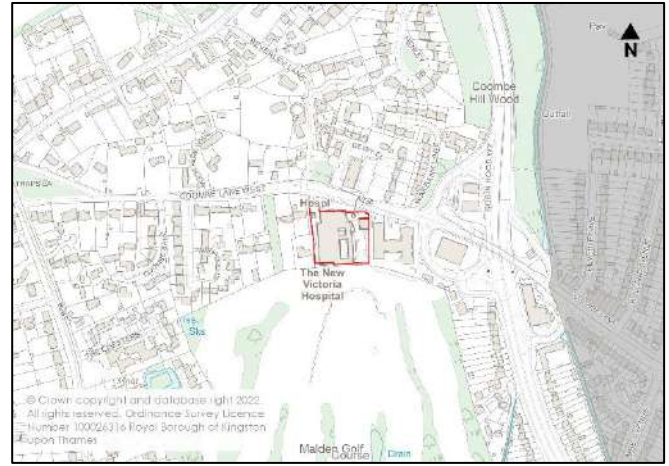
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20 | CH12



21 | CH13



22 | GR01



23 | GR02

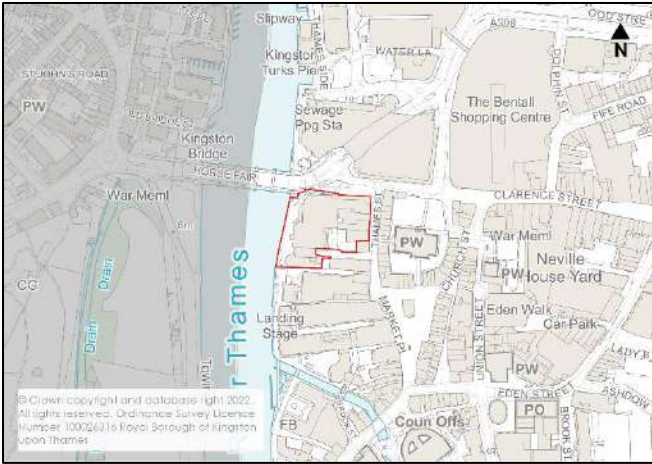


24 | GR03





25 | GR04



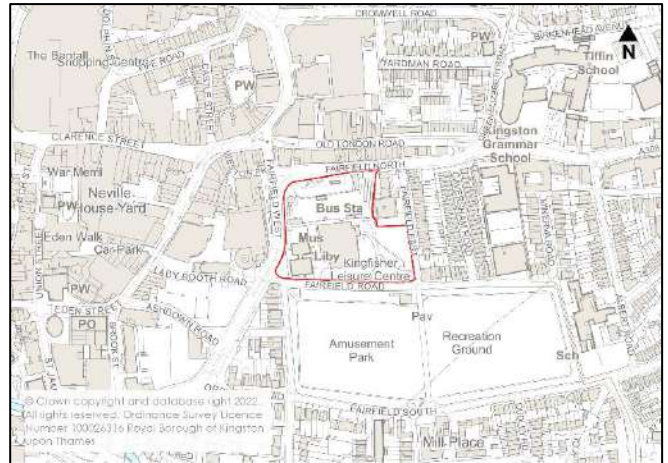
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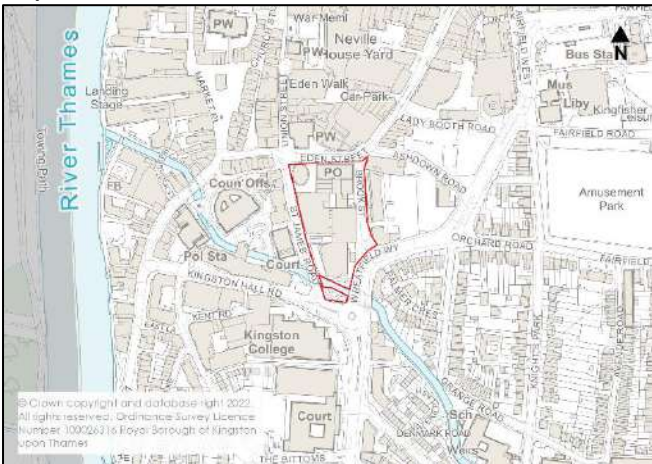
26 | GR05



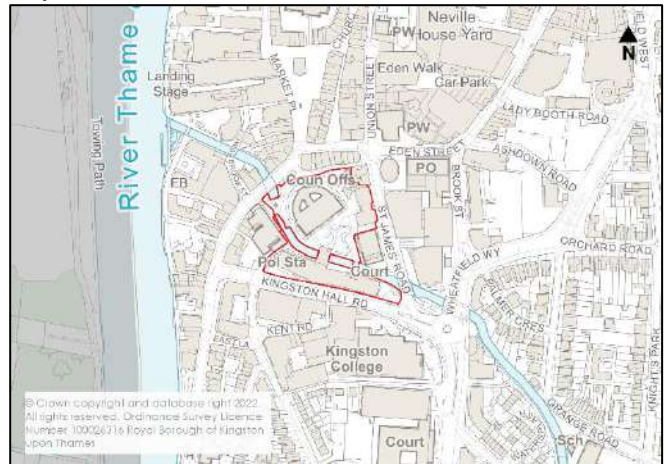
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27 | GR06



