

Notice of Meeting

Cabinet Member for Transport, Highways and Environment Decisions

**Date & time**

Tuesday, 9 July
2013 at 1.30 pm

Place

Room 109, County
Hall, Kingston upon
Thames, Surrey KT1
2DN

Contact

Anne Gowing
Room 122, County Hall
Tel 020 8541 9122

Chief Executive

David McNulty

anne.gowing@surreycc.gov.uk

If you would like a copy of this agenda or the attached papers in another format, eg large print or braille, or another language please either call 020 8541 9068, write to Democratic Services, Room 122, County Hall, Penrhyn Road, Kingston upon Thames, Surrey KT1 2DN, Minicom 020 8541 8914, fax 020 8541 9009, or email anne.gowing@surreycc.gov.uk.

This meeting will be held in public. If you would like to attend and you have any special requirements, please contact Anne Gowing on 020 8541 9122.

Elected Members

Mr John Furey

AGENDA**1 DECLARATIONS OF INTEREST**

To receive any declarations of disclosable pecuniary interests from Members in respect of any item to be considered at the meeting.

2 PROCEDURAL MATTERS**2a Members' Questions**

The deadline for Member's questions is 12pm four working days before the meeting (*3 July 2013*).

2b Public Questions

The deadline for public questions is seven days before the meeting (*2 July 2013*).

2c Petitions

The deadline for petitions was 14 days before the meeting, and no petitions have been received.

3 AWARD OF A CONTRACT FOR CONSULTANCY SERVICES - HIGHWAYS MAINTENANCE EFFICIENCY PROGRAMME (HMEP) (Pages 1 - 4)

The Highways Maintenance Efficiency Programme (HMEP) is a sector-led programme, funded by the Department for Transport (DfT), which aims to improve the efficiency and effectiveness of local highway authorities.

The Assistant Director, Highways, is leading the business change elements of the Highways Maintenance Efficiency Programme on behalf of the DfT. This includes: the development of a peer review; the development of a network of advocates to drive change in the sector; changing the relationship between the public and private sectors; and an enabling change initiative to help deliver improvements in individual authorities.

The services that this contract will provide are for consultancy support in these areas. There will be no cost to Surrey for these services, as all costs are being funded by DfT.

4 REQUEST TO ADOPT AREAS OF NEW FOOTWAY WITHIN THE PRESTON ESTATE, TADWORTH, SURREY (Pages 5 - 22)

Transport Development Planning wishes to enter into a Deed of Dedication with Raven Housing Trust, associated with the Preston Regeneration Project as set out in Annex 1 and Annex 2.

In line with Surrey County Council's current policy on adoption, the Cabinet Member, under the Scheme of Delegation, is asked to give authority to adopt the strips of land as set out in Annex 1 and Annex 2.

5 REQUEST TO ADOPT A STRIP OF LAND AT HORLEY ROAD REDHILL (Pages 23 - 30)

Transport Development Planning wishes to enter into a Deed of Dedication with a developer associated with a development in Surrey as set out in Annex 1.

In line with Surrey County Council's current policy on adoption, the Cabinet Member, under the Scheme of Delegation, is asked to give authority to adopt the strip of land secured as set out in Annex 1.

6 EXCLUSION OF THE PUBLIC

That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information under the relevant paragraphs of Part 1 of Schedule 12A of the Act.

7 AWARD OF A CONTRACT FOR CONSULTANCY SERVICES - HIGHWAYS MAINTENANCE EFFICIENCY PROGRAMME (HMEP) (Pages 31 - 32)

The Highways Maintenance Efficiency Programme (HMEP) is a sector-led programme, funded by the Department for Transport (DfT), which aims to improve the efficiency and effectiveness of local highway authorities.

The Assistant Director, Highways, is leading the business change elements of the Highways Maintenance Efficiency Programme on behalf of

the DfT. This includes: the development of a peer review; the development of a network of advocates to drive change in the sector; changing the relationship between the public and private sectors; and an enabling change initiative to help deliver improvements in individual authorities.

The services that this contract will provide are for consultancy support in these areas. There will be no cost to Surrey for these services, as all costs are being funded by DfT.

Confidential: Not for publication under Paragraph 3

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

David McNulty
Chief Executive
Published: 1 July 2013

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- Interfere with the PA and Induction Loop systems
- Distract other people
- Interrupt presentations and debates
- Mean that you miss a key part of the discussion

Please switch off your mobile phone/BlackBerry for the duration of the meeting. If you wish to keep your mobile or BlackBerry switched on during the meeting for genuine personal reasons, ensure that you receive permission from the Chairman prior to the start of the meeting and set the device to silent mode.

