

**K+20 KINGSTON TOWN CENTRE AREA ACTION PLAN SUBMISSION VERSION
SUMMARY OF ISSUES RAISED IN REPRESENTATIONS 25 MAY- 6 JULY 2007
(EXCLUDING SITE ALLOCATION REPS)**

ISSUE	SUMMARY OF ISSUE RAISED	RAISED BY
1. Retail	- requests refs to enhancing Kingston's retail role rather than maintaining it	Hammerson and La Salle CPP
	- Sites in existing Primary Shopping Area should be considered for intensification or extension in preference to extending PSA to avoid prejudicing viability of redeveloping existing central sites	Morley Fund Management
	- retail given greater prominence in AAP than other issues eg. Library	Kingston Society
	- considers increase in retail floorspace is responding to retailer and developer interests and not local residential community interests, increase in visitors from wider catchment area will be to discomfort of residents	Kingston Society
	- requests assessment of impact of AAP on district and local centres in LBR	LB Richmond
	- AAP should enhance convenience goods floorspace and allocate sites	Tesco
2. Employment /Offices	- Objects to policy wording resisting loss of offices, as research shows no market for offices, unrealistic to provide speculative offices. Objection could be overcome by ref to viability test or provision of financial appraisal	Hammerson and La Salle CPP
3. Housing	- Need to consider scope for more housing of different tenures and level of family and affordable housing in context overall development appraisal taking account of other planning benefits - Requests refs to high density - Objects to prescriptive limit on no. of new homes as may be scope for more homes dependent on massing and townscape assessment	Hammerson and La Salle CPP
	- inconsistency between Policy K7 housing target and Ch 13 monitoring target, need distinction/clarification between new homes and managed student housing and targets - questions suitability of student housing site allocations, need viability testing	Kingston University
4. Community Facilities	- Concerned that no reference to a new library within the relief road	Kingston Society
5. Healthcare Facilities	- Greater ref. to healthcare needed, especially refs to Community Plan	PCT
6. Courts	- Requests reference to opportunities for new Court facilities elsewhere in KTC, not just in Guildhall area	HM Courts Service

7. Design Quality	- Requests word change in Policy K9 from 'reflect' to 'respond to', to reduce focus on development proposals matching existing scale and massing	Hammerson and La Salle CPP
8. Landmark sites	- Concerned that Riverside 'Landmark' sites have no height limit, as this could lead to adverse impact on Hampton Wick Conservation Area and conflict with visual and nature conservation aims of Thames Landscape Strategy	LB Richmond
9. Highways	- Evidence required that AAP will not have adverse impact on LBR roads	LB Richmond
10. Public Transport	- AAP does not address how mismatch between KTC catchment area and public transport accessibility to KTC esp. from south and west and proposed public transport improvements will be dealt with at strategic level	Kingston Chamber of Commerce
11. Parking	- Considers high standards of parking exist in KTC and any additional parking contrary to planning guidance. Some parking standards exceed London Plan standards and no justification for this	LB Richmond
12. Park & Ride	- proposed Park and Ride facilities outside RBK in Surrey require ref. to need for consultation/co-operation with SCC as adjoining highway authority	Surrey CC
13. S106	- Request Police Facilities added to list of Planning Obligations	Met. Police