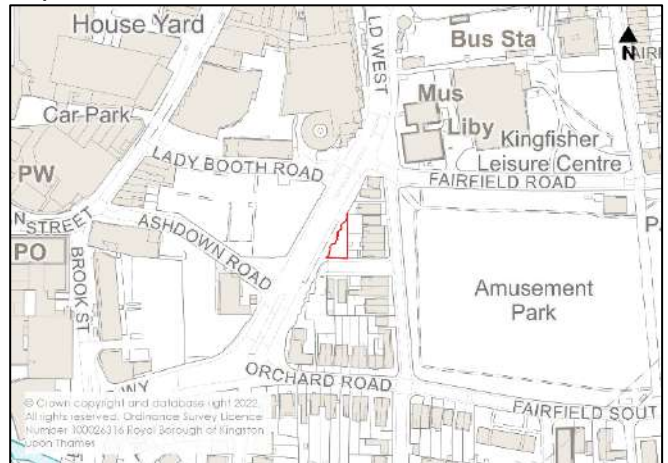
31 | GR10



28 | GR07



32 | GR11

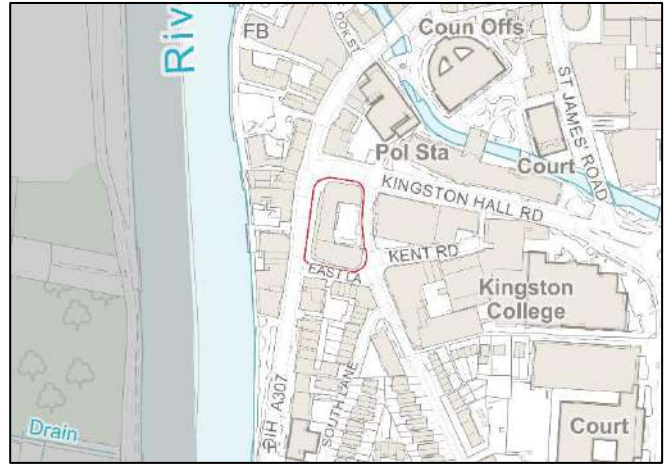




33 | GR12



37 | GR16



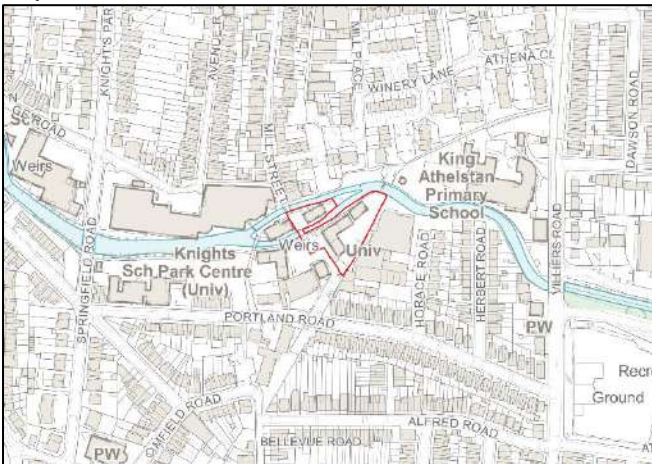
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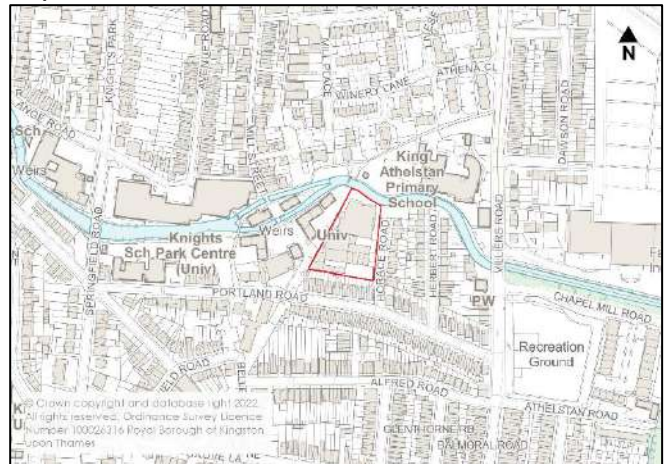
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35 | GR14



39 | GR18



36 | GR15

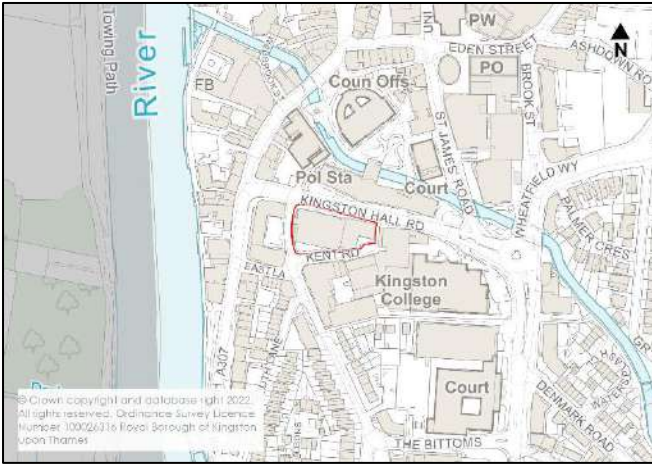


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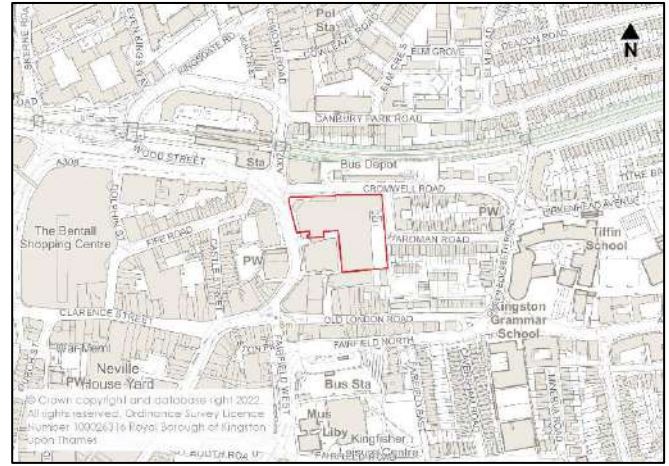




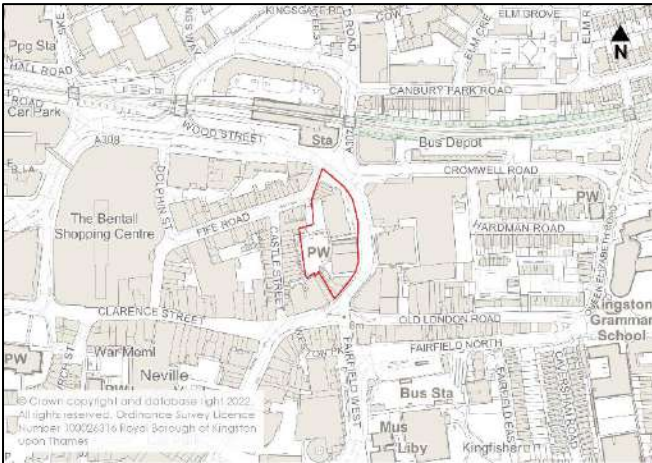
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45 | GR24



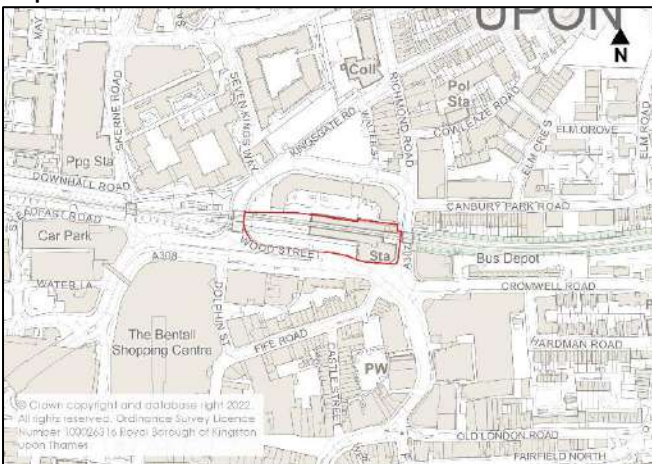
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46 | GR25



