

US

CL 3  
par 3.26

LA SALLE CPP

Pat Loxton

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 10:51  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

This data was entered into the form at [http://www.kingston.gov.uk/kplus20\\_representation\\_form](http://www.kingston.gov.uk/kplus20_representation_form)

1a personal details

title

Mr

first name

Andrew

last name

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job title (if relevant)

organisation (if relevant)

Coal Pension Properties Ltd, LaSalle Investment Management

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telephone number

020 7852 4307

Email:

Andrew.Bolitho@LaSalle.com

1b agent details (if relevant)

2. did you raise the matter that is the subject of your representation with the local planning authority earlier in the process of the preparation of the area action plan ie. before it was submitted for examination?

Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

3. to which part of the area action plan does your representation relate? please complete only one box per form.

paragraph number

3.26

policy number

plan number

proposals map

4. in relation to the part of the area action plan referred to in question 3, do you consider that the plan is sound or unsound where sound in this context means showing good judgement, able to be trusted and satisfying the requirements of planning legislation and unsound means you consider changes are required to the plan?

Unsound (Please Go to Question 5)

5. if you consider the area action plan is unsound, please identify which test of soundness your representation relates to (please see below for details of the soundness tests 1-9 listed in the annex) soundness test number

4B

6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

There should be reference to the development of high density development in this paragraph. Suggest reworded to read as follows:

'There are significant opportunities to accommodate "high density" growth within the existing centre.'

please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation.

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Please Select

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he inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

Yes

Completed Mon Jul 02 2007 10:51:28 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)

CLS KI

Pat Loxton

LA SALLE CPP

From: webmaster@rbk.kingston.gov.uk

Sent: 02 July 2007 11:02

To: Pat Loxton

Subject: Form: K+20 Representation Form

This data was entered into the form at [http://www.kingston.gov.uk/kplus20\\_representation\\_form](http://www.kingston.gov.uk/kplus20_representation_form)

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Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

3. to which part of the area action plan does your representation relate? please complete only one box per form.

paragraph number

policy number

K1

plan number

proposals map

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Unsound (Please Go to Question 5)

5. if you consider the area action plan is unsound, please identify which test of soundness your representation relates to (please see below for details of the soundness tests 1-9 listed in the annex) soundness test number

7

6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

First bullet, last sentence: Delete reference to maintaining Kingston retail role and replace with 'enhancing' Kingston's retail role and status. It is not considered sufficient to merely 'maintain' the retail role and function.

please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not

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if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

Yes

Completed Mon Jul 02 2007 11:02:29 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

US

KI

LA SALLE CPP

Pat Loxton

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 11:03  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

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Fourth bullet: Reference the above, this would accord with the comments made by the Retail Studies of 2003 and 2006 (para 5.5) where they recommended that Kingston needs to enhance its retail offer and provide new facilities.

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Yes

Completed Mon Jul 02 2007 11:03:26 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)



Pat Loxton

K4

LASALLE CAP

From: webmaster@rbk.kingston.gov.uk

Sent: 02 July 2007 11:20

To: Pat Loxton

Subject: Form: K+20 Representation Form

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Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

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paragraph number

policy number

K4

plan number

proposals map

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Please Select

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6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

This policy states that development proposals resulting in a net loss of B1 office floorspace will only be acceptable if office floorspace is reprovided as part of a mixed-use development of the site, or the loss of office floorspace is outweighed by the achievement of other AAP objectives through the proposed development. It has been concluded as part of the studies done by Hammerson in connection with their work to bring forward the Eden Quarter that there is no market for such offices and therefore CPP suggests that this reference should be removed. It is inappropriate and unrealistic to provide speculative office space in any town centre redevelopment. If offices are to be provided then they should be in locations which are highly accessible by public transport and therefore are on identified sites, the most appropriate being the Station Gateway area. This could be overcome by a viability test or the provision of a financial appraisal which could be introduced to establish whether the provision of offices is appropriate.

please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation.

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if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

Yes

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Completed Mon Jul 02 2007 11:19:40 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)



K7

LA SALLE CPP

Pat Loxton

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 11:24  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

This data was entered into the form at [http://www.kingston.gov.uk/kplus20\\_representation\\_form](http://www.kingston.gov.uk/kplus20_representation_form)

1a personal details

title

Mr

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organisation (if relevant)

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1b agent details (if relevant)

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Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

3. to which part of the area action plan does your representation relate? please complete only one box per form.

paragraph number

policy number

K7

plan number

proposals map

4. in relation to the part of the area action plan referred to in question 3, do you consider that the plan is sound or unsound where sound in this context means showing good judgement, able to be trusted and satisfying the requirements of planning legislation and unsound means you consider changes are required to the plan?

Unsound (Please Go to Question 5)

5. if you consider the area action plan is unsound, please identify which test of soundness your representation relates to (please see below for details of the soundness tests 1-9 listed in the annex) soundness test number

4C

6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

In supporting the proposed Eden Quarter Opportunity, there should not be a prescriptive limit on the number of new homes in the town centre. Depending on massing and a full assessment of townscape, there may be opportunities for accommodating more residential accommodation and the policy should recognise the scope for this to occur. Furthermore, 5.27 identifies that there was less support for more housing at the preferred options stage as concerns were raised regarding increased density. The text should acknowledge that increased densities and high density development is at the heart of both Central Government advice and the advice from the GLA. A cross reference to 12.5 and the flexibility which this paragraph provides which is not reflected in the policy could assist in overcoming this objection.

please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation.

