

Memo

Ref:30918/ML

Date: 11th September 2019

From: Mike Lewin
To: Robert Clarke
Copies: See email



Project: Sandown Park Racecourse
Subject: Proposed measures to improve connections between Esher Station, Sandown Park Racecourse and Esher town centre

Robert

We understand that there has been a request from officers at Elmbridge Borough Council for the applicant to provide further details with regards to how the development proposals would improve sustainable transport connections between Esher Station, the Racecourse and Esher town centre. TPP's work on the Racecourse planning application has included a review of these linkages and there are a number of areas where they can be improved. As a result the development proposals have been devised to address these matters both in their design and through a number of offsite measures. How this has been achieved is outlined below.

1) New pedestrian crossing at Esher Station

There are currently no suitable crossing facilities on Station Road to provide for pedestrians accessing Esher Station. To address this, the Racecourse proposals include the provision of a new pedestrian crossing which will be accessible for all and provide a safe, convenient and visible crossing point to the Station. This will significantly improve the safety of pedestrians accessing the Station and encourage walking between the Station, Racecourse and Esher town centre. The details of this crossing will be worked up and agreed with Surrey County Council.

2) Pedestrian signage

There is no pedestrian signage between Esher Station, the Racecourse and the town centre. Therefore to improve the legibility of the route for pedestrians and encourage walking the proposals include provision of pedestrian signage between the Station, Racecourse and town centre.

3) Overlooking and Security

One of the issues on the route between Esher Station, the Racecourse and town centre is the lack of natural surveillance and openness on parts of Station Road and Portsmouth Road. Therefore the development proposals have been designed to address this matter as follows.

- The residential development on Site 4 at the southern end of Station Road will overlook Station Road. This will provide natural surveillance, improve security for pedestrians and make them feel more comfortable in using the route particularly at night and on dark evenings in the winter. This should encourage more pedestrians to walk to and from the station rather than drive.
- The residential development on the existing nursery site (Site 5) and removal of the close boarded fencing will provide overlooking on this section of Portsmouth Road. This will provide natural surveillance, improve security for

pedestrians and make them feel more comfortable in using this route particularly at night and on dark evenings in the winter. This should encourage more pedestrians to walk to and from the station and town centre rather than drive.

- It is proposed to remove the close boarded fencing where this currently forms the boundary between the Racecourse and Portsmouth Road and replace this with more open fencing. This will provide overlooking from the racecourse and a much more open and pleasant environment for pedestrians. Again this will improve security for pedestrians and make them feel more comfortable in using this route particularly at night and on dark evenings in the winter. This should encourage more pedestrians to walk to and from the Station and town centre rather than drive.
- The provision of residential development on Site 2 at the western end of the Racecourse close to the town centre will provide natural surveillance on Portsmouth Road and a more open environment. As in the other locations this will improve security for pedestrians and make them feel more comfortable in using this route particularly at night and on dark evenings in the winter. This should encourage more pedestrians to walk to and from the station and town centre rather than drive.

4) Improved drainage at the corner of Portsmouth Road and Station Road

At times of heavy rain the footpath on the corner of Portsmouth Road and Station Road can become flooded making conditions difficult for pedestrians using the route between the Station, local housing, the Racecourse and the town centre. Therefore the development proposals include cleaning the drains in this location to alleviate the flooding and improve conditions for pedestrians to make the route more attractive particularly when it has been raining.

5) Improvements to the footway surface

The development proposals include improving the footway surface on Portsmouth Road and Station Road where this is needed. This would be determined from a pedestrian audit of the route between the Station, Racecourse and Esher town centre that will also be undertaken as part of the development proposals.

6) Pedestrian crossing on Portsmouth Road

The provision of an informal pedestrian crossing point with a central refuge at the primary access to Site 5 will provide an additional crossing point for pedestrians on Portsmouth Road. This will make it easier for residents who live on the southern side of Portsmouth Road to cross to the northern side to access the Station and the Racecourse.

7) Improvements to local bus stops

The development proposals include improvements to bus stops on Portsmouth Road. This will include real time passenger information, access for all compatible kerbing, shelters, lighting and power. In addition to providing a safer and more comfortable location for bus passengers to wait for buses this will also improve the pedestrian environment on Portsmouth Road.