

Westerham Town Meeting

Tuesday 13th October

Churchill Primary School

7pm

Co-sponsored by:

Westerham Town Council

Westerham Town Partnership

**Westerham Residents'
Association**

The Westerham Society



Welcome

- Introductions
- Apologies
- The sponsoring organisations
 - Westerham Town Council
 - Westerham Town Partnership
 - Westerham Residents Association
 - The Westerham Society

All have contributed to the research and analysis done in preparation for this meeting

Aims for this evening

- To share what we know
- To let you know what we've done so far
- **To hear your views**
- To let you know what you can do.....and by when

What we know so far

- Roxhill (developers) have applied to Tandridge District Council for Planning permission:
 - In outline: for the whole of the Moorhouse Tile works site – comprising 4 units
 - In detail: for one of the units (with potential tenant Geopost/DPD)
 - Including access roads from A25 and to all 4 units.
 - Warehouse 5595 sq. metres
 - Parking for 19 HGVs
 - Parking for 151 delivery/collection vans
 - Parking for 104 staff

What we've done so far

- **WTC:** initial objection: press release: challenge to SDC: lobbied SDC and KCC: analysed data
- **WTP:** organised meeting with Roxhill: researched and produced HGV document
- **WRA:** analysed traffic figures in application
- **Together:** reviewed all above, considered the options

Results from Roxhill meeting

- Roxhill's view was that a distribution site was the 'best' option for Westerham (as opposed to eg, a sheet metal works)
- Roxhill were not aware that one site could quadruple in parcel handling – Dartford
- Roxhill agreed that we could take the Geopost figures and use them to view the whole B8 site as a distribution site.

**Your concerns and
questions**

What options are there?

- **Are these possible?**
 - Westerham by-pass?
 - Access to site from M25?
 - All traffic to approach and leave from the west?
 - Others?

However....

- **Limited timescale:** comments must be with Tandridge DC **by 28 October**
- **Comments must be made on Planning Grounds only**
- **Other comments – and those unsubstantiated by facts – will not be valid and may be disregarded**

Increase in Traffic

Roxhill estimates unreliable

DPD invests £10.2m in six depots in the UK

- Wednesday, October 29th, 2014
- **Parcel carrier DPD UK has invested £10.2m in six new depots in England.**
- The new facilities include replacement depots for those in Dartford, Feltham and Reading, as well as entirely new locations for the company in Lincoln, Liverpool and Radlett in Hertfordshire.
- DPD said it expects to create more than 250 jobs at the new depots, which will expand its capacity to handle a “significant increase” in business-to-consumer parcel volumes that have been generated by the Predict service, which offers a one-hour delivery window for e-commerce parcels.
- DPD is investing £2.5m in developing a new depot at Radlett, and also in upgrading depots into 36,000 square foot purpose-built facilities in Feltham, Dartford and Reading.
- The Dartford depot in Wilmington will serve customers in South London and parts of Kent, as well as the Bluewater Shopping Centre.
- The depot’s capacity will increase from
- **2,000 to 8,000 parcels a day**
- allowing it to take 50 new routes and volume from depots in Central London, Croydon and Maidstone.

ParcelLock system formally unveiled

- Wednesday, October 7th, 2015
- **DPD, GLS and Hermes have formally launched their new joint venture ParcelLock, a “vendor neutral package box system.**
- As previously [reported](#) by *Post&Parcel*, the three companies issued a teaser release about the ParcelLock project on 1 September. Yesterday (6 October), they issued a follow-up statement and also populated the [ParcelLock](#) website.
- According to yesterday’s statement, the ParcelLock package box network will be open to all parcel delivery services, not just DPD, GLS and Hermes. This could include other couriers, and also deliveries from – for example – supermarkets, pharmacies and local stores.

Dear Mr Blake

We note your quick response to the Westerham Town Partnership so I am sure that the answers you and your team promised at our meeting [on Monday evening](#) will also be forthcoming.

We asked a number of questions including catchment area for deliveries, parcel throughput for Bournemouth and these were particularly designed to find whether your designated comparator site (Bournemouth) would be a true guide as to the traffic model for Westerham. It appeared to come as news to you that DPD/Geopost had recently invested in their Dartford depot to increase throughput from 2000 to 8000 parcels a day. Dartford is significantly smaller than the site intended for DPD at Moorhouse so it is natural for us to assume that Bournemouth must be handling 12000 parcels a day, if the Dartford warehouse size is any guide.

