



**Judges Corner
B2028 West Park Road junction with
B2037 Snow Hill and Effingham Road,
Cophorne
22 June 2007**

KEY ISSUE

To approve an amended roundabout scheme for Judges Corner, taking into account further investigations that have been made into the land issues and to recommend acquisition of the land necessary for the scheme.

SUMMARY

A roundabout scheme for Judges Corner was approved by the Local Committee on 26 January 2007. Further discussions with the landowner affected by the scheme have indicated that he has concerns over the access arrangements to his property. The landowner has requested that an additional arm be provided onto the roundabout to serve any future development of his land. However a suitable five-arm roundabout would be larger and more costly than the County Council's scheme for a four-arm roundabout. Therefore a design with four-arms is proposed to facilitate adequate sightlines to the existing land access. Whilst negotiations will continue with the landowner to try to reach agreement over the acquisition of the land required it is recommended that a Compulsory Purchase Order be progressed. It is also recommended that consultants be appointed to prepare the contract documents necessary for the construction of the scheme.

On the 26 March 2007 the Executive Committee approved £500,000 for part funding of the scheme in 2007/08.

RECOMMENDATIONS

The Committee is asked to:

- (i) Approve the revised outline scheme plan at Annex A
- (ii) Agree the appointment of consultants to prepare the detailed design and contract documentation for construction.
- (iii) Approve the acquisition of land required for the scheme.
- (iv) Recommend that the Executive be asked to approve a Compulsory Purchase Order to acquire the land needed for the scheme.

1 INTRODUCTION

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- 1.1 The report describes the further discussions that have taken place with the owner of the land required for the proposed roundabout scheme approved by the Local Committee on 26 January 2007. As a result of concerns raised by the landowner over access to his property, it is proposed to modify the scheme slightly to improve visibility to his existing access.
- 1.2 The report also recommends that a Compulsory Purchase Order be progressed to acquire the land necessary for the scheme.

2 BACKGROUND

- 2.1 The junction of the B2028 West Park Road with the B2037 Snow Hill and Effingham Road in Copthorne is known as Judges Corner. The Local Committee considered reports on Judges Corner on 3 December 2004, 27 January 2006, 24 March 2006 and 26 January 2007.
- 2.2 The Local Committee approved a roundabout scheme on 26 January 2007.
- 2.3 There have been 50 recorded traffic incidents involving personal injury in the 10-year period between 1995 and 2004. These 50 incidents resulted in 92 casualties, of which 11 were classified as KSI (killed or seriously injured). Since then there have been two personal injury accidents up to August 2006. The number of accidents does vary considerably over the years. 1993 had only one personal injury accident, followed by seven and ten in subsequent years.

3 LAND ACQUISITION

- 3.1 Investigations to determine land ownership and exact boundaries have been carried out. The only land that is required that is not highway or in the County Council's ownership is from the property on the north-west corner, part of Roseleigh Farm. The scheme will not encroach into the common land on the south-east corner.
- 3.2 The land on the north-west corner is owned by Lamb Holdings. The existing access, which is used only occasionally, is off West Park Road on the northern arm of the junction. Land Holdings have stated that they need a suitable safe and unrestricted replacement access to serve their land. They consider that the four-arm roundabout would have a detrimental effect upon their existing access along West Park Road. They consider that resolution is best achieved by the installation of a five-arm roundabout.
- 3.3 A five-arm roundabout would be much larger than the proposed four-arm roundabout. The extra size would increase the costs of a roundabout considerably. There is concern that providing a fifth arm could be seen to be facilitating potential development that would have no planning permission.

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- 3.4 A land plan for the proposed roundabout scheme is shown at Annex B. It shows the areas of land needed for the roundabout scheme including land over which a temporary easement would be required.
- 3.5 It is proposed that negotiations continue with Lamb Holdings to acquire the land required for this scheme. However it is recommended that a Compulsory Purchase Order be progressed simultaneously to ensure that the land is acquired in the event that agreement cannot be reached. A Compulsory Purchase Order would require approval by Surrey County Council's Executive Committee.

4 SCHEME DESIGN

- 4.1 As a result of the comments received from Lamb Holdings, further alternative designs for the junction have been investigated, including a five-arm roundabout and other alternatives that did not need any land from Lamb Holdings.
- 4.2 These were as follows:-
- (i) **Sub-standard roundabout constructed on existing highway land.** An increase in accidents is possible, although it would probably reduce delays to traffic. It would still be costly.
 - (ii) **Traffic signals.** This would still need land from Lamb Holdings. The scheme would not reduce all the delays to traffic. There would probably be only a small reduction in accidents. It would still be costly.
 - (iii) **Roundabout located to the south-east.** This would not use any land owned by Lamb Holdings. It would use land owned by the Effingham Golf Club, which is also common land. This is on the green outside the fence for the golf course. This would meet design standards but it is not known whether the landowner would be receptive. Common land cannot be used for highway and its status must be changed first through DEFRA. These procedures recently took about two years for a similar scheme.
 - (iv) **Five-arm roundabout.** There may not be as great a reduction in accidents as a four-arm roundabout. The Highways Agency does not recommend roundabouts with more than four arms as the likelihood of accidents is higher due to drivers' confusion. A five-arm roundabout would be much larger than the proposed four-arm roundabout and would therefore increase costs considerably.
 - (v) **Revised roundabout.** An optimum design for a four arm roundabout would require land from Lamb Holdings. The design would be the same size as previously approved but would move further to the east, towards the nursery. The arm from the north ties back into the

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existing highway sooner so that the existing Roseleigh Farm access can still be used for its present purpose.

This optimum design roundabout would be the preferred scheme and an outline plan is shown on Annex A.

- 4.4 It is recommended that consultants be appointed to prepare the detailed design and contract documentation for construction for option (v).

5 CONSULTATIONS

- 5.1 The Chairman, Vice-Chairman, local County Councillor and Surrey Police have been sent a copy of this report. There are concerns about timescales but it is understood that the land acquisition may take time to achieve.

6 FINANCIAL IMPLICATIONS

- 6.1 The expected scheme cost is approximately £900,000. A bid was made for funding of this scheme. It was considered by Transportation Select Committee and the Executive and £500,000 was approved for 2007/08.
- 6.2 Funds have been allocated for 2007/08 with a view to complete the scheme in the next financial year.

7 CONCLUSION AND REASONS FOR RECOMMENDATIONS

- 7.1 The request by Lamb Holdings to provide a large five-arm roundabout with a new access onto their land is not considered appropriate. The previously approved scheme has been modified slightly to ensure that suitable visibility splays are provided at the existing access off West Park Road.
- 7.2 It is proposed that negotiations continue with Lamb Holdings to acquire the land required for this scheme. However it is recommended that a Compulsory Purchase Order be progressed simultaneously to ensure that the land is acquired in the event that agreement cannot be reached. A Compulsory Purchase Order would require approval by the Executive.
- 7.3 It is also recommended that consultants be appointed to undertake the detail design for the scheme and the preparation of contract documents for construction.

Report by Derek Poole, Local Highways Manager

LEAD/CONTACT OFFICER: Mark Winstanley

TELEPHONE NUMBER: 08456 009009

BACKGROUND PAPERS: Reports to Tandridge Local Committee dated 27/01/06, 24/03/06 and 26/01/07.