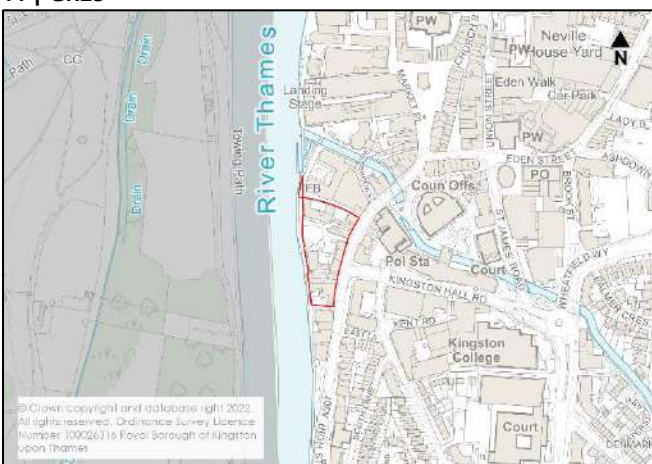
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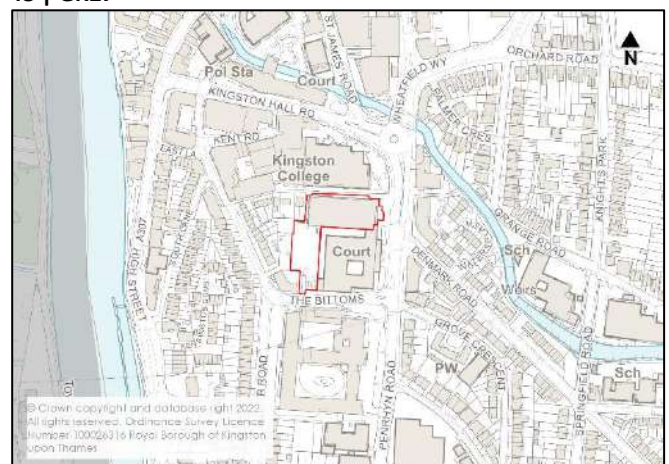
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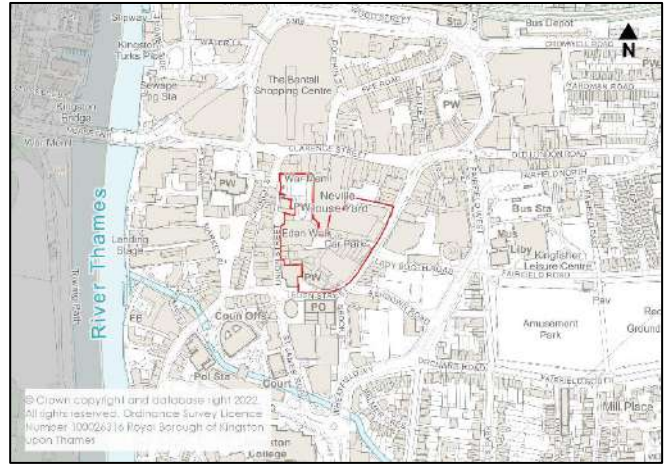
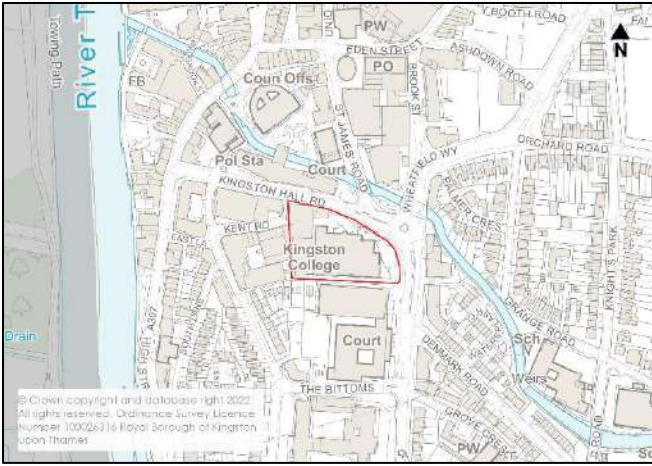
44 | GR23



48 | GR27









57 | GR38



61 | NR02



58 | GR39



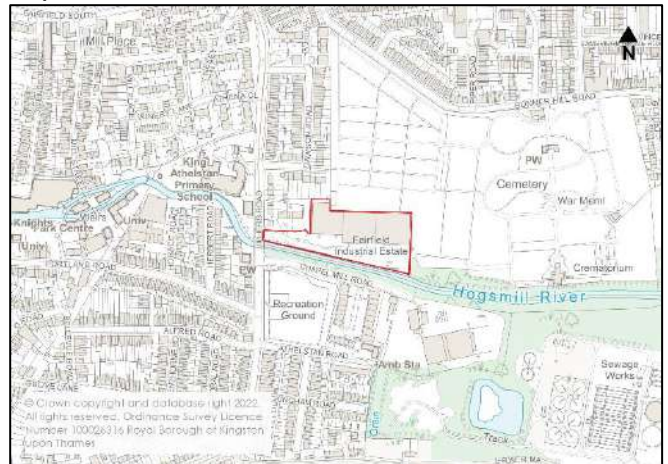
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59 | GR40



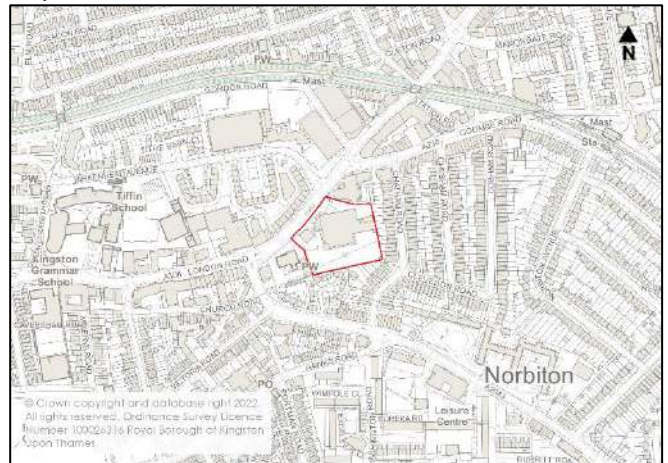
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60 | NR01



64 | NR05

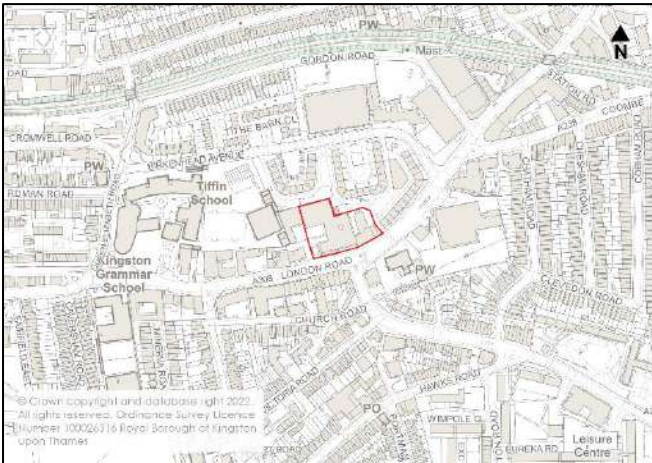




65 | NR06



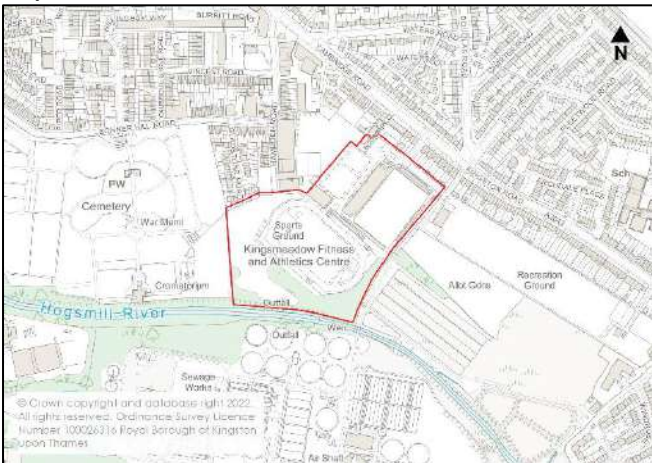
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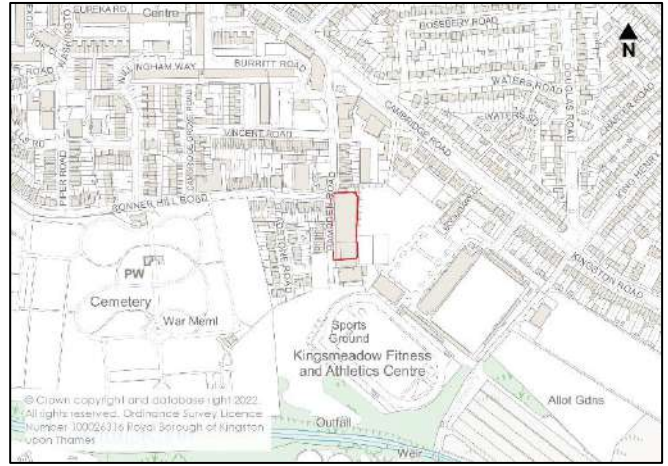
67 | NR08



