

Jolly Boatman/Hampton Court Station Appeal Inquiry

Core Documents List

CD1 Plans and drawings submitted for approval

- 1.1 Drawing Schedule
- 1.2 Existing Site Plan (Demolition)
- 1.3 Location Plan
- 1.4 Tree Survey
- 1.5 Tree Protection Plan
- 1.6 Station Demolition Plan
- 1.7 Proposed Lower Ground Floor Plan
- 1.8 Proposed Basement Plan
- 1.9 Proposed Lower Ground Floor Plan (Tenure...
- 1.10 Proposed Basement (Tenure and Use Plan)
- 1.11 Proposed Long Site Section and Elevation
- 1.12 Riverside Building - North Elevation Bay
- 1.13 Riverside Building - West Elevation Bay
- 1.14 Riverside Building (Level 01)
- 1.15 Riverside Building (Level 01)
- 1.16 Riverside Building (Level 03)
- 1.17 Tree Protection Plan
- 1.18 Station Demolition Plan
- 1.19 Proposed Lower Ground Floor Plan
- 1.20 Proposed Basement Plan
- 1.21 Proposed Lower Ground Floor Plan (Tenure...
- 1.22 Proposed Basement (Tenure and Use Plan)
- 1.23 Proposed Long Site Section and Elevation
- 1.24 Riverside Building - North Elevation Bay
- 1.25 Riverside Building - West Elevation Bay
- 1.26 Riverside Building (Level 01)

- 1.27 Riverside Building (Level 01)
- 1.28 Riverside Building (Level 03)
- 1.29 Villa 1 (Level 00)
- 1.30 Villa 1 (Level 02)
- 1.31 Villa 1 (Level 01)
- 1.32 HCW Building (Level 01)
- 1.33 HCW Building (Level 02)
- 1.34 Typical Hotel Units
- 1.35 Existing Site Plan
- 1.36 Soft Landscape Plan
- 1.37 Hard Landscape Plan
- 1.38 Proposed Highway Layout
- 1.39 Proposed Works Service Road
- 1.40 Dimensioned Plan - Elevations
- 1.41 Dimensioned Plan - Lower Ground Floor
- 1.42 Dimensioned Plan - Basement
- 1.43 Riverside Building - East Elevation Bay
- 1.44 Site Sections
- 1.45 Fire Tender Swept Path Tracking
- 1.46 Existing and Proposed Sections (P-P)
- 1.47 Existing and Proposed Sections (Q-Q)
- 1.48 Existing and Proposed Sections (R-R)
- 1.49 Existing and Proposed Sections (S-S)

CD2 Amended plans

- 2.1 Existing and Proposed Sections (S-S)
- 2.2 Drawing Register
- 2.3 Masterplan
- 2.4 Proposed Roof Floor Plan
- 2.5 Proposed Site Section and Elevation (Riv...
- 2.6 HCW Building - North Bay Elevation

- 2.7 HCW Building (Hotel) West Elevation Bay
- 2.8 HCW Building (Residential) West Elevation
- 2.9 HCW Building (Hotel) East Elevation Bay
- 2.10 Proposed East and West Elevations
- 2.11 Proposed East Elevation (HCW) and Section
- 2.12 Proposed Sections (Villa and HCW Building
- 2.13 Proposed Site Plan (Ground Floor)
- 2.14 Proposed Ground Floor (Tenure and Use Plan)
- 2.15 Proposed Ground Floor Plan
- 2.16 Proposed First Floor (Tenure and Use Plan)
- 2.17 Proposed First Floor Plan
- 2.18 Proposed Second Floor (Tenure and Use Plan)
- 2.19 Proposed Second Floor Plan
- 2.20 Proposed Third Floor (Tenure and Use Plan)
- 2.21 Proposed Third Floor Plan
- 2.22 Proposed Roof Plan
- 2.23 Drawing Register
- 2.24 Villa - East Elevation Bay
- 2.25 Villa - West Elevation Bay
- 2.26 Proposed North and South Elevations
- 2.27 Dimensioned Plan - Site Plan

