

104

Ref:

(For official use only)

K+20
Kingston Town Centre Area Action Plan
 Submission Version
REPRESENTATION FORM
 Royal Borough of Kingston upon Thames
 Local Development Framework



- This form should be used to make a representation on the K+20 Kingston town centre Area Action Plan
- Please use one form for each representation you wish to make (ie. You can only refer to one test of soundness on each form).
- The form can be photocopied or additional forms can be obtained by contacting the Projects Team on 0208 547 5420 or 0208 547 5302 or e-mailing kplus20@rbk.kingston.gov.uk or by downloading the form from the K+20 website www.kingston.gov.uk/kplus20

FORMS SHOULD BE RETURNED BY FRIDAY 6 JULY 2007

1a. Personal Details

1b. Agent*

Title

Name

Job Title *

Organisation *

Address

Postcode

Telephone Number

E-mail Address*
 * (where 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 Yes (at Issues stage) YES Yes (at Preferred Options stage) YES

If 'No', can you briefly explain why you did not do so:

3. To which part of the Area Action Plan does your representation relate?

Complete only one box per form.

Paragraph number
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* checked
Go to Question 6
(ie you support the DPD)

Unsound
Go to Question 5
(ie you consider changes are required to the Plan)

*Sound in this context means 'showing good judgement', 'able to be trusted' and satisfying the requirements of planning legislation. (See attached notes)

5. If you consider the Area Action Plan is unsound, please identify which test of soundness your representation relates to: (See attached Guidance Notes and Soundness Tests 1-9 listed in the Annex. (Only one per form).

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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

KINGSTON UNIVERSITY SUPPORTS THE OBJECTIVES SET OUT FOR THE CIVIC AND EDUCATION CHARACTER AREA, IN PARTICULAR THE OBJECTIVES TO PROVIDE ENHANCED FACILITIES FOR KINGSTON UNIVERSITY, IMPROVE THE HOGSMILL RIVER AND HOGSMILL WALK AND IMPROVE THE GATEWAY APPROACH TO THE TOWN CENTRE ALONG PERNHYN ROAD.

(Continue on a separate sheet /expand box if necessary)

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?

Written representations

Participate at the oral examination

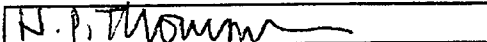
8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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 tick this box.

BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY

Signature:



Date:

5 JULY 2007

Representation Forms should be returned by Friday 6th July 2007 to:

K+20 Environmental Services
Royal Borough of Kingston upon Thames
FREEPOST KT644
Kingston upon Thames
KT1 1BR

No stamp is required

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Telephone Number

E-mail Address*

* (where relevant)

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No

Yes (at Issues stage)

YES

Yes (at Preferred Options stage)

YES

If 'No', can you briefly explain why you did not do so:

3. To which part of the Area Action Plan does your representation relate?

Complete only one box per form.

Paragraph number

Policy number

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Proposals Map

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Go to Question 6
(ie you support the DPD)

Unsound

Go to Question 5
(ie you consider changes
are required to the Plan)

*Sound in this context means
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be trusted' and satisfying the
requirements of planning
legislation. (See attached notes)

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unsound, please identify which test of
soundness your representation relates to:
(See attached Guidance Notes and
Soundness Tests 1-9 listed in the Annex.
(Only one per form).

Soundness Test number

N/A

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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

KINGSTON UNIVERSITY SUPPORTS THE IDENTIFICATION OF THE PENRHYN ROAD CAMPUS AS A SITE SUITABLE FOR REDEVELOPMENT TO ALLOW THE UNIVERSITY TO EXPAND AND ENHANCE ITS FACILITIES.

(Continue on a separate sheet /expand box if necessary)

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?

Written representations 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.

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 tick this box.

BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY
Signature: N. P. Thompson Date: 5 JULY 2007

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Royal Borough of Kingston upon Thames
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 * (where 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

NO

Yes (at Issues stage)

Yes (at Preferred Options stage)

If 'No', can you briefly explain why you did not do so:

THE DETAILS FOR THE PROPOSAL SITE HAVE BEEN DEVELOPED FURTHER WITHIN THE SUBMISSION DRAFT DOCUMENT.

3. To which part of the Area Action Plan does your representation relate?

Complete only one box per form.

Paragraph number

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*

Go to Question 6

(ie you support the DPD)

Unsound

Go to Question 5

(ie you consider changes are required to the Plan)

*Sound in this context means 'showing good judgement', 'able to be trusted' and satisfying the requirements of planning legislation. (See attached notes)

5. If you consider the Area Action Plan is unsound, please identify which test of soundness your representation relates to: (See attached Guidance Notes and Soundness Tests 1-9 listed in the Annex. (Only one per form).

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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

POLICY P8 RELATES TO DEVELOPMENT PROPOSALS FOR 107-163 CLARENCE STREET, INCLUDING THE REAR YARD AND FORMER EMPIRE THEATRE BUILDING AND STATION BUILDINGS, FIFE ROAD. THE REAR SERVICE YARD IS SUGGESTED FOR REDEVELOPMENT FOR SERVICING, PARKING AND MANAGED STUDENT HOUSING. THE SERVICE YARD IS APPROXIMATELY 0.15HA IN AREA. BECAUSE OF THE SMALL SIZE OF THE POTENTIAL DEVELOPMENT AREA, THE NEED TO RETAIN SERVICE FACILITIES, AND THE NATURE OF THIS BACKLAND SITE WE QUERY ITS CAPACITY TO PROVIDE A VIABLE AND SUITABLE STUDENT ACCOMMODATION BUILDING. WE SUGGEST THAT THE CAPACITY/VIABILITY OF THIS SITE IS TESTED AND, IF NECESSARY, THE REFERENCE TO "MANAGED STUDENT HOUSING" IS REMOVED FROM POLICY P8.