68 | NR09



69 | NR10



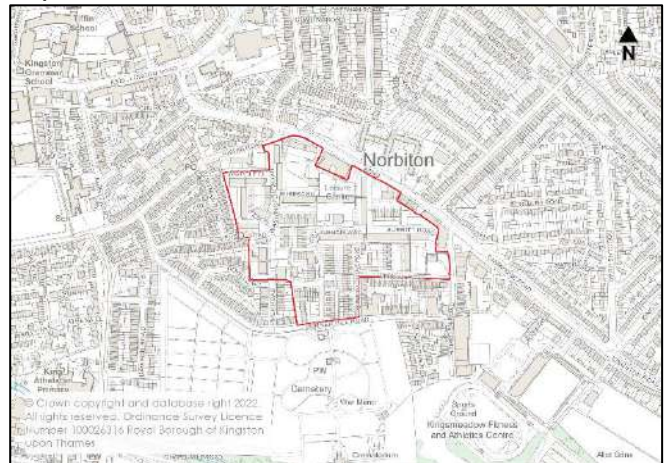
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71 | NR12



72 | NR13





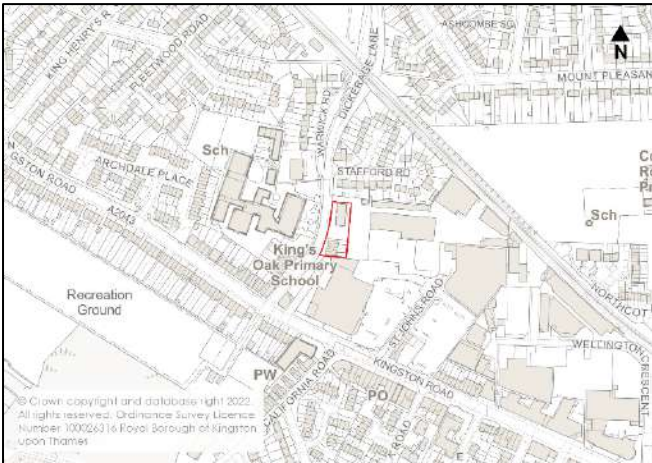
73 | NR14



77 | TU03



74 | NR15



78 | AL07



75 | TU01



79 | AL08



76 | TU02



80 | AL10

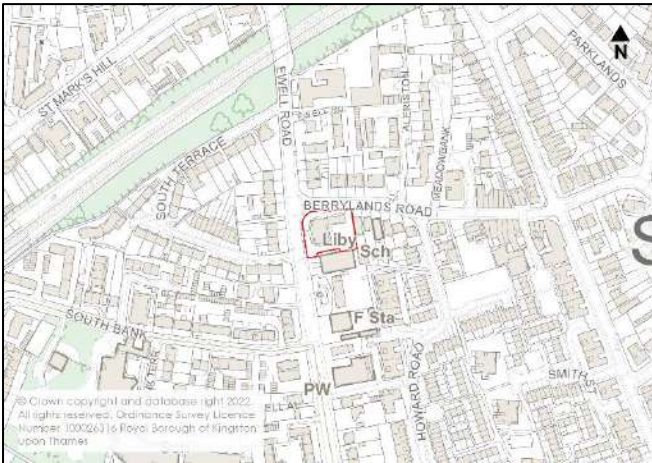




81 | AL13



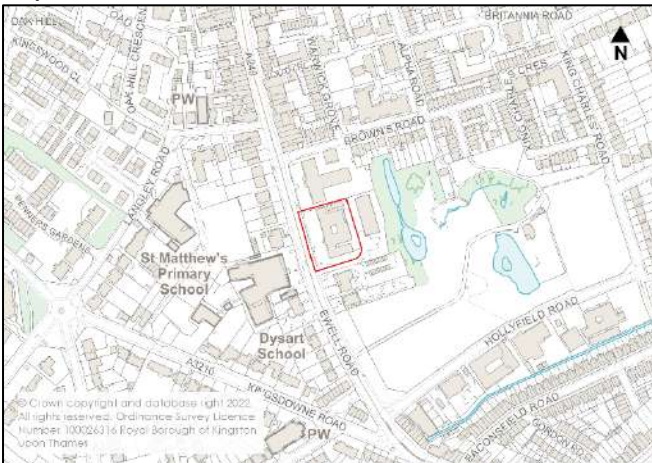
82 | BE01



83 | BE02



84 | BE03



85 | BE04



86 | BE05



87 | BE06

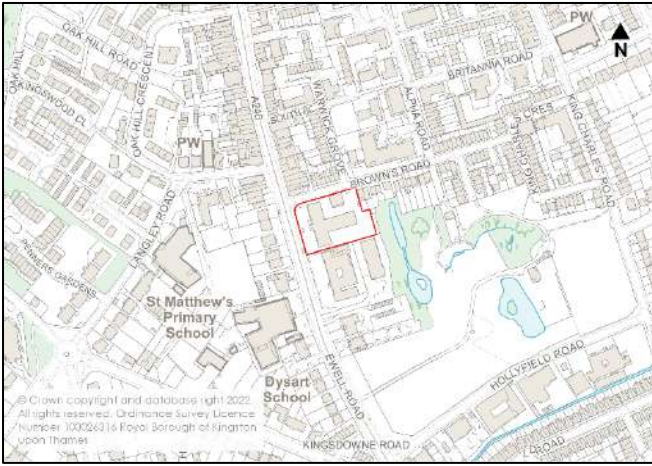


88 | BE07

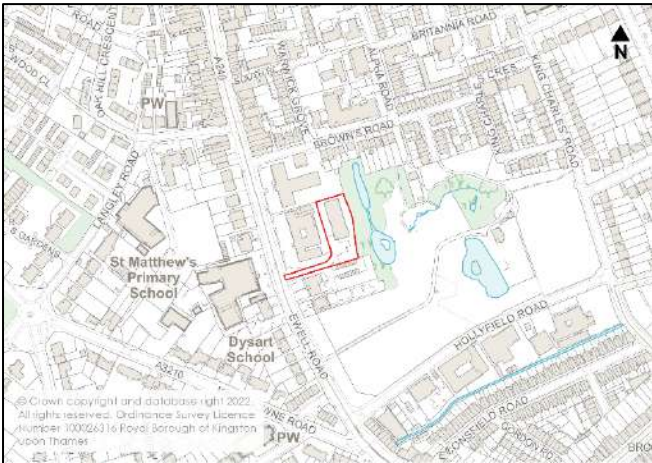




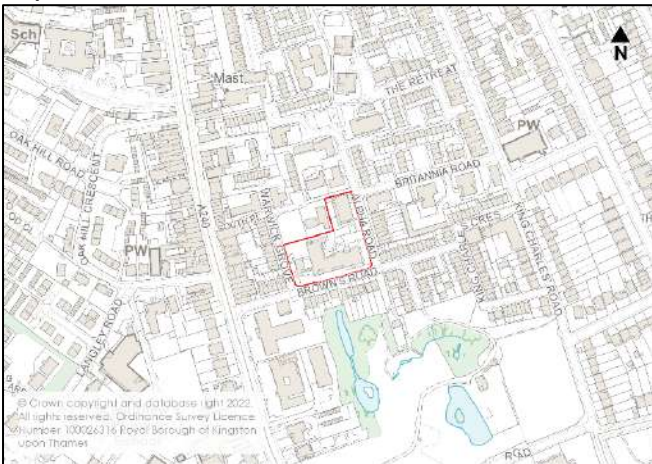
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90 | BE09



