

For the attention of the Licensing Officer



Sat 26/06/2021 23:44

Dear Sir or Madam

I am writing **to object** to the Application for a New Premises Licence made by Tesco Stores Limited regarding 203 Fir Tree Road, Nork, Epsom, Surrey KT17 3LB. The Notice displayed at the premises does not show a reference number and your staff member has assured me that not quoting this will not give you difficulty in tracing the Application, but please let me know if you need to clarify this. My contact details are at the end of this email.

This first email (1 of 10) is supported by nine others which carry photographs and information relevant to the objection. Please refer to the other emails as appropriate.

As a long-term resident of the local area, frequently using the shops at the Drift Bridge Parade, I believe that this application will be detrimental to the locality, the local residents, and local businesses, for the following reasons:

1. **Nature of the local area** The area around the Drift Bridge junction is almost entirely residential. Taking a 360 degree view of the area from outside the premises at 203 Fir Tree Road, there are residential properties in every direction without exception, and the only non-residential premises are used and quietly run by VW, beyond which is a large block of flats (see email 2 of 10). The opening of licensed premises at the hours proposed by Tesco Stores Limited threatens the fundamental nature of the locality, by changing the use of the premises from "local convenience store" to "service station" designed to cater to users of the A240.
2. **Existing alternative facilities** A large Tesco Express store is available at the Ewell end of the A240 Reigate Road for traffic to use. It is sited on a petrol station and is therefore a far more suitable locality for a service station. This existing Tesco Express store opens from 6.00 am to Midnight (see email 3 of 10). It is licensed to sell alcohol and refreshments are also available. It provides very adequate parking for its customers. At the Banstead end of the A240 Reigate Road, the Shell garage houses a Little Waitrose store which is open 24 hours, 7 days a week, and is situated in a less residential area. These facilities adequately provide for traffic and a further "service station" is unnecessary.
3. **Noise** The local area is a quiet and pleasant area and the only disturbances are usually created by passing traffic which soon dissipate. Opening a store which sells food and drink in the early mornings and evenings will create unnecessary noise by both deliveries and customers. See emails 4 to 8 of 10.
4. **Quality of life for residents** A high proportion of residents are hard-working families and children. Parents have to rise early to prepare for their working day and children need good, undisturbed sleep in order to be able to attend and benefit from school. At present, most families are in bed before 9.00 pm and any introduction of evening disturbance or activity will change considerably both the nature of the area and the right of its citizens to peaceful enjoyment of their homes. See emails 4 to 8 of 10.
5. **Creating a 'honeypot' for anti-social behaviour** Fir Tree Road, as well as Reigate Road, is used by a particular section of our society who drive cars which exceed the legal noise limit, in ways which break traffic regulations, on their way to Epsom Downs to congregate and 'cruise' in the evenings. This behaviour has already caused many problems for Wardens on Epsom Downs and for residents of a wider area of Epsom Downs, Nork, Epsom etc. The Police have been involved in dealing with violations of the law by this group. The opening of licensed premises on their familiar route will create another excuse for illegal behaviour and nuisance.
6. **Parking** I believe the freeholders of shop premises at Drift Bridge Parade also own the area of land in front of their premises up to the pavement edging the main highway. Most of them offer the land to their leaseholders who occupy the residential flats above the shops for parking. Thus each shop has a limited area for parking and the area in front of 203 Fir Tree Road is likely to support parking for two cars. There is nowhere else for vehicles to park legally. I believe the Surrey Act 1985 has specific clauses which make parking on pavements illegal. See emails 4 to 8 of 10 for examples of current parking.
7. **Traffic Flow** During the daytime, vehicle drivers wishing to stop at the Parade often cause a disruption to traffic flow at the traffic lights both in crossing the opposite lane and in reversing off the forecourt onto the highway. Drivers are often careless about other vehicles and pedestrians around them as they try to negotiate their own way to and from the limited parking space. The present arrangements for traffic from and to the junction and onto the forecourt are unsatisfactory and any additional cause for vehicles to stop at

the Parade is likely to exacerbate this dangerous situation. There have been road traffic accidents here in the past which have caused serious injury and, I believe, fatality.

8. **Pre-existing store** There is already a convenience store which sells alcohol in the Drift Bridge Parade - Londis. Whilst free market principles do not preclude Tesco opening a store here, it does show that their motives are competitive and for profit, and not for the welfare of the residents of this neighbourhood. This is not to be welcomed in a local community.
9. **Post Office** Within Londis is a Post Office which provides an excellent and friendly service not only to locals, but to people from a wider area who find its services convenient and helpful. Should Tesco Stores' competition require Londis to close down, the loss of the local Post Office would be very detrimental to many small businesses and residents in the wider area.
10. **Hours** The hours proposed in this Application are, for the reasons stated above, inappropriate to this residential area. Other shops in the area open between 8.30 am and 7.00 pm, which are hours suited to the locality. See email 9 of 10. Emails 4 to 8 of 10 show the quiet nature of the area after 7.00 pm.
11. **Days** The proposal to open on Sundays between the hours of 6 am and midnight is entirely unnecessary. I hope the more normal Sunday trading hours of 10 am – 4 pm will not be exceeded. See email 10 of 10.

In short, I believe that Tesco Stores Limited's Application for a New Premises Licence is entirely inappropriate to the area and will have a detrimental effect on the people of the neighbourhood. I object most strongly to this application. I sincerely trust the Licensing Committee will also consider the inappropriate nature of this Application and refuse it.

Yours faithfully  
Teresa Farrell (Ms)

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