

Our reference: COM329027187

Application number: 2018/3810

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

Name: Mrs Baller

Address: 5 Weston Avenue, Thames Ditton, Surrey, KT7 0NB

Comment type: You object to the planning application

Date of comment: 25 Apr 2021

Comment: I am writing in objection to the proposed development at the Jolly Boatman and Hampton Court station. The amended application does nothing to address many serious concerns and reasons why the development should not be allowed to go ahead as currently proposed.

1. Traffic

The traffic on Hampton Court way and the surrounding roads leading to the bridge already gets extremely congested at times. To allow a development of this size to go ahead with all the increased traffic that this would generate would be devastating for the area. For local residents it is already very frustrating having to negotiate the volume of traffic at certain times of the day when just trying to get a short distance, particularly when there is an accident on the M25 or A3 and the traffic diverts this way. In addition, adding traffic lights by the bridge will create a bottleneck and add to the current gridlock during rush hour and school times.

2. Scale and massing

The proposed development is totally out of character for the area. It is too tall, too dense and will be an eyesore. It is very overbearing, particularly as it is set so close to the pavement and road and will block views across to Hampton Court Palace. Currently the pavement in front of the proposed development is used as a continuation of the cycle lane which allows for safe family cycling to the river, the palace and Bushy Park. We should be making the most of having a royal palace on our doorstep and provide a development that will enhance that, not detract from it.

3. Air Quality Management Area

The area is already designated as an AQMA which means that we should be looking at ways to reduce pollution, not increase it. The area is too built up and with a bridge over the river at this point, too much traffic is already forced into this area to cross the river. It will only exacerbate the pollution problem by encouraging more traffic to use this already heavily-developed area.

4. Parking

The parking report says that the car park is a Network Rail car park, not a public car park. But by providing additional retail units as well as the hotel, there will be a need to provide parking for the users of these facilities as well as the station and flats. The amount of car park spaces provided is unlikely to be enough, particularly when allowing for visitors to the residential properties. This will push overflow traffic on to the local roads which are already very busy.

Also the estimated number of additional car park trips in Table AZ of the car park usage report is very unrealistic for the number of properties planned. At the moment as a station car park, the majority of people will use it when they arrive for their train and when they return home. With the

new development there would be a constant flow of traffic during the day, both from residents, users of the hotel and users of the shops so it would increase the use of the car park and the traffic flow greatly.

5. Pressure on local infrastructure

Where are all the children from the families in these residencies meant to go to school? There aren't any senior schools in walking distance which means some will have to travel by car which will put further pressure on traffic. Local schools are already over subscribed and there is a limit as to how many children can be accommodated in the area. Similarly with doctors surgeries and other local services.

Overall I believe the application should be refused because it fails to meet the needs of the area. We have a hotel the other side of the bridge and certainly don't need one as big on this site. A lot of the visitors to Hampton Court are day trippers who won't need a hotel. With the station right there people can easily travel from London to the area without needing to stay. There is a lot of residential development already in the area and this is not the right place for such a large development for all the reasons above. What would be nice for the area and much more appropriate would be a stylish development with some independent shops and bars, with low level flats above and outside seating. With its location by the river and views over to the palace this could be a very attractive area for local residents and tourists to visit, and it shouldn't always be about what will make the most money but what will enhance the area. Rather than just accept this application or reject it, wouldn't it be better to indicate something that would be acceptable?