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Please Select

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if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

Yes

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Completed Mon Jul 02 2007 11:23:42 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)

K9

LASALLE CPP

Pat Loxton

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 11:39  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

This data was entered into the form at [http://www.kingston.gov.uk/kplus20\\_representation\\_form](http://www.kingston.gov.uk/kplus20_representation_form)

1a personal details

title

,Mr

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,Andrew

last name

,Bolitho

job title (if relevant)

organisation (if relevant)

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W1A 2NF, W1A 2NF

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,020 7852 4307

Email:

,Andrew.Bolitho@LaSalle.com

1b agent details (if relevant)

2. did you raise the matter that is the subject of your representation with the local planning authority earlier in the process of the preparation of the area action plan ie. before it was submitted for examination?

Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

3. to which part of the area action plan does your representation relate? please complete only one box per form.

paragraph number

policy number

K9

plan number

proposals map

4. in relation to the part of the area action plan referred to in question 3, do you consider that the plan is sound or unsound where sound in this context means showing good judgement, able to be trusted and satisfying the requirements of planning legislation and unsound means you consider changes are required to the plan?

Unsound (Please Go to Question 5)

5. if you consider the area action plan is unsound, please identify which test of soundness your representation relates to (please see below for details of the soundness tests 1-9 listed in the annex) soundness test number

4C

6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

DESIGN QUALITY IN THE TOWN CENTRE, second bullet, request that "Reflect" be changed to "Respond to" to reduce the onus on us to match or mirror existing scale and massing.

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Yes

Completed Mon Jul 02 2007 11:39:16 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)

K24 - TYPO  
ERROR

CASALLE CAP

Pat Loxton

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 11:27  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

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paragraph number

policy number

K24

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First bullet point. Typographical error on residential.

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Yes

Completed Mon Jul 02 2007 11:27:08 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(5)

PI

✓  
Pat Loxton

134  
SITE ALLOCATION REP

CASALLE CPP

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 12:20  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

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**paragraph number**

**policy number**

P1

plan number

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Sound (Please Go to Question 6)

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6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

CPP fully support the Eden Quarter Initiate and objectives, however if for some reason the larger redevelopment scheme does not proceed or is delayed , the existing Eden Walk needs to be recognised as a focus for refurbishment and enhancement

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Yes

Completed Mon Jul 02 2007 12:20:10 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(US)

P2

FA

Pat Loxton

SITE ALLOCATION REP

LA SALLE CPP

From: webmaster@rbk.kingston.gov.uk  
Sent: 02 July 2007 12:19  
To: Pat Loxton  
Subject: Form: K+20 Representation Form

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Completed Mon Jul 02 2007 12:18:43 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(3)

✓  
Pat Loxton

P 2  
SITE ALLOCATION MAP

LA SALLE CPP.

From: webmaster@rbk.kingston.gov.uk  
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policy number

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4. in relation to the part of the area action plan referred to in question 3, do you consider that the plan is sound or unsound where sound in this context means showing good judgement, able to be trusted and satisfying the requirements of planning legislation and unsound means you consider changes are required to the plan?

Sound (Please Go to Question 6)

5. if you consider the area action plan is unsound, please identify which test of soundness your representation relates to (please see below for details of the soundness tests 1-9 listed in the annex)  
soundness test number

6. please give details of what change(s) you consider necessary to make the plan sound, having regard to the test you have identified at question 5 above. you will need to say why this change will make the plan sound. please be as precise as possible.

CPP fully support the Eden Quarter Initiate and objectives, however if for some reason the larger redevelopment scheme does not proceed or is delayed , the existing Eden Walk needs to be recognised as a focus for refurbishment and enhancement

please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation.

after this stage, further submissions will be only at the request of the inspector, based on the matters and issues he/she identifies for examination.

7. can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the examination?

Please Select

8. if you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

Yes

Completed Mon Jul 02 2007 12:30:37 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

5

P3

Pat Loxton

SITE ALLOCATION REP

LA SALLE CPP

From: webmaster@rbk.kingston.gov.uk

Sent: 02 July 2007 12:31

To: Pat Loxton

Subject: Form: K+20 Representation Form

This data was entered into the form at [http://www.kingston.gov.uk/kplus20\\_representation\\_form](http://www.kingston.gov.uk/kplus20_representation_form)

1a personal details

title

Mr

first name

Andrew

last name

Bolitho

job title (if relevant)

organisation (if relevant)

Coal Pension Properties Ltd, LaSalle Investment Management

address

33 Cavendish Square, 33 Cavendish Square

postcode

W1A 2NF, W1A 2NF

telephone number

020 7852 4307

Email:

Andrew.Bolitho@lasalle.com

1b agent details (if relevant)

2. did you raise the matter that is the subject of your representation with the local planning authority earlier in the process of the preparation of the area action plan ie. before it was submitted for examination?

Yes (at issues stage)

if you answered no to the question above, please explain why you did not do so.

3. to which part of the area action plan does your representation relate? please complete only one box per form.

paragraph number

policy number

P3

plan number

proposals map

4. in relation to the part of the area action plan referred to in question 3, do you consider that the plan is sound or unsound where sound in this context means showing good judgement, able to be trusted and satisfying the requirements of planning legislation and unsound means you consider changes are required to the plan?

 Sound (Please Go to Question 6)

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 Please Select

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if you would like to be notified when the inspector's report is published and when the area action plan is adopted, please let us know.

 Yes

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