

APPLICATION NUMBER	EP/25/0846
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Fairfax Aspire Ltd

Location: Farm View, Langley Vale Road, Epsom.

Development: Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road)

Contact Officer	Mike Green	Consultation Date	22 July 2025	Response Date	<u>18 August</u> <u>2025</u>
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY (CHA) who has assessed the application on safety, capacity and policy grounds and recommends the proposal be refused on the grounds that:

- 1) The proposed development is situated in a relatively remote location, with poor sustainable travel opportunities to most every day activities (with the exception of rural recreation), and does not propose sufficient mitigation to enable the prioritisation of sustainable transport modes and would thereby be almost entirely reliant on the private car for access, and therefore contrary to Paras 110, and 115 a) of the NPPF, and CF16 of the Epsom and Ewell Core Strategy 2007, and Healthy Streets for Surrey.
- 2) It has not been demonstrated that there is sufficient forward visibility for northbound traffic of right turners waiting on Langley Vale Road to turn into the site, and the proposed development would therefore lead to danger to users of the highway and therefore contrary to Para 115a of the NPPF, and meeting the criteria of paragraph 116 of the NPPF.

Note to Planning Officer in respect of reason for refusal 2): If the applicant were to demonstrate through accurate speed checks and queue measurement that this reason could be overcome through mitigation then the County Highway Authority would be prepared to consider appropriate mitigation that may address these concerns.

Explanation for refusal: The site is located where there are very few services that are available through good public transport accessibility, or through reasonable cycle/pedestrian facilities. The only real services or activities within reasonable walking

distance are a primary school and a very small and poorly stocked shop associated with a local garage, or rural pursuits such as horse riding, cycling or walking. The Government's Connectivity Index (released only to Local Authorities at the moment) shows that the site scores 42 which comes in the bottom 15 percentile of the entire population of England and Wales, which is a very poor performance for a location so near to London and its suburbs around Epsom. The developer has not demonstrated that through investment in bus service provision, and cycle and pedestrian infrastructure, they can secure a step change improvement to this very poor level of accessibility as currently exhibited, so the site is likely to remain almost entirely reliant upon the private car, and unable to prioritise sustainable transport modes. Unless the measurement of connectivity can be significantly improved to a level approximately above a score of 70 which falls within the 60th to 100th percentile range, the County Council remain of the view that the location should not serve a significant increase in residential development.

In terms of visibility of right turning traffic into the site, for those travelling northbound on Langley Vale Road, there is insufficient forward visibility on this downhill section of carriageway due to dense vegetation on the inside of the bend.