Thank you for your co-operation

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SURREY COUNTY COUNCIL**CABINET MEMBER FOR TRANSPORT, HIGHWAYS AND ENVIRONMENT****DATE: 9 JULY 2013****LEAD OFFICER: TREVOR PUGH – STRATEGIC DIRECTOR; ENVIRONMENT AND INFRASTRUCTURE****SUBJECT: AWARD OF A CONTRACT FOR CONSULTANCY SERVICES – HIGHWAYS MAINTENANCE EFFICIENCY PROGRAMME (HMEP)****SUMMARY OF ISSUE:**

The Highways Maintenance Efficiency Programme (HMEP) is a sector-led programme, funded by the Department for Transport (DfT), which aims to improve the efficiency and effectiveness of local highway authorities.

The Assistant Director, Highways, is leading the business change elements of the Highways Maintenance Efficiency Programme on behalf of the DfT. This includes: the development of a peer review; the development of a network of advocates to drive change in the sector; changing the relationship between the public and private sectors; and an enabling change initiative to help deliver improvements in individual authorities.

The services that this contract will provide are for consultancy support in these areas. There will be no cost to Surrey for these services, as all costs are being funded by DfT.

RECOMMENDATIONS:

It is recommended that a contract is awarded to the preferred bidder for a period of 2 years commencing on 1 August 2013 for the provision of consultancy support services to the HMEP programme.

REASON FOR RECOMMENDATIONS:

Surrey's involvement in HMEP brings a number of benefits to Surrey, including: enhancing our reputation; increasing our influence with Government; and helping ensure that Surrey is leading good practice in England.

Surrey's involvement in HMEP has already provided benefits to our residents. These include the application of the peer review and the development of the 5-year capital programme.

The preferred bidder submitted a good proposal with clear methodology which demonstrated that they have a strong project team with the broad range of skills required to support the different elements of the HMEP programme. In particular, the skills need to support the change management and benefit monitoring elements of the programme.

DETAILS:

Business Case

1. Surrey County Council faces a number of challenges. Our traffic volumes are significantly higher than the national average and Surrey is the most densely populated County in England and the second biggest contributor to the exchequer outside of London. A good quality road network is vital to ensuring the vibrancy of Surrey's economy and the national economy.
2. In response to these challenges, Surrey is leading the way in creating new, innovative solutions to improving the maintenance and management of the highway. We have developed effective relationships with private sector partners, neighbouring authorities and Government, which are enabling us to deliver effective and efficient services to our residents, and provide a positive example that other authorities can follow.
3. Since 2009, Surrey has implemented a number of changes to the delivery of highway services, including creating and tendering a new contract strategy, developing collaborative arrangements with neighbouring authorities through the South East 7, and delivering localism through empowering District and Borough Councils and Parish and Town Councils to determine local priorities and deliver local services.
4. These changes have enabled us to reduce our costs by approximately £10m per annum, the equivalent of 15%, and consistent with the Government's ambitions to reduce the cost of construction by 15% - 20% over the term of this parliament. At the same time we have been able to improve the quality of work delivered.
5. For the last two years Surrey has been leading the South East 7 Highway Maintenance Workstream. This initiative has led to the development of an MSc in Highway Engineering, designed to ensure that the county has access to the skills needed to deliver effective services in the future, and to the creation of an innovative supply chain management group, a public/private partnership that brings together all those involved in delivering highway services in the South East.
6. We are currently working with the DfT, leading the Highway Maintenance Efficiency Programme (HMEP), and also working with the Government Construction Board Joint Programme, through the Trial Projects Delivery Group.
7. HMEP is a sector-led improvement programme whose purpose is to drive efficiencies in highways maintenance and is concerned with the big strategic imperatives facing all local authorities as well as operational and process improvements.
8. To date the HMEP programme has been delivered in two phases. Phase 1 ran from September 2011 to May 2012 and phase 2 ran from June 2012 to March 2013 and HMEP has developed a number of ways to engage the sector in bringing forward efficiency savings.
9. A recent review of the HMEP programme has identified the need for a shift of emphasis of its activities from developing guidance to an approach that could

be characterised as an *organisation focused on enabling change across the maintenance sector*. The new approach has three aims which are to build capacity, encourage leadership and enable change.

10. HMEP is looking for a supplier to support these three aims and can demonstrate significant experience in programme management with multi disciplinary support in benefits management, business modelling, organisation design, policy development, business change, marketing and communications. This support is required for both the transitional activities taking place in 2013/14 and the business as usual phase in 2014/15.

CONSULTATION:

11. In preparation for this recommendation key stakeholders from the DfT and the HMEP Programme Board were consulted and had input into the specification and tender evaluation process.
12. Colleagues from Surrey County Council including the Assistant Director-Highways, the Major Change Programme Manager and Procurement officers also had input into the specification.

