

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

Title

Name

Job Title *

Organisation *

Address

Postcode

Telephone Number

E-mail Address*

* (where relevant)

1b. Agent

MR

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 (at Preferred Options stage)

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

THE CONSULTATION DRAFT MARCH 2006 DID NOT SUGGEST A NURSERY ON SITE P17 (FORMER POWER STATION SITE OR EDF SUBSTATION).

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

+442086059401

QUESTION 6 - ATTACHED SHEET

POLICY P17 CURRENTLY STATES THAT COMPREHENSIVE REDEVELOPMENT ON THE FORMER POWER STATION SITE INCLUDES A COMMUNITY USE SUCH AS A NURSERY. HOWEVER, A PLANNING APPLICATION WAS SUBMITTED TO THE COUNCIL IN JULY 2006 (LPA REF 06/12424) FOR A MIXED USE SCHEME, COMPRISING FLATS (INCLUDING AFFORDABLE UNITS) ON 17A AND 17B, A QUALITY FULL SERVICE HOTEL WITH CONFERENCE AND BANQUETING FACILITIES ON 17B AND A CHILDREN'S NURSERY ON 17A. THE APPLICATION HAS NOT BEEN DETERMINED TO DATE. HOWEVER, A CONSULTATION RESPONSE FROM THE COUNCIL'S CHILDCARE DEVELOPMENT ADVISORS (DATED 23 MAY 2007, COPY ATTACHED) STATES THAT THERE IS NOT A NEED FOR FURTHER NURSERIES IN THE LOCALITY AND RAISES CONCERNS ABOUT THE EFFECT ON THE VIABILITY OF THE TWO EXISTING NURSERIES THAT ARE NOT CURRENTLY FULL IF AN ADDITIONAL ONE WERE INTRODUCED. IN ADDITION, THE COUNCIL AND THE GLA HAVE REQUESTED MORE AFFORDABLE UNITS THAN ARE FEASIBLE ON THE CURRENT APPLICATION. THEREFORE THE SCHEME IS BEING REVISED TO EXCLUDE A NURSERY IN FAVOUR OF MORE AFFORDABLE UNITS ON 17A OR 17B.

IT SHOULD BE NOTED THAT THE SITE IS ALLOCATED AS PS1 IN THE ADOPTED UDP AND A COMMUNITY USE/NURSERY IS NOT INCLUDED AS ONE OF THE APPROPRIATE USES. INCLUDING NURSERY USE IN THE POLICY IS THEREFORE INAPPROPRIATE AND WOULD MAKE THE POLICY UNSOUND IN ITS PRESENT FORM. IN ORDER TO MAKE THE POLICY SOUND IT IS NECESSARY TO REMOVE 'A COMMUNITY USE SUCH AS A NURSERY' FROM POLICY P17.

THE PROPOSALS PLAN ACCOMPANYING POLICY P17 INCLUDES 'PUBLIC ART' ADJACENT TO THE ENTRANCE TO CANBURY GARDENS. IT IS CONSIDERED THAT THE LOCATION OF ANY POTENTIAL PUBLIC ART SHOULD NOT BE SO PRESCRIPTIVE AND THE CONTRIBUTION TO PUBLIC ART CAN BE SUBJECT TO DISCUSSION.

POLICY P17 ALSO MENTIONS 'IMPROVEMENTS TO THE BARGE DOCK INCLUDING MOORINGS AND STORAGE FACILITIES, VISUAL APPEARANCE AND BOUNDARY TREATMENT'. THIS WORDING IS NO LONGER APPROPRIATE AS AN APPLICATION FOR THE CONSTRUCTION OF A RESTAURANT ABOVE THE BARGE DOCK WAS LODGED IN 2004, AND IS CURRENTLY BEING HELD BY THE COUNCIL IN ABEYANCE PENDING THE RESOLUTION OF THE APPLICATION IN RESPECT OF SITE PS1. IT SHOULD BE NOTED THAT THIS APPLICATION IS SUPPORTED BY OFFICERS.

THIS APPLICATION COMPLIED WITH THE COUNCIL'S STATED PREFERENCE FOR "POSSIBLE RESTAURANT USE" ON ITS SITE REFERENCE PLAN AND IT SHOULD BE NOTED THAT IF THE PROPOSED SCHEME IS GIVEN CONSENT, THE RIVER THAMES BOAT PROJECT WOULD BE GRANTED A LEASE FOR THE MOORING AND IMPROVED FACILITIES FOR THE RICHMOND VENTURER UNDER A S106 AGREEMENT, THAT WOULD SECURE ITS ONGOING CHARITY ACTIVITIES IN KINGSTON.

THIS MEANS THAT THE EXISTING WORDING OF THE POLICY IS INAPPROPRIATE AND THEREFORE UNSOUND. TO MAKE THE POLICY SOUND, IT WILL BE NECESSARY TO ADD TEXT TO THE SUBMISSION DRAFT WITH REFERENCE TO THE BARGE DOCK AS 'APPROPRIATE FOR A NEW BUILDING IN ORDER TO ACCOMMODATE A RESTAURANT'.

