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February 2019

Planning Department  
Elmbridge Borough Council  
Civic Centre  
High Street  
Esher, Surrey KT10 9SD

Dear Sirs

**Jolly Boatman & Hampton Court Station: Planning Application Ref: 2018/3810**

Planning Application 2018/3810, to redevelop the Jolly Boatman site, prompts the following concerns and objections:

- Size of proposed development: the application proposes 97 residential units, a hotel of 84 bedrooms and retail units. Such a development would be too large for the site and the locality. The size and density of the proposal are quite out of proportion with the surrounding area and would dominate both Hampton Court Village and the river itself.
- It is notable that Thames Water has pointed out the inability of the existing foul water and water network infrastructures to accommodate the proposed development, identifying the risks of not only sewage flooding and/or pollution incidents but also no or low water pressure. These issues are of significant concern to local residents.
- Height and design of development: The north elevation fronting on to the River Thames and Hampton Court Palace is higher than permitted by the South Western Railway Act, prohibiting development of buildings over 50 feet high within a 1.5 mile radius of Hampton Court Palace. Furthermore, the height of the buildings would overwhelm the listed station building, while their modernist style would clash badly not just with the station but, more importantly, with the Tudor and Baroque design and features of Hampton Court Palace. The Council surely must take on board the concerns raised by Historic Royal Palaces in the latter's letter dated 8 February.
- Car parking: the 169 unrestricted car parking spaces will surely prove inadequate, given the size of the development and the likely use of the hotel, the retail units, the flats and of course the station. The inadequate number of parking spaces would inevitably lead to even higher levels of parking on local streets.
- Traffic and road layout: The supporting document "Proposed Highway Layout" suggests that the new highways system would afford undue preference or priority to those accessing or leaving the development site. This is unwarranted, given the significantly heavier flow of traffic from and into Bridge Road, Creek Road and Riverbank. Furthermore, it would be bizarre (and potentially dangerous) to install traffic lights on the immediate south side of Hampton Court Bridge: doing so could lead to significant tail-backs over the bridge. The traffic congestion would be even greater during the flower show and other special events at the Palace. It is also unacceptable to replace the current pedestrian lights (outside the station) with an apparently more complex crossing system disadvantageous to pedestrians. The Cigarette Island slip road would become too busy, creating significant problems for visitors crossing onto the bridge. This would be especially risky for the many "crocodiles" of primary school children who visit the Palace during term time. Elmbridge Council should commission an independent review of the feasibility and impact of the Application's proposed new highways plan.

- Buses: Local residents, commuters and students from Esher College rely heavily on buses. Given the developers claim to support a sustainable transport plan, the Council should satisfy itself that the bus stand and the bus stop for the R68 bus would remain. It is not clear from the proposed highways plan that this is the case.

Please take this letter as objecting to Application 2018/3810 on the grounds set out above.

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[Redacted]  
Yours faithfully [Redacted]