

(63)

31

CL 12

Policy OTRA 3

Hammerson

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:12
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

1a personal details

title

,Mrs

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,Christa

last name

,Masters

job title (if relevant)

,Associate Partner

organisation (if relevant)

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telephone number

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Email:

,christa.masters@montagu-evans.co.uk

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 Preferred Options 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

Policy OTCA3, Page 151

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

9

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.

See comments above regarding Plan 7, page 32.
A cross reference to the proposals map may overcome 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.

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?

Participate at the oral examination

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

In order for the issue to be fully explored.

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 Thu Jun 28 2007 14:12:27 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(2)

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:06
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

1a personal details**title**

,Mrs

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,Christa

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organisation (if relevant)

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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 Preferred Options 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

29/06/2007

Policy P2, Page 128

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

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.

3rd bullet - amend reference to specify high density residential development or cross ref to 5.28.

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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Yes

Completed Thu Jun 28 2007 14:06:25 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

26

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:08
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

1a personal details**title****first name****last name****job title (if relevant)****organisation (if relevant)****address****postcode****telephone number****Email:****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?

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**

29/06/2007

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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Support this text.

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Yes

Completed Thu Jun 28 2007 14:08:28 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 13:57
To: Pat Loxton
Subject: Form: K+20 Representation Form

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1a personal details**title**

,Mrs

first name

,Christa

last name

,Masters

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Hammerson plc, Montagu Evans LLP

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telephone number

,020 7312 7500

Email:

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Yes (at Preferred Options stage)

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

paragraph number

policy number

Policy K18, Page 94

plan number

proposals map

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soundness test number

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Indicates existing cycle route being maintained and extended. This does not make provision for downgrading and replacing part of Eden Street to accommodate high pedestrian flows if certain routes are deleted or amended.

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Yes

Completed Thu Jun 28 2007 13:57:23 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

29/06/2007

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:00
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

1a personal details**title****first name****last name****job title (if relevant)****organisation (if relevant)****address****postcode****telephone number****Email:****1b agent details (if relevant)**

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paragraph number**policy number**

plan number

proposals map

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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.

Hammerson wholeheartedly endorse the overall town centre management approach and in particular, the objectives of Policy K20 (page 104).

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Yes

Completed Thu Jun 28 2007 13:59:50 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(2)

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:02
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

1a personal details

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organisation (if relevant)

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Email:

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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 Preferred Options 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

29/06/2007

plan number

Plan 24, Page 122

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.

It is Hammersons view that not all of the shopfronts identified can be marked as pleasant. For example, we would consider both the Kingston Tools and the Kebab shop in Eden Street to be classified as dull rather than pleasant.

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normally be a subsequent opportunity to make further representations based on the original representation.

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Participate at the oral examination

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Yes

Completed Thu Jun 28 2007 14:02:05 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

(2)

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:04
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

1a personal details**title**

,Mrs

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,Christa

last name

,Masters

job title (if relevant)

,Associate Partner

organisation (if relevant)

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postcode

,W1J 8HB

telephone number

,020 7312 7500

Email:

,christa.masters@montagu-evans.co.uk

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 Preferred Options 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

Paras 12.9 - 12.14, Page 125

policy number

29/06/2007

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?

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Full text to be supported.

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Yes

Completed Thu Jun 28 2007 14:04:10 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

HMCS

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 05 July 2007 17:14
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

1a personal details**title**

Mr,Mr

first name

Giles,Andrew

last name

Sudderick,Heasley

job title (if relevant)

Regional Estate Manager - London Region,Planner

organisation (if relevant)

Her Majesty's Court Service,DPP

address

Rose Court, 2 Southwark Bridge Street, London,Audrey House, 16-20 Ely Place, London,

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SE1 9HS,EC1N 6SN

telephone number

,0207 092 3623

Email:

,andrew.heasley@dpplp.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?

No

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

HMCS have met informally with the Royal Borough of Kingston to discuss their future plans within the town centre.

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

paragraph number

policy number

K5

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)

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soundness test number

9

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.