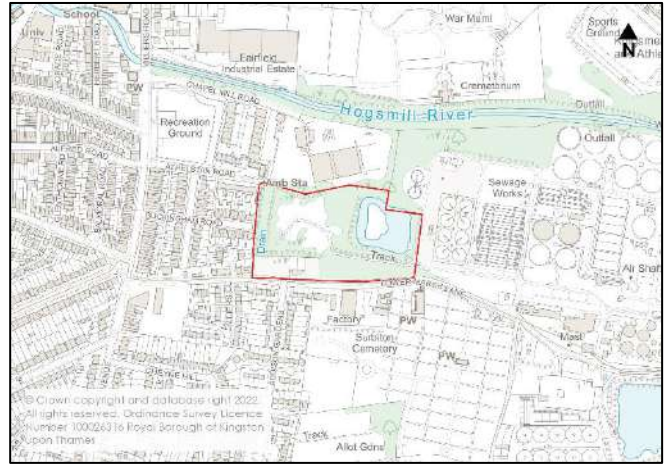
91 | BE10



92 | BE11



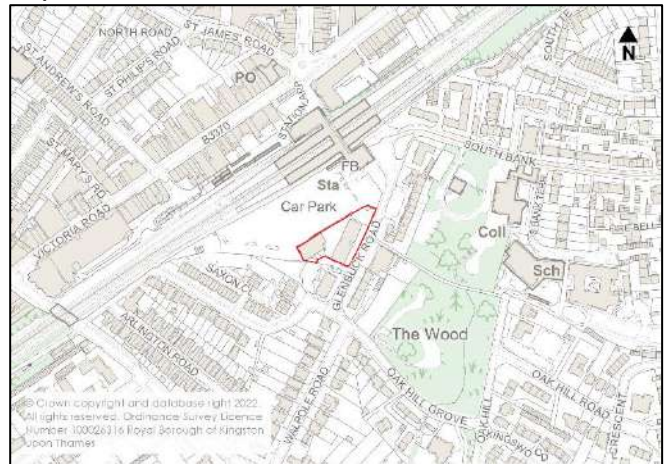
93 | GR31



94 | GR32



95 | SH01



96 | SH02





97 | SH03



98 | SH04



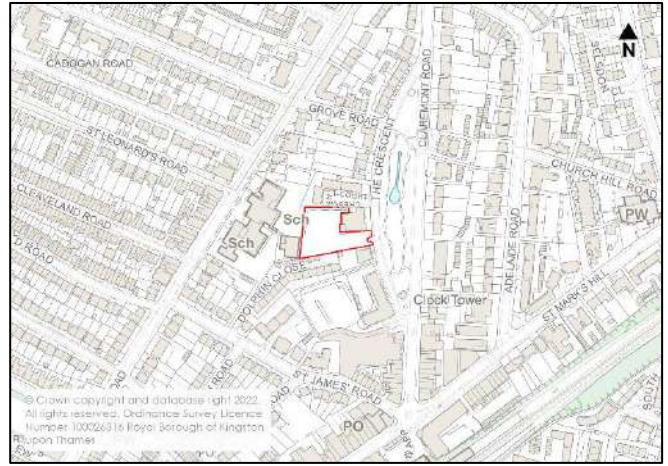
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100 | SH06



101 | SM01



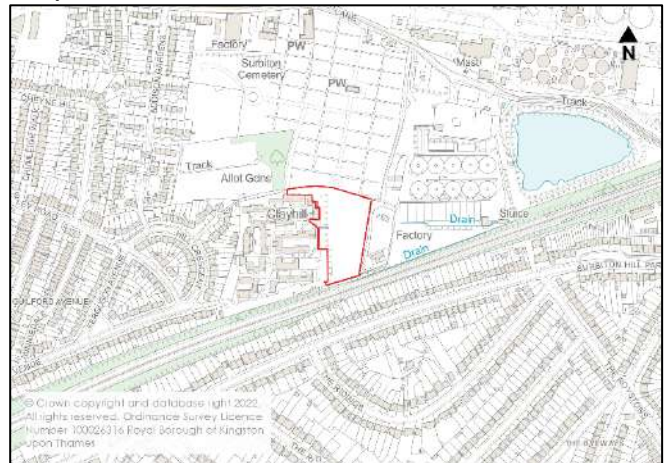
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103 | SM03



104 | SM04

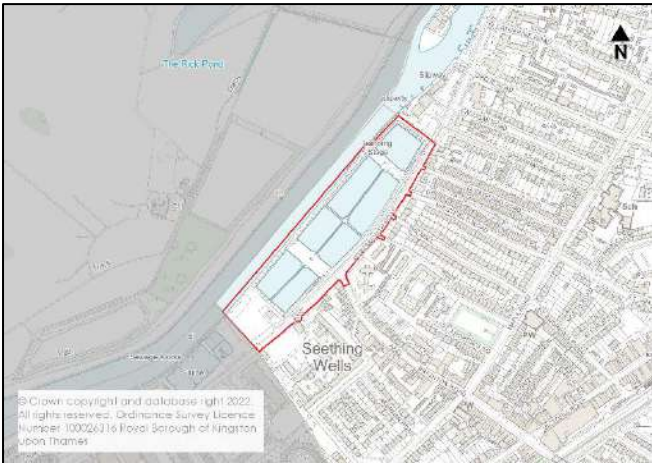




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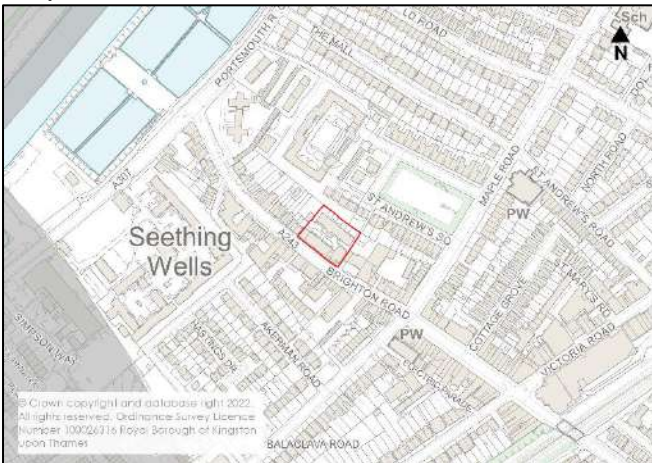
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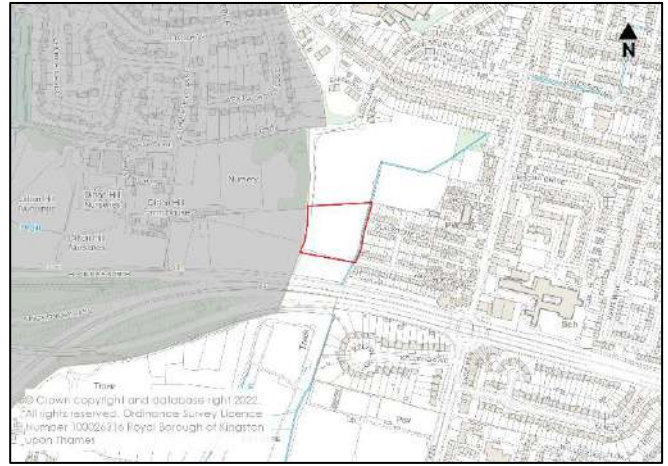
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108 | SM08



