

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

21 February 2013

Mr Mark Berry BA (Hons) MRTPI DMS
Head of Planning and Building Control
Town Hall
EPSOM, Surrey

Dear Mr Berry

PLANNING APPLICATION 12/01234/FUL
THE ORGAN AND DRAGON, 65, LONDON ROAD, EWELL
CHANGE OF USE - AMENDED APPLICATION

We wrote on 2 October last year objecting to the previous application for the change of use of these premises and attach a copy for your information. That application was refused for the reason that the proposed scheme would have an adverse impact on the safety and efficiency of the surrounding highway network. The present application is no doubt intended to deal with this problem.

We have looked at the lengthy traffic report accompanying the application and think it very optimistic in terms of traffic generation, and impact on the road network, as well as parking provision and internal movement. We are very concerned about the traffic implications of the proposal on three grounds.

Firstly, we note that the traffic generation figures are largely based on three other KFC outlets and from this a figure of 40% new trips is derived. However, this would seem very optimistic. Figures from the three outlets quoted indicate a figure of 47% new trips with 19% linked trips but these units are related to retail areas quite unlike the area under consideration, suggesting that the actual figure might be as high as 66%.

Secondly, the analysis of the main signalised junction shows that it is at present well over capacity on two approaches with extensive queueing and no allowance for growth is included. The addition of the KFC outlet is shown – on the basis of the figures quoted – to have very little impact on existing congestion. However, it is likely that these figures are optimistic and, at the levels of saturation indicated, small increases in demand can lead to a disproportionate increase in

congestion. At the very least, some form of sensitivity testing is needed. In addition, no detailed analysis has been carried out into the functioning of the site access/egress and the potential impact on the London Road and consequently on main junction.

Finally, the layout of the western section of the car park is very unsatisfactory. Some of the bays are at an excessive angle and, when full, it is unlikely that vehicles will be able to reverse in the width available.

We also remain of the opinions previously expressed about other aspects of the proposal and therefore consider that this application should be refused.

Yours sincerely

A large black rectangular redaction box covering the signature of Alan Baker Frics.

ALAN BAKER FRICS
Vice Chairman