

CBR

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
 Sent: 05 July 2007 16:51
 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

1a personal details**title**

mr,

first name

philip,

last name

wealthy,

job title (if relevant)

head of policy and design,

organisation (if relevant)

LBRUT,

address

Civic Centre, 44 York St Twickenham,

postcode

tw1 3bz,

telephone number

020 8891 7320,

Email:

p.wealthy@richmond.gov.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?

No

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

Proposal that have recently been brought forward on Riverside sites have highlighted this issue

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

paragraph number

1

05/07/2007

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 AAP identifies these sites for Landmark buildings (with no limits on height) this will potentially lead to proposals that have a negative impact on the Hampton Wick CA and conflict with the visual and nature conservation objectives of the Thames Landscape Strategy

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.

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30

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 28 June 2007 14:10
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

Policy P12, Page 143

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.

No provision is made for additional parking on these sites. Should the APP identify an increase in parking on these sites?

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 14:10:24 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

P12 Turbs
Site

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:

INDIGO WAS APPOINTED IN (JUNE 06) AND THIS WAS A SIGNIFICANT PERIOD AFTER THE END OF THE PREFERRED OPTIONS CONSULTATION PERIOD.

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* Unsound
Go to Question 6 Go to Question 5
(ie you support the DPD) (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.

PLEASE SEE ATTACHED SHEET

(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:

DUE TO THE SITE HAVING A COMPLEX PLANNING HISTORY.

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:

 (INDIGO PLANNING)

Date:

6 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

+442086059401

POLICY P12 IN ITS EXISTING FORM FAILS TEST OF SOUNDNESS 7 WHICH REQUIRES POLICIES TO BE "...THE MOST APPROPRIATE IN ALL CIRCUMSTANCES, HAVING CONSIDERED THE RELEVANT ALTERNATIVES...".

POLICY P12 IDENTIFIES A LARGE POTENTIAL REDEVELOPMENT SITE AT WHAT THE AAP CALLS "THE NORTHERN RIVERFRONT - BENTALLS CAR PARKS, VICARAGE ROAD AND TURKS SITES". HOWEVER, THE REALITY OF THE SITE, BOTH ON THE GROUND AND IN TERMS OF GRANTED AND OUTSTANDING PLANNING APPLICATIONS HAS CHANGED SIGNIFICANTLY OVER THE PERIOD OF TIME IN WHICH THE COUNCIL HAS BEEN PREPARING THIS AAP.

A SIGNIFICANT PROPORTION OF THE SITE IS NOW UNDER DEVELOPMENT OR HAS PLANNING PERMISSION FOR USES OTHER THAN THOSE IDENTIFIED IN THE AAP. THE SITE EARMARKED FOR A HOTEL ON THE CORNER OF VICARAGE ROAD, WOOD STREET AND WATER LANE IS CURRENTLY BEING BUILT OUT AS A STUDENT ACCOMMODATION-LED SCHEME. THE BENTALLS B CAR PARK HAS RECEIVED CONSENT FOR A REPLACEMENT CAR PARK AND TURKS BOAT YARK HAS EXTANT PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT.

THESE DEVELOPMENTS AND PLANNING PERMISSIONS HAVE THE EFFECT OF SIGNIFICANTLY REDUCING THE AREA AVAILABLE FOR COMPREHENSIVE REDEVELOPMENT. COMPREHENSIVE RE-DEVELOPMENT ON THE SCALE IDENTIFIED IN THE AAP IS NOT A FEASIBLE ASPIRATION, AND ADDED TO THIS ARE THE DIFFICULTIES OF LAND ASSEMBLY. IN ADDITION, THE INTENDED USES FOR THE SITE ARE WIDELY DIFFERENT TO WHAT HAS BECOME THE REALITY ON THE GROUND. FOR THESE REASONS THE POLICY IS NOT "APPROPRIATE, HAVING CONSIDERED THE ALTERNATIVES" AND IS THEREFORE UNSOUND AS CURRENTLY WORDED.

SIGNIFICANT CHANGES TO THE POLICY COULD HOWEVER MAKE IT SOUND. AT THE VERY LEAST, IT WILL BE NECESSARY AMEND THE MAP OF PROPOSAL SITE 12 SO THAT IT SHOWS ONLY THE AREA WHICH STILL REMAINS TO BE DEVELOPED (THE TWO FENWICK-OWNED SITES AND TURK'S BOATYARD) AND TO MAKE THE PROPOSED USES RELATE TO THESE SITES ONLY (WHICH IS FOR PREDOMINANTLY RESIDENTIAL USE). IT WILL ALSO BE NECESSARY TO EXCLUDE A HOTEL FROM THE DESCRIPTION OF THE TYPE OF DEVELOPMENT THE COUNCIL WILL PURSUE ON THE SITE.

OUR CLIENT OWNS THE TURK'S BOAT-YARD SITE. A PLANNING APPLICATION IS DUE TO BE SUBMITTED IMMINENTLY FOR A HIGH-QUALITY MIXED-USE DEVELOPMENT WITH APPROPRIATE GROUND FLOOR USES. THE SCHEME HAS BEEN DESIGNED TO REFLECT THE COUNCIL'S VISION FOR THE WIDER AREA AND WOULD ACT AS A CATALYST FOR THE REDEVELOPMENT OF THE ADJOINING VACANT LAND OWNED BY FENWICK TOGETHER WITH COUNCIL OWNED LAND. INDEED, THE APPLICANT IS CURRENTLY IN NEGOTIATIONS WITH THE ADJOINING LANDOWNER TO BRING FORWARD THIS WIDER VISION.

FENWICK

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 06 July 2007 10:26
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

,MICHAEL

last name

,CROOK

job title (if relevant)

,PARTNER

organisation (if relevant)

FENWICK LIMITED,CUSHMAN & WAKEFIELD

address

C/O AGENT ,43 - 45 PORTMAN SQ

postcode

,W1A 3BG

telephone number

,0207 152 5164

Email:

,michael.crook@eur.cushwake.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 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

P12

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.

The aims of Area Action Plans are to provide a framework for areas where significant change or conservation is needed.

The aim is to deliver planned growth by acting as a catalyst to development by removing barriers. Unfortunately, we consider the overly prescriptive wording of this policy, stating specific types and mixes of uses may inhibit development rather than promote it.

The detailed list of uses does not incorporate enough flexibility to allow a scheme to come forward which, due to financial viability issues, may not be able to deliver all of these uses.

On this basis we would like to propose a change to the wording to the first bullet point of policy 12 to read " Appropriate uses would include a hotel or residential".

Two further bullet points should be included, the first to state:

"Any development will be encouraged to incorporate an active frontage on the ground floor including A1, A3 and or A4 uses"

The second should state

"All development proposals will need to include a new public space on the riverside, a high quality pedestrian route from Wood Street to the Riverside and a public car park".

The need for the inclusion of Affordable housing should be delivered through the Affordable housing policy in the Core Strategy, and further reference is not needed here

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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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

This is an important development site and presentation of the objections requires oral hearing although we would not expect it to be lengthy.

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 10:25:38 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

FENWICK

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 06 July 2007 10:24
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

1a personal details

title

,MR

first name

,MICHAEL

last name

,CROOK

job title (if relevant)

,PARTNER

organisation (if relevant)

FENWICK LIMITED, CUSHMAN & WAKEFIELD

address

C/O AGENT, 43 - 45 PORTMAN SQ

postcode

,W1A 3BG

telephone number

,0207 152 5164

Email:

,michael.crook@eur.cushwake.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 Preferred Options stage)

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paragraph number

policy number

P12

plan number

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7

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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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