



Chessington District Residents' Association's initial views on Kingston's Local Plan

Kingston needs a Local Plan - it is the borough's strongest defence against poor development and its strongest tool for delivering homes, habitats, infrastructure and climate resilience – but we do not believe the current plan is **sustainable and deliverable**.

Viability: The new Local Plan's policy housing ambitions exceed what the viability evidence shows can be delivered over 20 years. Spatial strategy is largely absent, with little evidence of how the sites identified for development support place-making, infrastructure or long-term growth. In short, the plan promises more than the evidence shows can be realistically achieved.

Housing: The new Local Plan should reflect Kingston's new housing target, as stated in the new Draft London Plan (2026) published 16th July 2026. This reduces Kingston's housing target by 30% from an average 964 new homes per year to 687 new homes per year. All Green Belt sites which had been re-assessed as Grey Belt (e.g. Hook Park) should be removed from the Site Allocation document "grey belt" land category as this designation no longer applies in the new Draft London Plan (2026).

Evidence: The new Local Plan's evidence base and supporting documentation are incomplete, out-of-date with some assessments produced so recently to have been properly considered and integrated. The [National Planning Policy Framework](#) (NPPF) requires all Local Plans to be underpinned by up-to-date evidence. Kingston's evidence base falls short of this requirement.

Green Belt: The new Local Plan proposes development on Green Belt land - but provides no evidence of the "exceptional circumstances" required by the National Planning Policy Framework. Before altering Green Belt boundaries, councils must show they have exhausted every reasonable alternative, including maximising brownfield land, increasing densities in sustainable locations, and working with neighbouring authorities to accommodate unmet need.

Infrastructure: The significant increase in new housing and residents in the Borough would require a major expansion in infrastructure, including roads, public transport, health care, social care and utilities (power and water). Whilst this is implicit throughout the new Local Plan, there is a clear lack of detail (e.g. specific infrastructure requirements, scale, timing and indicative costs).

Environment: There is no or limited evidence to support ecology, biodiversity and habitat protection on the sites selected for development. There is no Habitats Regulation Assessment or Strategic Ecological Baseline in the evidence and supporting documentation. On biodiversity net gain, the new Local Plan lacks the data, infrastructure, processes, and monitoring systems required to justify for a borough-wide 15-20% biodiversity net gain target.

Consultation: This version of the new Local Plan is radically different from the previous draft plan which Kingston Council consulted on as part of the statutory Regulation 18 consultation process. The consultation process is therefore flawed as there has been no community input.

[Read more about the new Local Plan on CDRA's website.](#)