

**Our reference:** COM103765045

**Application number:** 2018/3810

**Application address:** Jolly Boatman And Hampton Court Station Redevelopment Area, Hampton Court Way, East Molesey, Surrey, KT8 9AE

**Name:** Mr Campion

**Address:** 7 Thistledene, Thames Ditton, Surrey, KT7 0YH

**Comment type:** You object to the planning application

**Date of comment:** 27 Jan 2019

**Comment:** I object to the proposed development for the following reasons;

1. The level of affordable housing being proposed is noted as falling short of even what was previously proposed when a replacement for the Royal Star & Garter Home was being proposed.

a) Standing orders at Elmbridge BC requires a 40% affordable housing contribution, if a development like this cannot afford to support this level of affordable housing, then what development will.

b) The land will have been purchased at a low value point, thus enabling a strong development appraisal given residential values and therefore the contribution the borough requires for affordable housing should be met.

c) The developer is proposing to go higher by having a shallower basement thus saving significant costs in the ground. I do not believe the financial viability assessment provided. I appreciate this is a site that requires some development however this proposal forces or maximises the value of every aspect on the grounds of viability and that is producing a development which is not fit for the location on any level.

2. The traffic arrangements proposed for such a large development adjacent a major bridge already representing a significant current traffic hazard.

a) Locating traffic lights on the bridge will in my view generally present further traffic congestion at the palace roundabout on the north side.

b) A build up of traffic trying to enter the Palace,

c) The weight of traffic entering and leaving the proposed hotel will also cause additional congestion

d) As will the car parking provision for the proposed residential development.

e) I note with some concern and have witnessed people leaving the station at rush hour on their way home to go to cars parked locally. I have also witnessed people who clearly cannot afford the cost of station parking, parking their cars in the layby on the Hampton Court Way just outside the car dealer, this layby is filled to overflowing every day.

f) Has any consideration been given to the additional use of the railway over the last 10 years and projections over the next 10 years plus.? I an additional train will be provided per hour from Hampton Court placing even further pressure on pedestrian and vehicular access and egress.

3. I notice the change in height massing between this proposal and previous, particularly. The basement has been reduced from two levels to one. Why?.

4. The proposed development on Hampton court Way at over 15m and close to the back of footpath as a building line will create a very narrow roadway which will compromise the very nature of the Victorian Railway Station.

The height and architectural quality of the façade is in my view not conducive to continuing and supporting a major approach to a historic palace.