

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 MICHELLE MORRELL

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

Your signature 

Date 18/3/19

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