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Euan Cheyne
EPSOM AND EWELL BOROUGH COUNCIL
P O BOX 5
TOWN HALL
THE PARADE
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KT18 5BY

18 February 2021

Dear Euan Cheyne

APPLICATION NO. EP/21/0031

SITE: Epsom Lodge, 1 Burgh Heath Road, Epsom

I refer to the above planning application upon which you have requested our consideration of the highway and transport issues. Before I am able to provide a full response, please request the following be provided by the Applicant:

1. Could the applicant please confirm the gradient of the ramp. It is not clear if the ramp gradient is suitable to accommodate non-car modes of access, as it appears that cycle storage is accessed via this ramp. The ramp gradient should be 1:20 to enable pedestrian and cycle access. Revised plans are requested to demonstrate that the required ramp gradient can be provided or as an alternative the applicant could consider an at grade cycle storage facility.
2. Does the applicant intend to make any changes to the existing boundary wall other than creating a separate pedestrian entrance and bin store entrance/ will the existing boundary wall be retained? The plans seem to demonstrate the boundary wall encroaching on the public highway, however its not clear if this is a new wall or the existing boundary wall.
3. The Transport Assessment confirms that it is proposed that servicing collection will take place off-road and therefore, refuse vehicles will be required to enter the basement of the site in forwards gear and they should then be able to turn around and egress in forwards' gear. Please could the applicant submit swept path analysis to demonstrate that all servicing vehicles can turn within the application site.
4. Typically the County Highway Authority requires a bellmouth access for any application that serves more than 6 dwellings. Given servicing vehicles e.g. refuse collection will need to access

the site it may be more appropriate that a bellmouth access is provided, rather than a VCO. A new bellmouth access is subject to a Stage 1 Road Safety Audit at planning stage. The audit can be carried out by Surrey County Council, or alternatively should the applicant choose to have an independent road safety audit carried out could the applicant please submit CV's to the CHA to confirm the proposed auditors are suitable.

5. Could pedestrian intervisibility splays of 2m by 2m please be demonstrated either side of the vehicular access.

6. It is unclear from the plans submitted, but appears that the ramp into the proposed basement car park begins within the public highway. Whilst the plan doesn't give details of levels it is likely this would result in an unacceptable crossfall that would be difficult for pedestrians to navigate particularly disabled highway users. It would also result in highway surface water draining into the private site . Please could the applicant address this.

Please request that the Applicant provides the above amendments/information in sufficient time so that we may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

Yours Sincerely,

Gemma Ruff
Transport Development Planning Officer