



From: Andrew Roberts [REDACTED]
Sent: 19 October 2020 10:13
To: Jennifer Margetts <JMargetts@elmbridge.gov.uk>
Cc: 'Karen Liddell' [REDACTED]; 'Ray Townsend' <ray@townsend.net>; 'Stuart Selleck' <[REDACTED]>; 'Owens, James' <James.Owens@eu.jll.com>
Subject: RE: 2018/3810 Jolly Boatman and Hampton Court Station redevelopment - updated documents and additional information

Hi Jenny

I spoke with James and Rob last week and as you know met Network Rail with Stuart and HRP.

I'm pretty sure that Alexpo have updated their viability report. Can you please check with Alexpo and upload when you get a moment. It was constructive to hear from Network Rail that £1.5m from the project will be set aside for station refurbishment to be invested by the Train Operating Company. This sum is not itemised in the viability report and equates to total scheme profitability viability so some clarity would help. Can we assume that scheme viability is now £0?

I think I have got to the bottom of the car park allocation query. As you know Alexpo and Network Rail are proposing that apartment owners will have the right to buy parking permits – 58 such permits are suggested giving a suggested ratio of 0.6 spaces per apartment. This is Network Rail's understanding and you will note that they have requested from Alexpo drawings showing how spaces will be allocated. James confirmed that Alexpo have no intention of providing this drawing.

The proposed car park will be operated by a Train Operating Company, as is the current car park which currently has season ticket holders, if you like permits. The permit reduces the cost of parking but does not provide any certainty of a parking space. It is entirely plausible that apartment owners could leave the site and return to a full car park and be forced to park on surrounding streets.

Clearly there are conflicts between Alexpo's parking strategy and DM7 and also with the draft SPD on parking. I believe that Network Rail have now conceded that they can't ban car park users who are not apartments owners or rail users, but please do clarify this important point.

Please upload to the application site as an objection

Best regards

Andrew

From: Andrew Roberts [mailto: [REDACTED]]
Sent: 04 September 2020 11:52
To: 'Jennifer Margetts' <JMargetts@elmbridge.gov.uk>
Cc: 'Karen Liddell' < [REDACTED] >; 'Ray Townsend' <ray@townsend.net>
Subject: FW: 2018/3810 Jolly Boatman and Hampton Court Station redevelopment - updated documents and additional information

Hi Jenny

Have you had any feedback from Alexpo as to whether they intend providing any of the information listed below?

Best regards
Andrew

From: Jennifer Margetts [mailto:JMargetts@elmbridge.gov.uk]
Sent: 18 August 2020 12:30
To: Andrew Robert [REDACTED]
Cc: 'Karen Liddell' [REDACTED]; Stuart Selleck <sselleck@elmbridge.gov.uk>; Karen Randolph <krandolph@elmbridge.gov.uk>; 'Ray Townsend' <ray@townsend.net>
Subject: FW: 2018/3810 Jolly Boatman and Hampton Court Station redevelopment - updated documents and additional information

Dear Andrew,

I apologise for the delay in my response, it has been rather a busy week preparing for the planning committees before I go on leave again tomorrow evening.

Please see my email to James Owens (planning agent) below which sets out the request for additional documents which I had previously discussed with him verbally.

I can also confirm that I have forwarded your email dated 7th August 2020 with attachments to our business support team and asked them to load it to the application file so it will appear as a public document.

Please note, as detailed in my email below, I will be on annual leave from the 20th August to the 2nd September. I will be rather tied up with the planning committee and sub committee meeting over the next couple of days so will respond to any further emails on my return.

Kind regards

Jenny Margetts

Team Leader (North Area) | Planning Services | Elmbridge Borough Council

Civic Centre | High Street | Esher | Surrey | KT10 9SD
Direct line: 01372 474796 | www.elmbridge.gov.uk
Working pattern: Tues, Wed, Thurs and Fri

Shaping Elmbridge A new Local Plan



Find out more: elmbridge.gov.uk/planningpolicy

From: Jennifer Margetts
Sent: 18 August 2020 12:22
To: Owens, James <>
Subject: 2018/3810 Jolly Boatman and Hampton Court Station redevelopment - updated documents and additional information

Dear James,

Following our recent telephone conversation I am writing to confirm the additional documents that have been requested on the above planning application.

In light of the delays to the application I feel it would be beneficial if the applicant could provide updated statements with regards to the financial viability of the development/affordable housing and ecology.

As we have discussed, there is a lot of public concern with regards to parking provision on the application site. I would therefore ask that you consider providing details of the following points which have been requested by HCRC prior to the determination of the application:

- . Details of the car park layout, identifying specifically how spaces will be allocated to the apartments and hotel guests, or confirmation that all spaces will be for all users.
- . Details on how a TOC, if required, would prohibit car park users who are not apartment owners, hotel guests or rail passengers.
- . An assessment of parking stress on surrounding roads - assume using "Lambeth methodology". HCRC are able to provide video footage of Palace Road and Wolsey Road taken at 6:15AM and 8:30AM in March 2019 which cover two of the key roads.
- . A realistic study of summer car park use, possibly using historic (say summer 2019) CCTV footage which will be held by the TOC.

If you are unable to provide the above details it would be useful to understand why as this is something that may be raised at the committee meeting for the application.

I will be on annual leave from the 20th August to the 2nd September, however I am available this afternoon and tomorrow if you would like to discuss any of these points in detail.

Kind regards

Jenny Margetts

Team Leader (North Area) | Planning Services | Elmbridge Borough Council
Civic Centre | High Street | Esher | Surrey | KT10 9SD
Direct line: 01372 474796 | www.elmbridge.gov.uk
Working pattern: Tues, Wed, Thurs and Fri

Shaping Elmbridge
A new Local Plan



Find out more: elmbridge.gov.uk/planningpolicy

This email, and any attachments, is strictly confidential and may be legally privileged. It is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other use of this communication is strictly prohibited. If you have received this message in error, please contact the sender and delete it from your system. The opinions expressed in this email are not necessarily those of Elmbridge Borough Council.



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Click [here](#) to report this email as spam.