

From: Morgan Heather
Sent: 04 September 2013 17:39
To: Spinks, Esme
Subject: FW: Costco - Transport Assessment

To discuss next week please.

Heather Morgan
Head of Planning and Housing Strategy

Spelthorne Borough Council
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10 SEP 2013
ACKNOWLEDGED

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Normal working pattern (Monday to Thursday). John Brooks (Deputy Head of Planning) is available on Friday

From: Emma Hope [REDACTED]
Sent: 04 September 2013 11:58
To: Morgan Heather
Cc: Mark Boyes; Duncan Phillips
Subject: Costco - Transport Assessment

Sent on behalf of Mark Boyes:

Dear Heather,

Further to our telephone conversation yesterday afternoon I write to bring to your attention a matter in respect of the Costco application which was raised by our transport consultants Mouchel at our most recent update meeting.

Mouchel, on behalf of Jockey Club Estates, have reviewed the Costco transport assessment report produced by Savell Bird & Axon (SBA). The SBA report sets out a robust traffic generation model for the proposed Costco store. However, the traffic modelling for Sunbury Cross included within the report appears to contain anomalies which may call into question the overall validity of the published results.

The traffic modelling in question appears to be missing a significant number of vehicle trips from future year assessments of Sunbury Cross, the result of which produces an overly optimistic assessment of how the junction is forecast to operate in the future. As a result, the junction improvement proposed by Costco at Sunbury Cross may not adequately address the traffic impact of the proposed development.

I would expect the apparent anomalies in the Costco transport assessment to be identified by the respective highway authorities, and subsequently to feature prominently in their respective consultation responses to Spelthorne Borough Council, and therefore do not propose at this stage bring them to the attention of either the Highways Agency or Surrey County Council.

At this time, given the above, Jockey Club Estates would be minded to object to the Costco application on the grounds that it fails to properly assess or mitigate its forecast traffic impacts.

However, provided the traffic modelling anomalies are flagged by the appropriate highway authorities - it may be prudent for Jockey Club Estates to open a dialogue with Costco given the common interest in Sunbury Cross. The Costco transport assessment makes no allowance for potential future development at Kempton Park, and dialogue may be particularly relevant should Costco be required to re-assess their traffic impacts at Sunbury Cross.

I understand that representations on this application have to be made to Spellthorne by 5th September and therefore please take this email as formal notice of our clients concerns regarding traffic generation.

No doubt you will be receiving responses from both the Highways Agency and Surrey County Council in due course and perhaps we could discuss this matter post our meeting with Roberto next Wednesday afternoon.

Yours Sincerely,
Mark T Boyes

Emma Hope
office administrator

aspire



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