It is obviously worrying to us that a site (Dartford) could expand by 400% with no apparent increase in warehouse size, simply an investment in handling facilities. How can the planning department at Tandridge factor in such a potentially large increase in parcels and consequent vehicle movements?

The following morning I asked another question of Richard McCulloch, your Transport Consultant. "Was it reasonable to take the Geopost figures for traffic and proportion that up for whole B8 site"? This would naturally assume that Moorhouse would become a distribution centre for other companies. He agreed that I could make that aggregation but that there may be some consolidation of HGV traffic.

On the [Monday evening](#) you repeated many times that "distribution was a soft option for Westerham" despite the fact that most of the lorry movements would take place throughout the night and early morning. It is also obvious from your website that Roxhill are developers of land/sites for the Distribution Industry. Your website names some of your clients as Amazon, DHL, Hermes so it would be the "soft option" for Roxhill to sell the B8 site to your existing clients rather than attempt a mixed use site.

Mr McCulloch promised to come back to me on the Bournemouth throughput. You may have already supplied this information to Tandridge but can you release this information to us as well?

Kind regards

Peter Cashmore
Westerham Residents Association

Moorhouse Site Areas

Geopost and B8 Proposal 2015			Parking spaces for	
			HGV's	Cars/Vans
		Sq Metres		
Proposed Units	Unit 1 Geopost	5595	19	104/151
	Unit 2	4623	23	44/66
	Unit 3	6466	32	64/92
	Unit 4	4274	21	43/61
	Total	20958		

Roxhill Planning application

- Transport Assessment section 1 - clause 4.7 within the planning application.
- Clause 4.7 states there will be 100 delivery vehicle in and 100 out from the site daily, with the majority leaving between 7am and 9.30am.

Table 5 – Trip Generation for Geopost

Time Range	Vehicular Trips		
	Arrivals	Departure	Totals
	Light vehicles		
08:00-09:00	24	19	43
17:00-18:00	17	20	37
Daily Trip Rates	247	247	494
	Heavy vehicles		
08:00-09:00	1	1	2
17:00-18:00	0	0	0
Daily Trip Rates	13	13	26
	All vehicles		
08:00-09:00	25	20	45
17:00-18:00	17	20	37
Daily Trip Rates	260	260	520

Early morning traffic movement

	Geopost figures	Our estimated	Warehouse staff	Total Geopost	If using all 151 vans	If whole B8 site used for distribution
	departures	delivery vans only	departures	departures	51% increase	increase by 3.75 times
06.00-07.00		4		4	6	23
07.00-08.00		23		23	35	130
08.00-09.00	19	50	24	74	112	419
09.00-10.00		23	8	31	47	176
Total		100	32	132	199	747

		Total Daily Vehicle movements from site		
Transport report conclusions		All	HGV's	Cars/Vans
Consultants Suggestion 2015/2020	full site 20958 sq m	394	126	268
Geopost site would generate	5595 sq m	520	26	494
		Majority HGV movements overnight		
Our Conclusions				
If full Geopost site using 151 vans then increase above by 51%	5595 sq m	785	40	745
Rest of B8 site (using table 4)	15363 sq m	1431	118	1313
Total Traffic (generated by full site)	20958 sq m	2216	158	2058

All extra lorry movements at night and early morning
21 lorries per hour over 7 hours period

Summary		Daily Movements		
		All	HGV's	Cars/Vans
Total Traffic (generated by full site)	20958 sq m	2216	158	2058
Government census figures	5 year average	9286	34 (Roxhill survey)	
Increase in traffic potentially		24%	465%	
	2216/9286 All traffic change			
	158/34 HGV change			