RISK MANAGEMENT AND IMPLICATIONS:

13. Should Council priorities change this contract can be terminated at any time by giving a minimum of 30 days notice.
14. There is a reputational risk to Surrey as failure to deliver this programme to a high standard would damage the reputation of the Council and could put at risk future DfT funding.

Financial and Value for Money Implications

15. The cost breakdown is set out in Annex 1 (confidential item 7)
16. The Council has received written confirmation from the DfT that grant funding is available for the entire contract term.
17. The contract will make specific reference to payments being conditional on receipt of funding.
18. Rates are fixed for the duration of the contract.
19. Work completed will be reviewed by the HMEP Programme Board through a gateway review process before invoices are paid.
20. The performance of the supplier will be monitored through a series of review meetings to ensure that the contract continues to deliver value for money throughout the contract term.

Section 151 Officer Commentary

21. The Section 151 Officer confirms that the expenditure on the contract will be covered by specific grant funding from the Department for Transport. In addition the grant allows for the recovery of reasonable officer costs including travel and subsistence expenses. .

Legal Implications – Monitoring Officer

22. There are no legal implications/legislative requirements arising directly from this report on the basis (a) the HMEP Program Board and the DfT have each agreed to the specification, (b) a competitive tendering procedure was undertaken in accordance with each of the PSOs and the Public Contracts Regulations 2006 and (c) funding is coming exclusively from the DfT.

Equalities and Diversity

23. An Equalities Impact Assessment is not required for these services.

WHAT HAPPENS NEXT:

24. Once Cabinet Member approval is given to the recommendation in this report SCC Officers will formally award the contract to the preferred bidder.
25. The new contract will commence on 1 August 2013 for a period of 2 years.
26. Supplier performance will be monitored for the duration of the contract through a series of review meetings and by the HMEP Programme Board.

Contact Officer:

Lisa Wynn
Category Specialist
020 8541 7972
lisaw@surreycc.gov.uk

Consulted:

Trevor Pugh – Strategic Director Environment and Infrastructure
Laura Langstaff – Acting Head of Procurement and Commissioning
Ross Duguid – Category Manager – Corporate, Environment and Communities
Alison Gruet - Senior Category Specialist – Environment and Communities
Jason Russell – Assistant Director Highways
Sam Cunningham – Major Change Project Manager
David Kelly - Corporate Group Legal Services Manager

Annexes:

Annex 1: Part 2 - Award of A contract for consultancy services – highways maintenance efficiency programme (HMEP)

Sources/background papers:

- All background papers used in the writing of the report should be listed, as required by the Local Government (Access to Information) Act 1985.

SURREY COUNTY COUNCIL**CABINET MEMBER FOR TRANSPORT, HIGHWAYS AND ENVIRONMENT****DATE: 9 JULY 2013****LEAD OFFICER: IAIN REEVE – ASSISTANT DIRECTOR STRATEGY, TRANSPORT AND PLANNING****SUBJECT: REQUEST TO ADOPT AREAS OF NEW FOOTWAY WITHIN THE PRESTON ESTATE, TADWORTH, SURREY****SUMMARY OF ISSUE**

Transport Development Planning wishes to enter into a Deed of Dedication with Raven Housing Trust, associated with the Preston Regeneration Project as set out in Annex 1 and Annex 2.

In line with Surrey County Council's current policy on adoption, the Cabinet Member, under the Scheme of Delegation, is asked to give authority to adopt the strips of land as set out in Annex 1 and Annex 2.

RECOMMENDATIONS

It is recommended that the Cabinet Member, under the Scheme of Delegation and in line with Surrey County Council's current policy, authorise the dedication of the strips of land as set out in Annex 1 & Annex 2 of the submitted report.

REASON FOR RECOMMENDATIONS

The request set out in Annex 1 and Annex 2 fully meets Surrey County Council's current policy on road adoption.

DETAILS

1. Under Section 72 of the Highway Act 1980 a highway authority may widen any highway for which they are highway authority and may for that purpose agree with a person having power in that behalf for the dedication of adjoining land as part of a highway.
2. Attached as Annex 1 & Annex 2 is a request to enter into a S72 Deed of Dedication, in 3 locations within the Preston Estate. This relates to a number of parking and access improvements which form part of the Preston Regeneration Plan, improving access within the estate for existing and new development.
3. The Preston Estate suffers from severe parking congestion, in part due to its 1960s / 1970s design, when car ownership was much lower. Currently

vehicles park on footways (obstructing pedestrians and other vulnerable road users) or on road restricting access for buses.

4. As part of the Preston Regeneration Project, Reigate & Banstead Borough Council commissioned transport consultants to undertake extensive parking surveys throughout the estate, and where potential improvements could relieve parking pressure and improve access for all.
5. This study has identified 4 areas where parking bays could be created, to enable vehicles to park on carriageway, but maintain a suitable width for vehicles and buses to pass. To create these laybys the existing road will need to be widened into the existing footway and the footway reprovided.
6. In order to reprovide the footway Raven Housing Trust are proposing to dedicate 4 strips of land to Surrey County Council highway authority as set out in Annex 1 & Annex 2 of this report. Annex 3 contains an email confirming Raven's intention.

