

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

PHILIP VILLARS

DIRECTOR

INDIGO PLANNING LIMITED

SWAN COURT,
 WORPLE ROAD,
 LONDON

SW19 4JS

020 8605 9400

PHILIP.VILLARS@INDIGOPLANNING.COM

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

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:

PS17 IS A COMPLEX SITE WITH A LONG 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:

[Handwritten 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

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'.

LBR

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

policy number

P17a, P12, P13

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)

6

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

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

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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.

Please Select

Completed Thu Jul 05 2007 16:50:43 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

K4

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Telephone Number

E-mail Address*
 * (where relevant)

1b. Agent*

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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:

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

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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.

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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

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