Policy K5: Public Administration, Police & Her Majesty's Courts Service

In relation to Policy 'K5: Public Administration, Police & Her Majesty's Courts Service' we welcome this policy and support its inclusion in the 'Kingston Town Centre Area Action Plan'. The wording of this policy appropriately allows for a range of options for the improvement of court facilities, whether that is of the existing buildings, their redevelopment in situ or indeed elsewhere within the town centre.

The approach to HMCS relocating as part of wider town centre proposals has successfully been taken elsewhere where linked with major redevelopment schemes. A recent example is in Bracknell town centre where the relocation of a court building has assisted the good master planning of a wider site area and provided HMCS with modern, efficient facilities. It is recognised that this may be appropriate in Kingston only where linked proposals and appropriate site opportunities arise. This also reflects the constraints of the existing County Court site later within the draft AAP at para. 12.63 where it is stated that "The County Court may require additional accommodation, however there is little space for expansion."

To reflect this range of options, that include possible relocation, we request that the following is added to the current draft policy:

"The Council will work with partner organisations, including central government agencies, the Metropolitan Police and Her Majesty's Courts Services (HMCS) to maintain and enhance facilities to meet changing service and accommodation needs. Kingston's judicial role should be maintained and enhanced and the Council will work with HMCS to help them meet requirements for improved Court facilities in situ of their existing facilities or within appropriate alternative locations elsewhere within the town centre, should such become available."

As such the policy should offer a greater degree of flexibility. This would provide alternative opportunities and options to ensure that the purpose and objectives of Policy K5 are met. In its current form the policy is considered unsound in respect of Test 9.

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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Written Representations

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Yes

Completed Thu Jul 05 2007 17:13:58 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

HMCS

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paragraph number

12.62

policy number

plan number

proposals map

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Character Area 9; Civic and Education

The summary objectives in respect of Character Area 9 (Civic and Education) reflect the desire for improved court facilities and the location of the existing facilities within this area. This is welcomed, albeit it does imply that this is the only area within which potential replacement court facilities will be acceptable. As reflected in the consideration of Policy K5, the opportunity for HMCS to also consider relocation as part of and to assist wider development objectives would be welcomed. This should include opportunities to locate to elsewhere within the town centre should the appropriate circumstances arise. To reflect this we request that the following wording is added following the list of objectives:

"The improvement of the existing HM Courts within this area is supported but does not preclude the consideration of the relocation of these facilities to appropriate sites elsewhere within Character Area 9 or within the wider town centre area, where this will assist other redevelopment proposals, provide appropriate facilities for the Courts and enable the appropriate redevelopment of the existing Court sites"

As such the text should offer a greater degree of flexibility. This would provide alternative opportunities and options to ensure that the purpose and objectives of Policy K5 are met. In

its current form the policy is considered
unsound in respect of Test 9.

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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Yes

Completed Thu Jul 05 2007 17:14:29 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

HMCS

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
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To: Pat Loxton
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paragraph number

policy number

P14

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

9

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.

P14: County Court & Bath Passage/St James's Road Corner'

Similarly we welcome the general thrust of Policy 'P14: County Court & Bath Passage/St James's Road Corner' as this relates to a situation where the HMCS' requirements can be accommodated within the location of the existing facilities. Given that the text at para 12.63 acknowledges that expansion of court facilities here is constrained, we again consider this Policy should stress that it relates to the circumstances where improvement (with or without redevelopment) in situ or elsewhere within site area 'P14' apply. The following suggested wording is therefore proposed:

"The Council will:

- work with Her Majesty's Courts Service to provide new and upgraded Courts and associated support facilities, including development of the yard area alongside Bath Passage, where such improved facilities can be appropriately accommodated within this location.

Para 12.63

"The County Court may require additional accommodation, however, there is little space for expansion. Alternative development opportunities for replacement court facilities located elsewhere within the town centre will therefore be considered subject to other

development objectives and appropriate site opportunities being identified.

As such the policy and text should offer a greater degree of flexibility. This would provide alternative opportunities and options to ensure that the purpose and objectives of Policy K5 are met. In its current form the policy is considered unsound in respect of Test 9.

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?

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.

Completed Thu Jul 05 2007 17:14:49 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156