CD3 Supporting documents

- 3.1 Arboricultural Survey and Impact Assessment
- 3.2 BREEAM New Construction 2014 Pre Assessment
- 3.3 Car Parking Report
- 3.4 Design and Access Statement
- 3.5 Energy Statement
- 3.6 Environmental Statement
- 3.7 Environmental Statement (Figures)
- 3.8 Environmental Statement Appendix 10.1 Glossary of Acoustic Terminology

- 3.9 Environmental Statement Appendix 10.2 Baseline Noise Survey
- 3.10 Environmental Statement Appendix 10.3 Demolition and Construction Noise Assessment
- 3.11 Environmental Statement Appendix 10.4 Operational Road Traffic Noise Assessment
- 3.12 Environmental Statement Appendix 11.1 Flood Risk Assessment
- 3.13 Environmental Statement Appendix 11.2 Drainage Management Plan
- 3.14 Environmental Statement Appendix 12.1 Preliminary Environmental Risk Assessment
- 3.15 Environmental Statement Appendix 13.1 Archaeological DBA
- 3.16 Environmental Statement Appendix 13.2 Relevant Historic Environment Record Gazette
- 3.17 Environmental Statement Appendix 14.1 Consultation
- 3.18 Environmental Statement Appendix 14.2 Preliminary Ecological Appraisal
- 3.19 Environmental Statement Appendix 14.3 Bat Survey Report (Buildings and Activity)
- 3.20 Environmental Statement Appendix 14.4 Bat Survey Report (Trees)
- 3.21 Environmental Statement Appendix 14.5 Lighting Proposals
- 3.22 Environmental Statement Appendix 15.1 Wind Microclimate Desk Study
- 3.23 Environmental Statement Appendix 16.1 Drawings
- 3.24 Environmental Statement Appendix 16.2 Daylight Sunlight assessment
- 3.25 Environmental Statement Appendix 16.3 Overshadowing Results
- 3.26 Environmental Statement Appendix 16.4 Solar Glare Results
- 3.27 Environmental Statement Appendix 2.1 EIA Scoping Report
- 3.28 Environmental Statement Appendix 2.2 EIA Scoping Opinion
- 3.29 Environmental Statement Appendix 7.1 and 7.2 Pop and Child Yield Calcs
- 3.30 Environmental Statement Appendix 8.1 Transport Assessment
- 3.31 Environmental Statement Appendix 9.1 Consultation with EBC Environmental Health
- 3.32 Environmental Statement Appendix 9.2 Air Quality Assessment Detailed Methodology
- 3.33 Environmental Statement Appendix 9.3 Air Quality Modelling Results
- 3.34 Environmental Statement Non-Technical Summary
- 3.35 Internal Daylight, Sunlight and Overshadowing Assessment
- 3.36 Noise and Vibration (Assessment of Residential Amenity)
- 3.37 Operational Waste Management Strategy
- 3.38 Planning Statement
- 3.39 Statement of Community Involvement

3.40 Sustainability Statement

CD4 Consultation responses

- 4.1 Sarah Rutherford's HIA4.2
- 4.2 Consultation responses from Historic Royal Palaces

CD5 Policy documents

- 5.1 The National Planning Policy Framework 2021
- 5.2 National Planning policy Guidance
- 5.3 Elmbridge Core Strategy 2011
- 5.4 Elmbridge Development Management Plan 2015
- 5.5 Hampton Court Station and Jolly Boatman Sites Development Brief 1999
- 5.6 Design and Character SPD 2012
- 5.7 Design and Character Supplementary Planning Document Companion Guide: East & West Molesey 2012
- 5.8 Development Contributions Supplementary Planning Document July 2020 (updated April 2021)
- 5.9 Parking Supplementary Planning Document July 2020
- 5.10 The Thames Landscape Strategy 1994 and the Character Reach 02 Hampton Court
- 5.11 East Molesey Kent Town Conservation Area Appraisal and Management Proposals 2012
- 5.12 Land Availability Assessment 2021
- 5.13 Local Housing Needs Assessment 2020
- 5.14 Local Housing Needs Assessment- Addendum 2021
- 5.15 Elmbridge Borough Council Housing Delivery Action Plan 2020
- 5.16 Kingston and North Surrey Strategic Housing Market Assessment (SHMA) 2016
- 5.17 Authority Monitoring Report 2020-21
- 5.18 Elmbridge Borough Strategic Views Study (2019)
- 5.19 Elmbridge Heritage Strategy (2015)
- 5.20 Historic England Good Practice Advice in Planning Note, No. 3 – The Setting of Heritage Assets
- 5.21 Historic England Good Practice Advice Note, No. 2, 'Managing Significance in Decision-Taking in the Historic Environment'
- 5.22 Draft Local Plan March 2022