109 | TH01



110 | TH04



111 | TH08

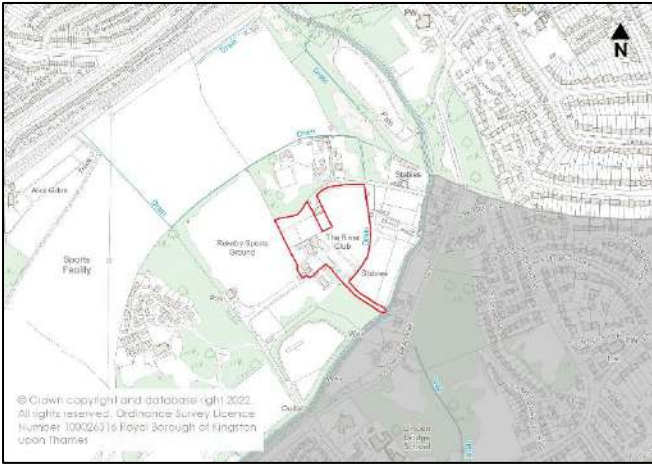


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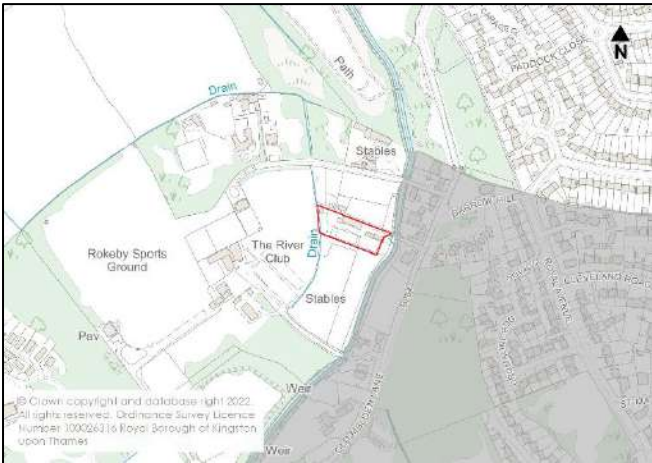




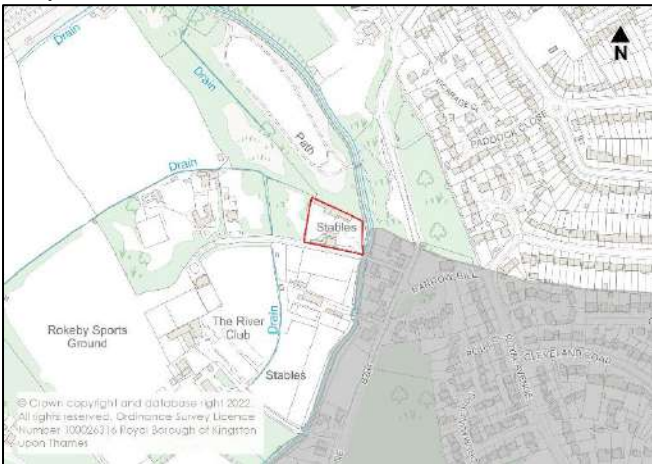
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114 | AL03



115 | AL04



116 | BV01



117 | BV02



118 | BV03



119 | BV04



120 | BV05





121 | BV06



125 | BV10



122 | BV07



126 | CH01



123 | BV08



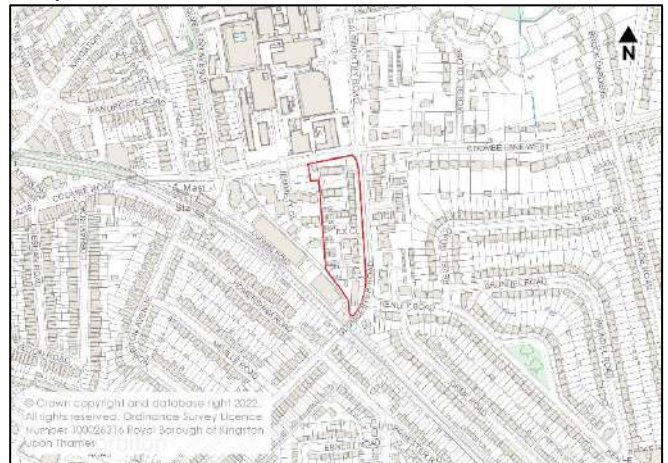
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124 | BV09