PRUPIM

Pat Loxton

From: Wood, Paul (PRUPIM) [Paul.Wood@prupim.com]
Sent: 06 July 2007 13:54
To: Pat Loxton
Subject: The Kingston Town Centre Area Action Plan - 40 Clarence Street

Dear Ms Loxton

I refer to your letter dated the 25 May 07 relating to the above. This letter was only recently received by PRUPIM but nevertheless I have faxed back my representation to the number provided on the letter.

Could you also confirm whether it is too late to object to the CPO proposals. The reason being that our building in Clarence st will need to be demolished to accommodate the new town centre plans. If so please could you provide details as to how this can be done and any timescales.

I would be grateful if you could provide me with copies of all the other letters which relate to PRUPIM owned and managed properties because PRUPIM own a number of other properties that are effected by the Plan for which letters have not been received. In view of this, could you extend PRUPIM a little more time to make its representations on these other properties.

I look forward to hearing from you shortly.

Regards

Paul

Paul Wood BSc (Hons) MRICS
Senior Property Manager

PRUPIM | REAL ESTATE INVESTMENT MANAGEMENT |

T +44 (0) 20 7548 6673
F +44 (0) 20 7548 6701

www.prupim.com

Save money, energy and the environment - do you really need to print this email?

This email, and any attachment, is intended for the named recipient only as it may contain privileged and confidential information. If you are not the intended recipient, mail is not a contract and should not be deemed to be a contract or part of a contract. Whilst all efforts are made to safeguard emails, PRUPIM cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability. PRUPIM reserves the right to monitor all email communications through its internal and external networks.

PRUPIM (Prudential Property Investment Managers Limited)
Princeton House
271/273 High Holborn,
London WC1V 7NE
Telephone: 020 7548 6600
www.prupim.com

Prudential Property Investment Managers Limited. Registered in England and Wales. Registered Number: 3852763. Registered Office: Laurence Pountney Hill, London

06/07/2007

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

Title

Name

Job Title *

Organisation *

Address

Postcode

Telephone Number

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 Yes (at Issues stage) Yes (at Preferred Options stage)

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

We were not aware of the plans and the CPO proposals at that stage.

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.

[Empty box for answer to Q6]

(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:

[Empty box for answer to Q8]

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.

Signature:

Date:

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

0207 548 6701

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

Title

Name

Job Title *

Organisation *

Address

Postcode

Telephone Number

E-mail Address*

* (where relevant)

1b. Agent*



Sainsbury's

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 06 July 2007 13:15
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

first name

Barry

last name

Cansfield

job title (if relevant)

Director

organisation (if relevant)

Sainsbury's Supermarkets Ltd, Turley Associates

address

c/o Agent, 25 Savile Row

postcode

W1S 2ES

telephone number

020 7851 4010

Email:

bcansfield@turleyassociates.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

plan number

Plan 8 Retail

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.

This plan identifies the primary shopping area and primary, secondary and other shopping frontages within the Town Centre boundary. The Sainsbury's Store at Sury Basin, London Road is an important part of the retail offer in Kingston Town Centre, providing the principal supermarket anchor in the town. Whilst it is accepted that this store lies outside the Primary Shopping Area (which is served by the smaller Sainsbury's store on Eden Walk), this plan should acknowledge the importance of this store in terms of its contribution to the vitality and viability of Kingston Town Centre. As such, we believe the store's frontage should be designated as 'other shopping frontage'.

This is sound by reflecting the store's contribution to the vitality and viability of the Town 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.

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

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



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 Fri Jul 06 2007 13:15:09 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

TESCO

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 06 July 2007 16:09
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

first name

c/o Agent,James

last name

-,Cook

job title (if relevant)

-,Associate Director

organisation (if relevant)

Tesco Stores Ltd,GL Hearn

address

c/o Agent,20 Soho Square

postcode

-,W1D 3QW

telephone number

-,020 7851 2165

Email:

-,james_cook@glhearn.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.

Comments submitted at Submission stage.

3. to which part of the area action plan does your representation relate? please 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 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?

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.

The plan should seek to enhance the level of convenience goods floorspace in the town centre and should allocate sites for this purpose rather than 'seek to maintain the existing level of convenience floorspace'.

PPS6 requires local planning authorities to adopt a positive and proactive approach to planning for town centres. Kingston is one of 10 Metropolitan centres identified in the London Plan and should provide the range of retail services to support this key role. (Test 4)

Food retailing is a key motivator of shopping trips and foodstores can successfully anchor town centres. It is appropriate and desirable to allocate sites for this purpose in order to promote the vitality and viability of the centre.

The AAP proposes significant growth in the centre. Additional comparison retail floorspace (50,000 sq m net) is proposed together with leisure, office and university provision. The centre's accessibility could be enhanced through a new bus station. Such development would be expected to increase the attractiveness of the centre and accordingly its trade draw. It is appropriate therefore to provide for additional convenience floorspace in the centre to allow convenience shopping to be undertaken as part of the trip into the centre that may also include comparison shopping or leisure/cultural events. The potential for, and importance of, linked trips from a wider catchment area should be considered in the AAP with specific provision

made for foodstores accordingly.

The AAP also proposes significant growth in residential accommodation in the centre with 1,000 new homes to 2020. This additional population will require access to goods and services including convenience goods - it is appropriate to provide for these new residents needs within the 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.

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

A key issue for the town centre and the AAP.

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 Fri Jul 06 2007 16:09:26 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156