

Ms Jennifer Margetts

Planning Services, Civic Centre, High Street, Esher, Surrey, KT10 9SD

Ref: Planning Application Number 2018/3810

OBJECT

Dear Ms Margetts

I would like to **OBJECT** to the Jolly Boatman- Hampton Court Station development, application number 2018/3810

Because:

The proposed design, appearance and materials are unsympathetic to the area (especially along the Hampton Court road (West elevations) and is not in keeping with the 'Kent Conservation area'.

The views to and from the Palace will be irreparably harmed.

The height and density of the development will overwhelm its environs. It's more suitable for an inner city landscape. It's 5ft 10" higher than permitted limits. The stated policy is 3 storeys plus pitched roof (50 ft).

There is very strong opposition to the use of Cigarette Island being offered to the developer to use as a car park for the duration of the construction, including safety concerns about pedestrian access shared with construction/station vehicles.

The Alexpo CGI images presented to the public are deceptive. Fully mature trees (50 ft) are hiding the bulk of the hotel and flats.

The development has little evidence of renewable energy sources in an age of Global warming, no solar panels, heat exchange systems, grey water recycling, green roofs.

The parking allocation is inadequate for the station, flats, hotel, tourism and retail. Local residential streets will become more congested with parked cars associated with the station and tourism.

The development will generate a large volume of traffic on already heavily congested set of junctions, increasing CO2 & NOx in an already polluted area.

The target construction time of 2 years will involve out of hours machinery and traffic by contractors desperate to avoid penalty clauses, Causing considerable noise and constant heavy traffic (removal of soil from the underground excavations)

The number of affordable units (12%) on offer is lower than stated 40% EBC policy

The Hotel is not needed for a day trip location, (recently hotels have closed) We do not need a low budget hotel. There are plentiful hotel spaces nearby. The proposed design is too close to the pavement

please add comments;

Your name

Please confirm you authorise the HCRC team to post your **OBJECTION** on your behalf

Your signature



Date

17-3-19

Your address

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