128 | CH10





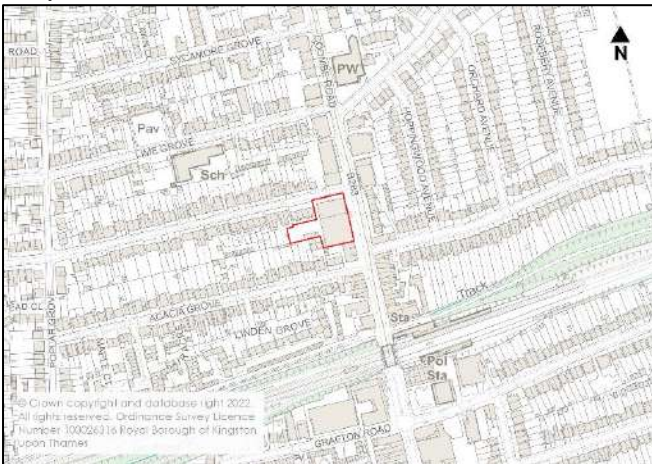
129 | CV01



130 | CV02



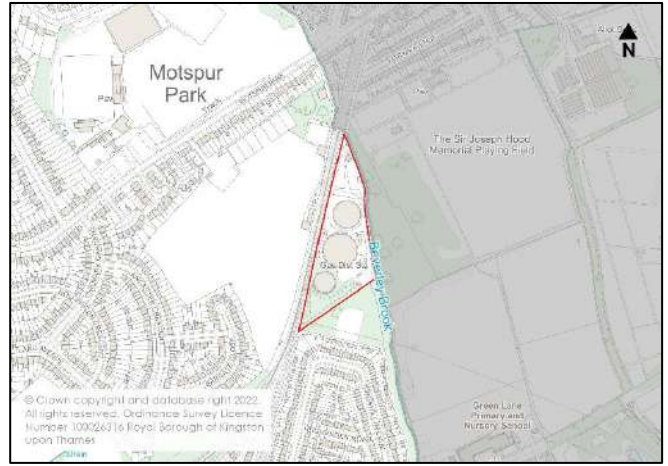
131 | CV03



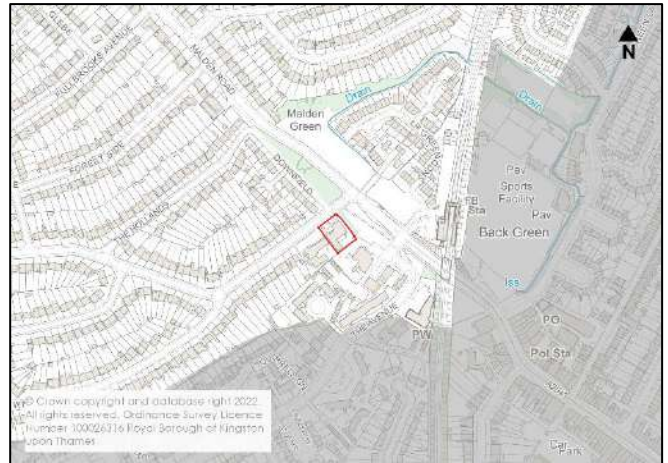
132 | CV04



133 | OM01



134 | OM02



135 | OM03



136 | OM04





137 | OM05



138 | OM06



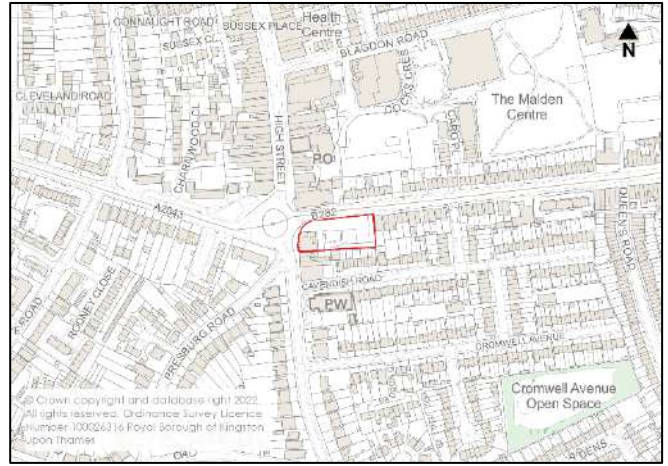
139 | SJ01



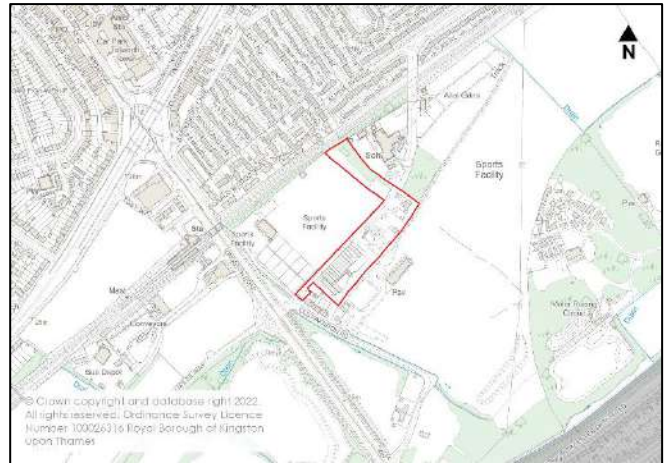
140 | SJ02



141 | SJ03



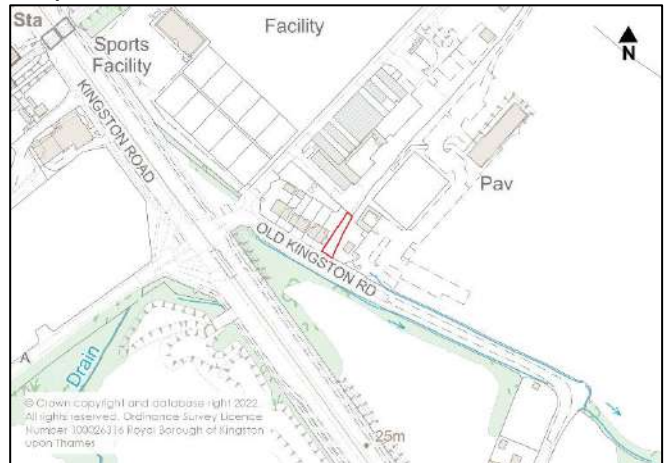
142 | AL05



143 | AL06

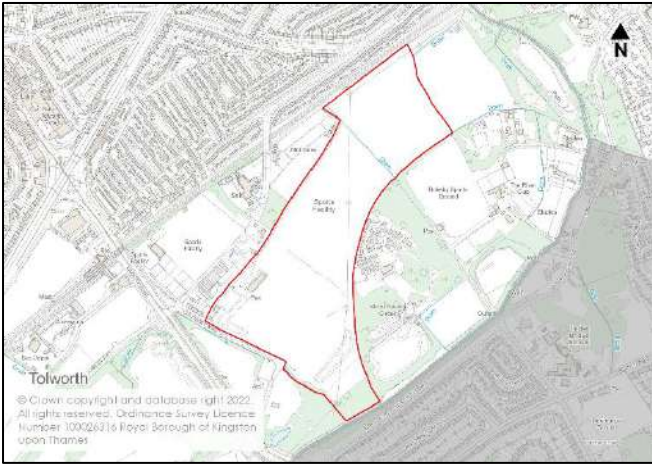


144 | AL09

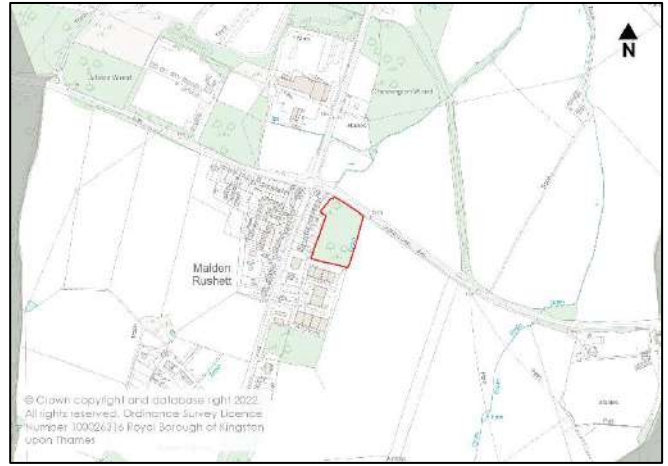




145 | AL11



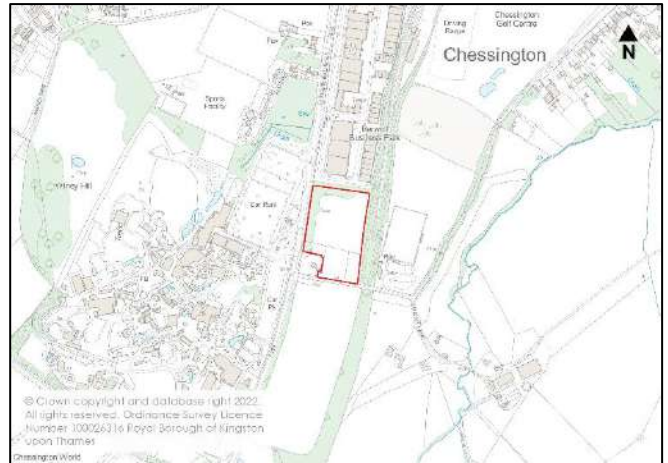
149 | CS01



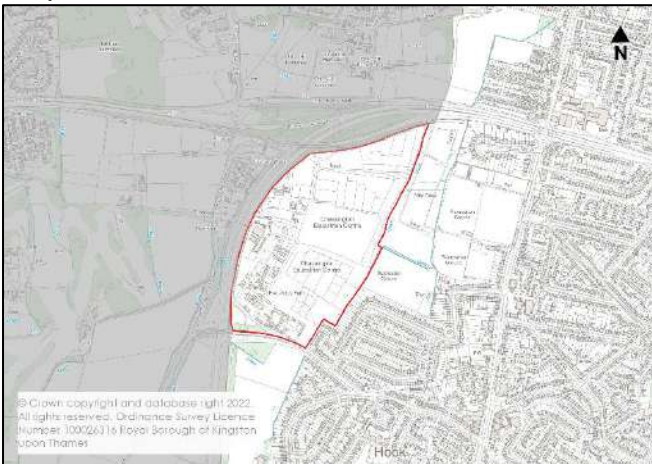
146 | AL12



