

Pat Loxton

From: Laura Mundy
Sent: 05 July 2007 15:45
To: Pat Loxton
Subject: FW: kingston town centre area action plan and core strategy issues and options

Think this one is for you.

From: Pollerd Ashley [mailto:Ashley.Pollerd@networkrail.co.uk]
Posted At: 05 July 2007 13:50
Posted To: Planning Policy
Conversation: kingston town centre area action plan and core strategy issues and options
Subject: FW: kingston town centre area action plan and core strategy issues and options

Thankyou for consulting Network Rail on the Kingston Town Centre Area Action Plan and the Core Strategy.

Network Rail wish to lodge our objection to the development site Kingston station (site P10 in the AAP) on grounds that development potential is marginal if council insist on NOT including residential uses in the preferred use-mix as it wouldn't be financially viable.

While we support the upgrading of the station we do not see that further development will financially stack up without including residential as a suitable use for the site. If the site is suitable for student housing it should be good for flats as well (ie higher density smaller non-family housing/apartments). There are no grounds to exclude residential housing as a potential use on upper floors, as the amenity and access issues would be little different to student housing and in this location should be accessible enough for a car-free development.

On the Core Strategy we wish to provide the following general comments

Location of new development

Network Rail favours the direction of higher density development to areas with good access to public transport. This meets many of the national and regional planning objectives for sustainable development and also encourages the re-use of previously developed land, rather than expanding into green field areas. High density development around train stations could directly (where Network Rail estate land is used) or indirectly (through Section 106 contributions) support station improvement and interchange works.

Section 106 contributions

Network Rail considers that it is essential to provide for the pooling of contributions that are taken from developments in order to fund significant improvements to transport infrastructure and we welcome your past efforts in this area.

With regard to the uses that will be considered for the application of contributions, Network Rail considers that there should be some provision for projects which are initiated to achieve an improvement in local infrastructure for example, where the development is proposed in order to facilitate infrastructure improvement, such as station upgrading work. Network Rail is funded to maintain the existing railway and do not have monies for enhancements, and therefore it looks to redevelopment with third parties or maximising the commercial value of its estate, to fund improvements.

To cover these circumstances it would be appropriate for there to be policy to assess developments which incorporate infrastructure improvement work, so that some (or all) of the suite of planning contributions may be waived in cases where mixed use or residential development is generated to enhance public transport facilities.

Station parking

Network Rail would like to comment that station car parking should be provided for in the LDF. People are more likely to use the national rail network if they are able to leave their cars at the station, in a safe, secure environment, and continue their remaining journeys by train. Providing park and ride facilities for passengers is preferable to them completing their whole journey by car, and clearly facilitates more sustainable travel patterns – an objective shared by Network Rail and the Council. The Council also needs to recognise that commuting is now an important part of people's lives, and has to be taken into account in the form of development it approves.

PPG 13 identifies the importance of interchanges, stating that "Quick, easy and safe interchange is essential to integration between different modes of transport". Long-term parking is required at stations to accommodate private cars for rail users for exactly this reason. Furthermore, for commuters who live in areas that are not well served by public transport or use the station at hours when there is little or no bus service, adequate station parking is essential.

Station car park users typically arrive at their local stations before the morning peak (for road traffic), and leave after the evening peak. It therefore follows that their movements do not occur within the peak periods for general road traffic, and should not be restricted by general policies or mechanisms that attempts to reduce the overall amount of road traffic. This is especially important when considering the role station car parking plays in supporting sustainable transport objectives, described above.

I would be grateful if you would retain Network Rail on your list of consultees and keep me informed on the progress of the Core Strategy and Area Action Plan.

Regards
 Ashley Pollerd

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Liability cannot be accepted for statements made which are clearly the senders own and not made on behalf of Network Rail.

