



Elmbridge Borough Council

... bridging the communities ...

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contact: Jennifer Margetts
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15 April 2021

Dear Sir/Madam,

Amended application

Application ref: 2018/3810
Type: Full Application
Location: Jolly Boatman and Hampton Court Station Redevelopment Area
Hampton Court Way East Molesey Surrey KT8 9AE
Applicant: Alexpo Ltd and Network Rail Infrastructure Ltd
Description: Development to provide 97 residential units, a hotel (84 bedrooms) and retail units (within use classes A1, A2 and/or A3) together with access, station interchange, car parking, servicing, new public realm, landscaping and other associated works following demolition of some existing buildings and structures on site including Hampton Court Motors.

The council has received amendments to the above application and invite you to submit a comment on the proposal by 06 May 2021.

The purpose of this consultation is due to the receipt of the following documents:

- Amendments to the submitted Flood Risk Assessment in Appendix 11.1 of the Environmental Statement. Submission of a revised Flood Risk Assessment to overcome concerns raised by the Environment Agency (*received on the 31 March 2021*)
- Addendum to the Heritage Townscape Visual Impact Assessment to add a view from Hampton Court Way (south). (*received on the 14 December 2020*)
- Updated Statements on Car Parking, Financial Viability and Ecology. (*received on the 02 November 2020*)
- Written details of the Traffic Signals associated with the Highways Scheme. (*received on the 17 March 2021*)
- An update to the Air Quality Report. (*dated 09 April 2021*)

Further supporting documents have been added to the public file since the previous public consultation on the 03 December 2020. These additional documents respond to submitted objections or are points of clarification. You can view these, the documents listed above and all other documents relating to this application on our website elmbridge.gov.uk/planning

A list of previous amendments and amplifications that were subject to previous public consultation can be found on the application page, using the link above, titled 'Amendments Page'.

If you have already sent in your comments on the original application, you are free to submit further comments. The consultation end date may be extended if further consultations are sent. Comments received after the end of the consultation may not be considered by the planning officer.

If you need help accessing plans or documents, please call 01372 474474.

You can submit your comments:

- on our website: elmbridge.gov.uk/comment
- by post, quoting the application number, to Elmbridge Borough Council, Planning Services, Civic Centre, High Street, Esher, Surrey KT10 9SD

Please include the application reference number when commenting by post. We cannot acknowledge comments or respond to questions raised but may contact you for further information.

To help you in making a comment we can consider, we have included guidance overleaf. Please be aware that as well as the applications progress, your comment, name and address will be made public and published on our website. We do not accept anonymous comments. For details of how we use your data, please read our privacy notice at elmbridge.gov.uk/privacy-notice

Some larger or contentious applications are decided by area planning sub-committee or Planning Committee. For a list of upcoming and recent committees, please visit: elmbridge.gov.uk/planning-applications

Where an application is considered by a committee, agendas are published at least 5 working days in advance on our website and public speaking procedures will apply. For details of how decisions are made and how to register for public speaking on committee items please visit: elmbridge.gov.uk/planning/making-the-decision

If you wish to be sent email notifications of other applications and decisions in your area you can sign up for planning alerts when you create an account at: elmbridge.gov.uk/myaccount

Yours faithfully



Thomas Walton
Business Support Manager
Planning Services

Guidance to commenting on planning applications

The planning case officer can only refer to 'material consideration' when recommending a decision. Comments that contain 'material considerations' will be weighed in the final decision process according to their seriousness and relative importance.

Please see the lists provided of commonly raised items. The lists are not exhaustive and only provided as guidance.

We will not consider

Comments that

- are anonymous.
- contain offensive, defamatory or discriminatory language.

Comments containing any of these will not be considered when we decide the application. They may also be removed from the application files

We cannot consider

- ✗ The perceived loss of property value
- ✗ Private disputes between neighbours

We can consider

The building

- ✓ Design, appearance and materials
- ✓ Overlooking/loss of privacy
- ✓ Visual amenity
- ✓ Layout and density of the building
- ✓ Loss of light or overshadowing
- ✓ Disabled persons' access

Natural & historic environment

- ✓ Landscaping or loss of trees
 - ✓ Effect on conservation areas and listed buildings
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- × Disputes over ownership, fences or rights of way
 - × The loss of a private view
 - × The impact or disruption caused by construction work
 - × Competition between private firms
 - × Restrictive covenants
 - × Morals or personal views about the applicant
 - × Building regulation issues including, structural stability, drainage, fire precautions, hygiene and internal space
 - × Any alleged breaches of planning control

- ✓ Nature conservation or archaeology

Impact of the development

- ✓ Adequacy of parking/loading/turning
- ✓ Highway safety or traffic generation
- ✓ Noise, smells and disturbance
- ✓ Hazardous materials

Other considerations

- ✓ Local and national policies and guidance
 - ✓ Previous planning decisions (including appeal decisions)
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