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.

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Written representations

Participate at the oral examination

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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.

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BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY

Signature: N. P. Thompson

Date: 5 JULY 2007

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No

NO

Yes (at Issues stage)

Yes (at Preferred Options stage)

If 'No', can you briefly explain why you did not do so:

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Complete only one box per form.

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Go to Question 6
(ie you support the DPD)

Unsound

Go to Question 5
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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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

POLICY P10 NOTES THAT "IN THE LONGER TERM THERE IS POTENTIAL FOR MIXED-USE DEVELOPMENT TO PROVIDE A NEW STATION, RETAIL, AND A2/A3 USES AT GROUND FLOOR LEVEL WITH B1 OFFICES/WORKSPACE ABOVE AND MANAGED STUDENT HOUSING". THIS SITE IS IDENTIFIED IN THE KINGSTON UDP AS A PROPOSAL SITE (PS5) APPROPRIATE FOR OFFICE AND RETAIL USE. IT IS HIGHLY QUESTIONABLE WHETHER A SITE SPANNING OVER A RAILWAY LINE IS SUITABLE FOR RESIDENTIAL ACCOMMODATION OF ANY KIND. IT IS SUGGESTED THAT THE REFERENCE TO "STUDENT MANAGED ACCOMMODATION" IS REMOVED FROM POLICY P10.

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.

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Written representations

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:

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 tick this box.

BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY

Signature: N. P. Thompson

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Royal Borough of Kingston upon Thames

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E-mail Address*
 * (where relevant)

1b. Agent*

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 **NO** Yes (at Issues stage) Yes (at Preferred Options stage)

If 'No', can you briefly explain why you did not do so:

THE DETAILS FOR THE PROPOSAL SITE HAVE BEEN DEVELOPED FURTHER WITHIN THE SUBMISSION DRAFT DOCUMENT.

3. To which part of the Area Action Plan does your representation relate?

Complete only one box per form.

Paragraph number
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*
Go to Question 6
(ie you support the DPD)

*Sound in this context means 'showing good judgement', 'able to be trusted' and satisfying the requirements of planning legislation. (See attached notes)

Unsound
Go to Question 5
(ie you consider changes are required to the Plan)

5. If you consider the Area Action Plan is unsound, please identify which test of soundness your representation relates to: (See attached Guidance Notes and Soundness Tests 1-9 listed in the Annex. (Only one per form).

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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

POLICY P11 IDENTIFIES THE QUEBEC HOUSE AS APPROPRIATE FOR MIXED-USE DEVELOPMENT WHICH COULD INCLUDE A1/A2/A3/B1/D1 USES AND RESIDENTIAL DEVELOPMENT INCLUDING MANAGED STUDENT ACCOMMODATION. THE SITE IS APPROXIMATELY 0.15HA IN AREA AND LOCATED IMMEDIATELY ADJACENT TO THE RAILWAY LINE AND A MAJOR ROAD JUNCTION. IT IS QUESTIONABLE WHETHER THIS SITE IS SUITABLE FOR RESIDENTIAL ACCOMMODATION OF ANY KIND. IF IT IS CONSIDERED SUITABLE IT IS QUESTIONABLE WHETHER, GIVEN THE SMALL SIZE OF THE SITE, STUDENT MANAGED ACCOMMODATION WOULD BE VIABLE. WE SUGGEST THAT THE APPROPRIATENESS OF IDENTIFYING THIS SITE FOR RESIDENTIAL ACCOMMODATION IS TESTED IN MORE DETAIL AND REFERENCE TO RESIDENTIAL REMOVED FROM POLICY P11, IF NEED BE.

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.

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Written representations

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:

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 tick this box.

BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY

Signature:

N. P. Thompson

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E-mail Address*

* (where 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 NO Yes (at Issues stage) Yes (at Preferred Options stage)

If 'No', can you briefly explain why you did not do so:

THE DETAILS FOR THE PROPOSAL SITE HAVE BEEN DEVELOPED FURTHER WITHIN THE SUBMISSION DRAFT DOCUMENT.

3. To which part of the Area Action Plan does your representation relate?

Complete only one box per form.

Paragraph number
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Proposals Map

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Sound*
Go to Question 6
(ie you support the DPD)

Unsound
Go to Question 5
(ie you consider changes
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5. If you consider the Area Action Plan is unsound, please identify which test of soundness your representation relates to: (See attached Guidance Notes and Soundness Tests 1-9 listed in the Annex. (Only one per form))
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 Q5. above. You will need to say why this change will make the Plan sound. Please be as precise as possible.

POLICY P19 SUGGESTS THAT THE KINGSGATE BUSINESS CENTRE AND PRINTING WORKS ARE CAPABLE OF PROVIDING BUSINESS USES AT GROUND FLOOR LEVEL WITH MANAGED STUDENT ACCOMMODATION ABOVE. HOWEVER, THE SUPPORTING TEXT (PARA. 12.74) NOTES THAT THIS SITE IS SUBJECT TO HSE SAFETY CONCERNS DUE TO ITS PROXIMITY TO THE GAS HOLDERS. WE WOULD SUGGEST THAT THE SITE'S SUITABILITY FOR STUDENT ACCOMMODATION IS QUESTIONABLE AND IT SHOULD BE TESTED IN MORE DETAIL PRIOR TO FINALISING THIS POLICY.

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.

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Written representations

Participate at the oral examination

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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 tick this box.

BY NICHOLAS THOMPSON OF NATHANIEL LICHFIELD AND PARTNERS ON BEHALF OF KINGSTON UNIVERSITY

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