5.23 National Design Guide 2019

CD6 Documents in determination of A

- 6.1 Minutes of the Meeting
- 6.2 Officer Committee report
- 6.3 Committee updates
- 6.4 Committee minutes
- 6.5 Decision notice

CD7 Appeals decisions and case law

- 7.1 Inspectors' Report, Units 1&2 Hampton Court Trading Estate, Summer Road, Thames Ditton
KT7 ORG: APP/K3605/W/20/3257401
- 7.2 Bedford BC v SSCLG [2013] EWHC 2847 (Admin)
- 7.3 City and Country Bramshill Limited v SSCLG [2021] EWCA CW 320
- 7.4 SoS Decision and Inspector's Report, Citroen Site: APP/G6100/V/19/3226914
- 7.5 SoS Decision and Inspector's Report, 40 and 40A High Street Brentford:
APP/F5540/V/19/3226900
- 7.6 Barwell v East Hants [2014] EWCA Civ 137
- 7.7 Juden V London Borough of Tower Hamlets & Ors EWHC 1368 (Admin)

CD8 Appeal A documents

- 8.1 Appeal Form
- 8.2 Statement of Common Ground
- 8.3 Start Date Letter
- 8.4 Statement of Case
- 8.5 Questionnaire
- 8.6 3P Reps - SCC LLFA
- 8.7 Details of Rule 6 Party
- 8.8 EOT for Appeal Statement
- 8.9 Confirmation of Rule 6 Party - Hampton C...
- 8.10 Rule 6 Party - Hampton Court Rescue Camp...

- 8.11 LPA Statement of Case
- 8.12 LPA Statement of Case - Appendix 1
- 8.13 LPA Statement of Case - Appendix 2
- 8.14 LPA Statement of Case - Appendix 3
- 8.15 Statement of Common Ground
- 8.16 Email Correspondence Re Flood Modelling
- 8.17 Email exchange with LPA re SWRA Act
- 8.18 Letter to Dominic Raab from Grant Shapps
- 8.19 Statement of Case - Andrew Roberts
- 8.20 Statement of Case - Keith Garner
- 8.21 Hampton Court Station Views Taken by MS ...
- 8.22 Notes from CMC
- 8.23 Statement of Common Ground - Final
- 8.24 3P Reps
- 8.25 3P Reps - HCRC
- 8.26 Email regarding Site Visit from Hampton ...
- 8.27 Financial Viability Assessment Appended
- 8.28 Agent change of details
- 8.29 Appellant - Visual Impact Study
- 8.30 Mr Garner - Viewpoint 1
- 8.31 Mr Garner - Viewpoint 10
- 8.32 Mr Garner - Viewpoint 11
- 8.33 Mr Garner - Viewpoint 12
- 8.34 Mr Garner - Viewpoint 2
- 8.35 Mr Garner - Viewpoint 3
- 8.36 Mr Garner - Viewpoint 4
- 8.37 Mr Garner - Viewpoint 5
- 8.38 Mr Garner - Viewpoint 6
- 8.39 Mr Garner - Viewpoint 7
- 8.40 Mr Garner - Viewpoint 8
- 8.41 Mr Garner - Viewpoint 9

8.42 Mr Garner -Technical Methodology

CD9 Appeal B Core Documents

- 9.1 Application form
- 9.2 Block Plan (General Arrangement)
- 9.3 Location Plan
- 9.4 Proposed Site Plan
- 9.5 Indicative Temporary Car Park Access Phasing Plan
- 9.6 Arboricultural Impact Assessment – Addendum
- 9.7 Arboricultural Survey and Impact Assessment
- 9.8 Flood Risk Assessment
- 9.9 Officer Report
- 9.10 Decision Notice
- 9.11 Appeal Form
- 9.12 Statement of Common Ground