150 | CS02



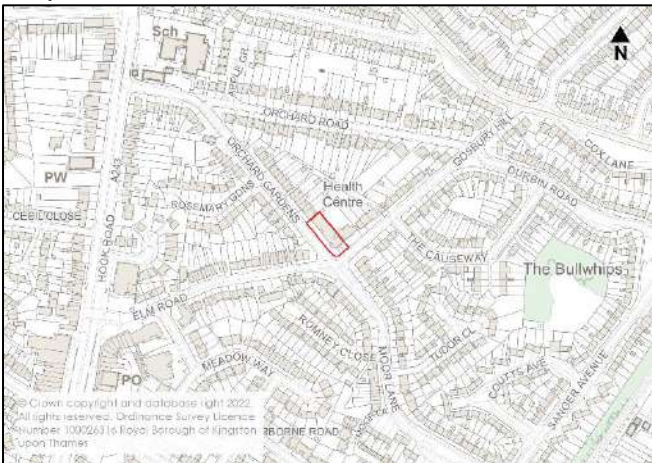
147 | CN01



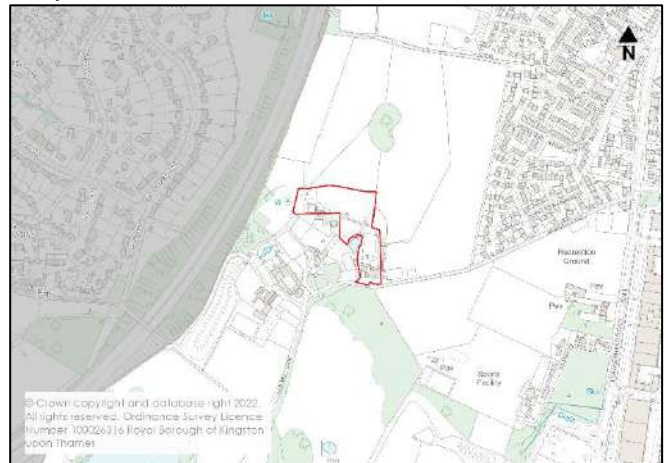
151 | CS03



148 | CN02



152 | CS04





153 | CS05



157 | CS09



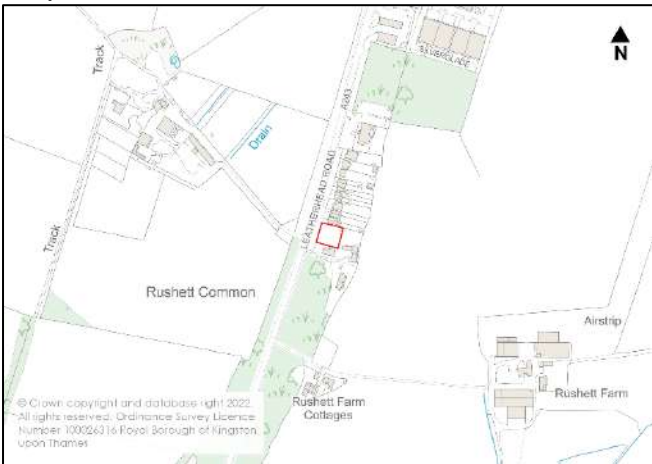
154 | CS06



158 | CS10



155 | CS07



159 | CS11



156 | CS08

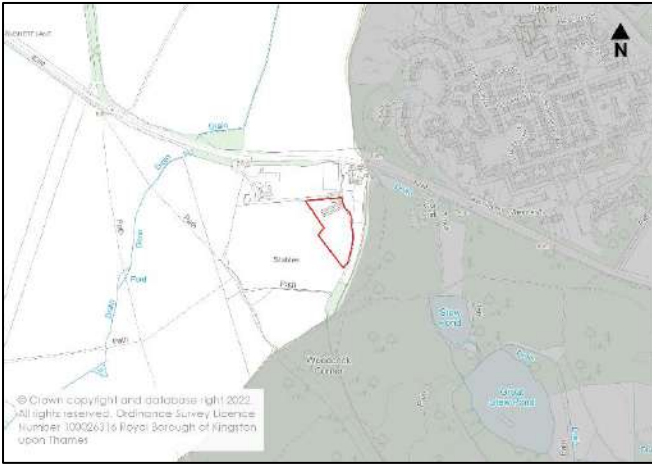


160 | CS12





161 | CS13



162 | CS14



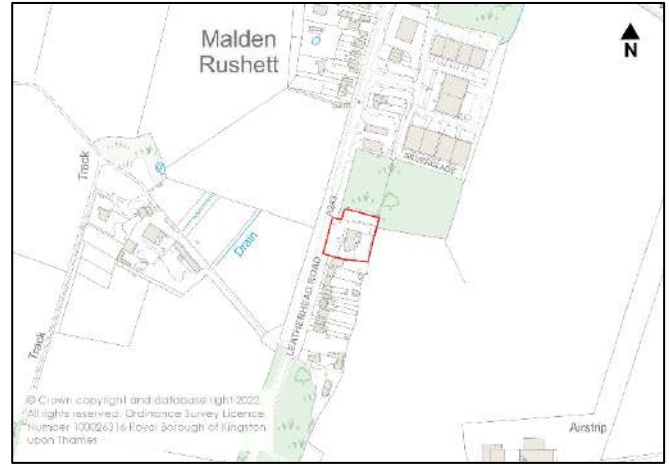
163 | CS15



164 | CS16



165 | CS17



166 | CS18



167 | CS19

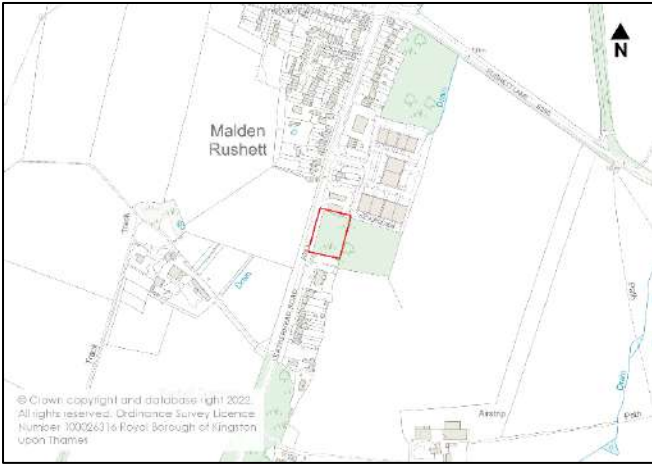


168 | CS20





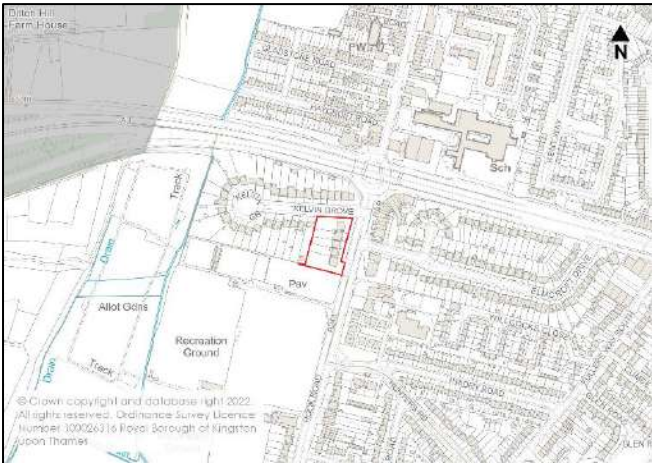
169 | CS21



173 | TH06



170 | TH02



174 | TH07



171 | TH03



175 | TH09



172 | TH05



