

**Our reference:** COM329103361

**Application number:** 2018/3810

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

**Name:** Mr Wheeler

**Address:** 16 Aragon Avenue, Thames Ditton, Surrey, KT7 0PX

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

**Date of comment:** 25 Apr 2021

**Comment:** Aesthetics

This development will encroach on the vista for people arriving to visit Hampton Court Palace, the Jewel in our crown. I believe the development is totally out of keeping AND proportion for the site it is intended.

Also the views from the Palace will be forever ruined by this development.

This development will stand out from all sides, it will be seen from Albany Reach/Thames Ditton, the Barge Walk, Creek road and the Mitre side of HCB. It is I believe not in keeping with the area.

Environmental

One point to note, the HCW was built on the old course of the River Mole, the whole area can be susceptible to the river being very high, and potentially flooding.

Hampton Court bridge is itself Grade II listed, the installation of traffic lights on this bridge, conflict with the listing, AND will be a great detriment to the visual impact of the bridge, and the Palace. The service road I believe will create noise and pollution in regards to the proximity of Cigarette Island.

The amount of traffic using the Hampton Court way especially in the morning, creates a vast amount of pollution, having extra traffic from the flats, AND the hotel/restaurants (including delivery lorries) will add to an already unacceptable high level of pollution, both noise and environmental, especially while waiting to join HCW

Utilities

Provision for sewage, water, electricity, gas will all need to be upgraded, as the current infrastructure is inadequate for a development of this size. In the plans I have read, I can see NO provision for the disruption and timescales caused by upgrading this infrastructure.

With this development, comes the extra load of the waste removal. Noted there are shops and an hotel, which will have "industrial" waste.

## Traffic

First the building encroaches onto the footpath alongside Hampton Court Way leaving NO room for expansion of the separated cycle/footpath.

With the retail and hotel, there will be commercial traffic, which should be restricted in the hours of operation, i.e ONLY BETWEEN 09:00 - 17:00

The hotel, will I believe generate a lot of traffic, 84 rooms, each potentially with accompanying car, also the staff working there.

There is minimal "on-road" parking, indeed we witness in Thames Ditton parking on Summer Road beyond the level crossing during the flower show show, this I believe will now continue ALL Year due to people working on this site requiring cheap or free parking (Note this parking creates a road safety hazard now!)

There will be far more extra traffic generated by this development than the area can sustain, also a road traffic safety hazard has been created by leaving a blind corner adjacent to Hampton Court Station.

The access road joins the HCW opposite Creek road, which in itself is in a dangerous location, at the end of the ramp accessing/egressing the bridge. (Road safety hazard.)

For these reasons I must strongly object to this and future development of the site.