05/07/2007

NETWORK
RAIL**Pat Loxton**

From: webmaster@rbk.kingston.gov.uk
Sent: 05 July 2007 17:22
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

Ashley,

last name

Pollerd,

job title (if relevant)

Town Planner,

organisation (if relevant)

Network Rail,

address

Level 9 1 Eversholt St, London,

postcode

NW1 2DN,

telephone number

02079047937,

Email:

ashley.pollerd@networkrail.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 issues stage)

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

Network Rail have had a meeting at earlier stages disucssing this issue.

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

paragraph number

06/07/2007

12.41

policy number

P10

plan number

20/21

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)

7 & 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.

Thankyou for consulting Network Rail on the Kingston Town Centre Area Action Plan and the Core Strategy.

Network Rail wish to lodge our objection to the development site Kingston station (policy P10 in the AAP) on grounds that development potential is marginal if council insist on NOT including residential uses in the preferred use-mix as it wouldn't be financially viable.

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re-use of previously developed land, rather than expanding into green field areas. High density development around train stations could directly (where Network Rail estate land is used) or indirectly (through Section 106 contributions) support station improvement and interchange works.

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PPG 13 identifies the importance of interchanges, stating that "Quick, easy and safe interchange is essential to integration between different modes of transport". Long-term parking is required at stations to accommodate private cars for rail users for exactly this reason.

Furthermore, for commuters who live in areas that are not well served by public transport or use the station at hours when there is little or no bus service, adequate station parking is essential.

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I would be grateful if you would retain Network Rail on your list of consultees and keep me informed on the progress of the Core Strategy and Area Action Plan.

Regards

Ashley Pollerd

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 Thu Jul 05 2007 17:22:00 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

PCT

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 06 July 2007 17:03
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

2.23

policy number

K22

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

5

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 PCT dont feel that the plan has sufficient regard to the health section of the community strategy, in particular it doesn't mention that the plan will ensure that:

- People can access information and services which help to achieve or maintain good health.
- Local residents have access to high quality sports and fitness provision through leisure centres, playing fields, parks and open spaces to support healthy living.

To support this statement we would like the following text to be added to # 11.1:

"New development will put additional pressure on already stretched local health facilities and there is limited capital and revenue funding available to meet the demands of new developments"

The last sentence of #11.1 to be amended to say 'The council recognises the need to ensure that the proposals in the AAP are not compromised by unrealistic expectations about the future availability of social, health, transport and utilities infrastructure'

And the following in #11.2 after the sentence about the replacement GP healthcare facility in N. Kingston:

"The council will work with the PCT to identify any requirement and opportunities for new health facilities "

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

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 Fri Jul 06 2007 17:02:36 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156

PCT

Pat Loxton

From: webmaster@rbk.kingston.gov.uk
Sent: 04 July 2007 16:44
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.

Kingston PCT and RBK have recently begun to work together to align strategies etc however this is a fairly recent development and previous opportunities to raise issues were not taken as PCT officers were less aware of the importance of doing so or the implications of plans.

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

paragraph number

2.23

policy number

k5 or k6

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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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)

5

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.

I would like the following extracts from the community plan included under paragraph 2.23:

In order to ensure the plan has regard to all relevant aspects of the community strategy I would like to include the following extracts from the health chapter of the community strategy:
 Improve the overall health of the wider Kingston Community by ensuring that:
 People can access information and services which help to achieve or maintain good health.
 Local residents have access to high quality sports and fitness provision through leisure centres, playing fields, parks and open spaces to support healthy living.

To support this statement I would like 'local health organisations' included in the list of organisations that the council will work with listed in policy 5 or policy 6. A sentence could say that the council would grant planning permission for proposals which would enhance the range of community, social and health facilities. In addition to those currently listed.

This would ensure that the plan both stated its support of this aspect of the community strategy and included an explicit policy to support this. This would also help to fulfil the recommendations from the sustainability appraisal of the plan.

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

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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 let us know.

Yes

Completed Wed Jul 04 2007 16:44:02 GMT+0100 (GMT Daylight Time) from IP 213.48.46.156