



Kingston's New Local Plan

Regulation 19 Consultation: Guide for Residents

Prepared by [Chessington District Residents' Association](#)

WHY THIS MATTERS

The final draft of Kingston's New Local Plan is now out for consultation with residents over the period 6th July to 4th September 2026. It will then be examined by the Government's Planning Inspector prior to submission to the Secretary of State by the end of 2026.

The new Local Plan will shape what development takes place in the borough over the next 20 years and where. This is the *last* chance for residents to influence how our area changes, how nature and green spaces are protected and what kind of community we pass on to the next generation. Once adopted, the Local Plan becomes the primary basis for future planning decisions. This guide is intended to help residents speak up for Chessington and the wider borough.

HOW TO PARTICIPATE IN THE REGULATION 19 CONSULTATION

Step 1: Read the key documents

Importantly, you do not need to read everything and can focus on :

- The Local Plan itself
- Site allocation maps
- Policies affecting your area
- Sustainability appraisals
- Evidence documents relevant to your concerns

Concentrate on sections that affect you and your neighbourhood, for example, the Green Belt, specific housing sites, transport, infrastructure, biodiversity

Step 2: Identify your main concern

It could be about the proposed Hook Park development. You may consider the site is unsuitable, that there may be flood risks and/or the infrastructure is inadequate. Has 'exceptional circumstances' justification been provided for building on the Green Belt? Will roads, public transport and parking cope? Have biodiversity and landscape impacts been properly assessed?

Step 3: Frame comments around "soundness"

Saying its unsuitable or you don't like it carries little weight at examination. A stronger representation would be: "Policy X is not justified because the council has not adequately assessed flood risk evidence." Or: "Site allocation Y is not effective because no realistic transport improvements have been identified."

Step 4: Use evidence

Inspectors are interested in planning evidence. Helpful evidence carries more weight than opinion alone and may include flood maps, traffic surveys, ecology reports, Government statistics, local knowledge supported by facts

Step 5: Suggest a solution

The most effective representations often state:

1. What is wrong.
2. Why it is unsound.
3. How it should be changed.

For example: "Policy X is not justified because the housing requirement calculation relies on outdated evidence. The plan should be amended to use the updated housing needs assessment published in 2025."

Step 6: Request participation in examination hearings

Remember to indicate whether you wish to appear at examination hearings. The inspector decides who will be invited. Hearing participants often include residents, developers, land-owners and statutory bodies.

Common mistakes to avoid:

- ✗ Simply objecting without planning reasons/evidence.
- ✗ Focusing on loss of view or impact on property value (these usually carry little weight).
- ✗ Submitting long representations without identifying the relevant policy and soundness issue.
- ✗ Submitting a round-robin letter saying exactly the same thing as your friends and neighbours

Instead:

- ✓ Link comments to specific policies
- ✓ Cite evidence
- ✓ Explain why the plan is unsound
- ✓ Suggest a remedy

Practical example: Instead of saying "I object to housing on Site A", a stronger argument would be *"Site A allocation is not justified because the Strategic Flood Risk Assessment identifies significant flood constraints that have not been adequately addressed. The allocation should be removed or supported by further evidence demonstrating deliverability."*

How to submit your comments

There are a number of ways:

- [Complete the online survey](#)
- email localplan@kingston.gov.uk
- post your comments to: Spatial Planning Team, The Royal Borough of Kingston upon Thames, Guildhall 2, High Street, Kingston upon Thames, KT1 1EU.
- visit any open library in the borough or the Information and Advice Centre, Guildhall 2, High Street, Kingston upon Thames, KT1 1EU and pick up a printed response form and stamped addressed envelope
- visit one of the local drop-in events:
 - **Wednesday 22nd July 2026** - 4pm to 7pm, Hook Centre, Hook Road, Chessington KT9 1EJ
 - **Saturday 25th July 2026** - 12pm to 3pm, Market House, Ancient Market Place, Kingston upon Thames, KT1 1JS
 - **Wednesday 12th August 2026** - 4pm to 7pm, New Malden Methodist Church (Lower Hall), 49 High Street, New Malden, KT3 4BY
 - **Saturday 15th August 2026** - 9am to 1pm, Surbiton Farmers' Market, Maple Road Surbiton, KT6 4AW

NB Councillor Lorraine Dunstone has confirmed that comments submitted in any format will be fully read and considered, provided they are received by 4th September 2026, so you should feel free to use whichever option you prefer.

USEFUL LINKS TO RELEVANT DOCUMENTS

[Kingston's Draft Local Plan](#) (site allocation information for south of the borough is from page 311

[Summary of Local Plan](#)

[Evidence Base and Supporting Documents](#)

[National Planning Policy Framework December 2024 \(NPPF\)](#)

[Draft London Plan 2026](#)

[Other information and documents on the Council's Let's Talk engagement portal](#)

[Read CDRA's article about the Local Plan](#)