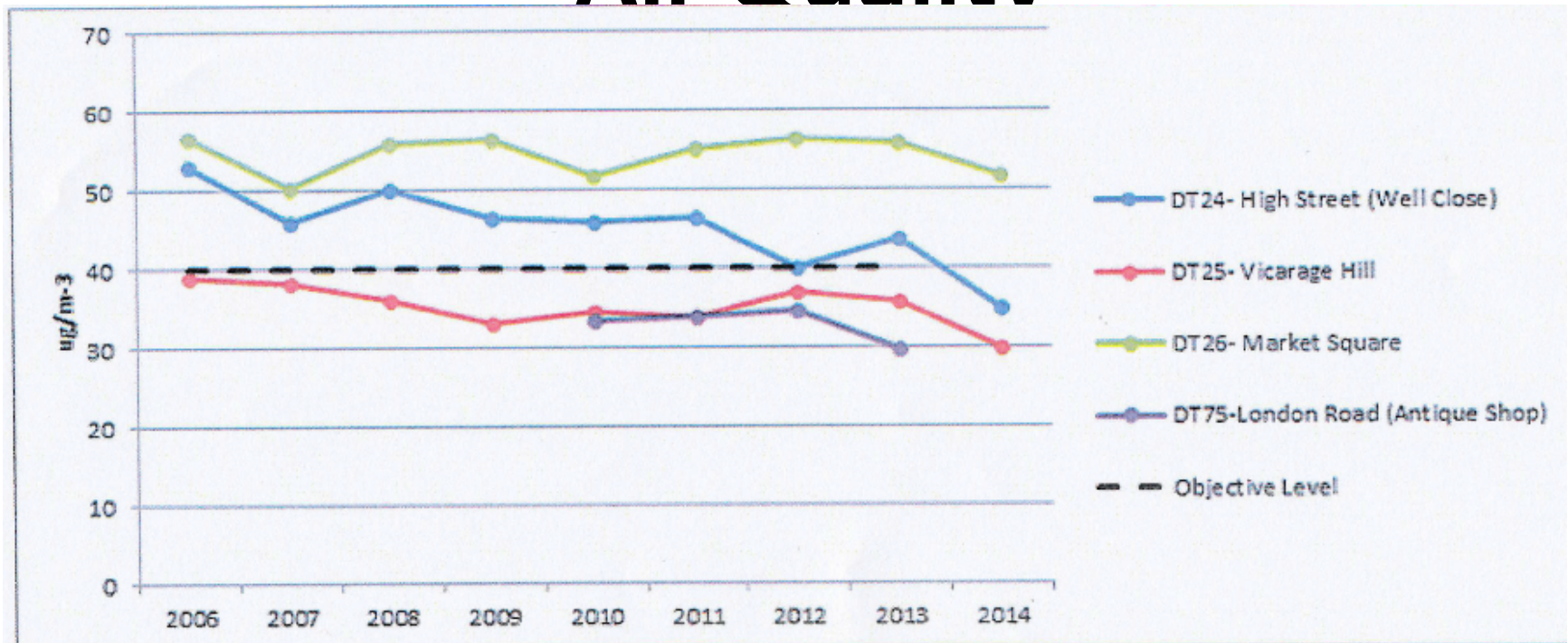
Impact of HGVs on Westerham

- Proposal means increased night time heavy traffic and increased noise, light and air pollution
- Westerham's 'pinch points'
- Sharp bends and difficult junctions
- Pedestrian safety
- Effect of 'incidents'
- Impact on AONB and Economic Development Strategy

Air Quality

Makes an existing blackspot worse

Air Quality



Westerham's air pollution levels are close to, and in the case of Market Square, are very considerably above both EU recommended and UK Government legal limits.

Heritage

Impact on Westerham

Impact on Westerham's heritage

'A successful project will sit happily in the pattern of existing development and the routes through and around it.'

Regular liaison between traffic engineers and local authority planning and conservation officers is a constructive way of ensuring that change is effectively managed, and a formal system could be considered for this.

-Westerham Conservation Area appraisal and Management Plan 2014

- 148 listed buildings – many bordering A25
- Pinch points bounded by listed buildings
- Evidence of damage caused by traffic already evident

Jobs created?

**But will they benefit Tandridge
and Sevenoaks?**

Job benefits?

- 149 jobs in unit 1:
 - 100 collection/delivery drivers
 - 32 warehouse staff (split shifts)
 - 17 admin /supervisory
- **At least** 50% collection/delivery drivers likely to be owner/drivers or agency staff.
- Remainder will be already qualified. Greatest supply of these in Croydon/Crawley/East Grinstead areas .
- Warehouse staff work split shifts 04.00-08.30
16.00-19.30
- Ability to travel to work by public transport negligible



Councillor Kevin Maskell
Councillor Diana Esler



Councillor Richard Parry

What we will do next

- Submit further objections to TDC based on analysis presented tonight
- Continue to lobby KCC and SDC to make representations
- Keep you informed

What you can do

- Comments **on planning grounds**
Planning Application no 2015/1217
- By 28 October
- To: Charlotte Parker, Planning Team Manager

[http://tdcws01.tandridge.gov.uk/TDCPlanningComments/
PlanningCommentsForm.htm](http://tdcws01.tandridge.gov.uk/TDCPlanningComments/PlanningCommentsForm.htm)

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Keep in touch

- Visitwesterham website and Westerham Kent Facebook page
- Westerham Town Council website and Facebook page
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ACT NOW!