CONSULTATION

7. Reigate & Banstead Borough Council has undertaken full consultation as part of the Preston Regeneration Project, and the sites were chosen based on the feedback received during this consultation.
8. The Asset Strategy Partner for Acquisitions and Disposals in Property Services has been consulted and has instructed Legal Services to proceed with dedicating the land as public Highway, subject to the authorisation sought in this report.

RISK MANAGEMENT AND IMPLICATIONS

9. If the strip of land is not secured the parking improvements will not go ahead in their current form meaning the access benefits they bring cannot be delivered.

FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

10. All costs associated with the proposed dedication will be fully met by Reigate & Banstead Borough Council.
11. The additional areas of footway will be publicly maintainable, and thus will place an additional maintenance liability on the County Council. The highway authority will have control over the quality of the construction of the new areas of footway, therefore the additional maintenance should only be required in the longer term.

SECTION 151 OFFICER COMMENTARY

12. The Section 151 Officer confirms that all material financial and business issues and risks have been considered in this report.

LEGAL IMPLICATIONS – MONITORING OFFICER

13. There are no legal implications with this dedication if not approved.

EQUALITIES AND DIVERSITY

14. There are no equalities implications associated with this Deed of Dedication.

CLIMATE CHANGE/CARBON EMISSIONS IMPLICATIONS

15. The potential implications for the following council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

WHAT HAPPENS NEXT:

16. Legal Services will be instructed to enter into a Section 72 Deed of Dedication with Raven Housing Trust to dedicate the strips of land to become Highway.
17. Reigate & Banstead Borough Council will then implement the parking improvements in the 2013/14 financial year.

Contact Officer:

Kerry James, Principal Transport Development Planning Officer – 020 8541 9816

Consulted:

Wide consultation as part of the Preston Regeneration Project.
Reigate & Banstead Borough Council
Steve Evans – Asset Strategy Partner Surrey County Council

Annexes:

Annex 1, 2 & 3.

Sources/background papers:

Highways Act 1980 – Section 72.

REQUEST TO ADOPT A NEW FOOTWAY**PROPOSED SECTION 72 AGREEMENT (HIGHWAYS ACT 1980)****PRESTON LANE, PRESTON, TADWORTH, SURREY**

Planning Application Reference:	N/A NOT PLANNING RELATED – PRESTON REGENERATION PROJECT
Developer	REIGATE & BANSTEAD BOROUGH COUNCIL
Site Address:	PRESTON LANE, EAST OF JUNCTION WITH HOMEFIELD GARDENS
Brief Description of Works (including the number of units which are to be served):	<p>AS PART OF THE PRESTON REGENERATION PROJECT REIGATE & BANSTEAD BOROUGH COUNCIL ARE PROPOSING A NUMBER OF PARKING IMPROVEMENT PROJECTS TO IMPROVE ACCESS THROUGH THE PRESTON ESTATE FOR EXISTING AND PROPOSED RESIDENTS AND FOR ALL MODES OF TRANSPORT. CURRENTLY VEHICLES PARK ON FOOTWAYS (OBSTRUCTING PEDESTRIANS) OR ON ROAD (RESTRICTING ACCESS FOR BUSES).</p> <p>IT IS PROPOSED TO CREATE 3 PARKING LAYBYS TO ENABLE VEHICLES TO PARK ON ROAD BUT MAINTAIN A SUITABLE ROAD WIDTH FOR A BUS AND CAR TO PASS WHEN A CAR IS PARKED. TO CREATE THESE LAYBYS THE EXISTING ROAD (PRESTON LANE) WILL NEED TO BE WIDENED INTO THE EXISTING FOOTWAY AND THE FOOTWAY RE-PROVIDED.</p> <p>IN ORDER TO RE-PROVIDE THE FOOTWAY RAVEN HOUSING TRUST ARE PROPOSING TO DEDICATE: - 1M X 50M STRIP OF LAND TO SURREY COUNTY COUNCIL 1M X 54.3M STRIP OF LAND TO SURREY COUNTY COUNCIL 1M X 21.6M STRIP OF LAND TO SURREY COUNTY COUNCIL AS PER THE ATTACHED PLANS. REIGATE & BANSTEAD BOROUGH COUNCIL WILL CONSTRUCT THE FOOTWAY TO OUR APPROVAL, BUT AT THEIR COST.</p>
Total Length of Road to be adopted:	125.9M
List of Attached	- Site Location Plan

Documents:	<ul style="list-style-type: none">- Existing layout- Proposed layout- Completed scheme
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Other Comments:

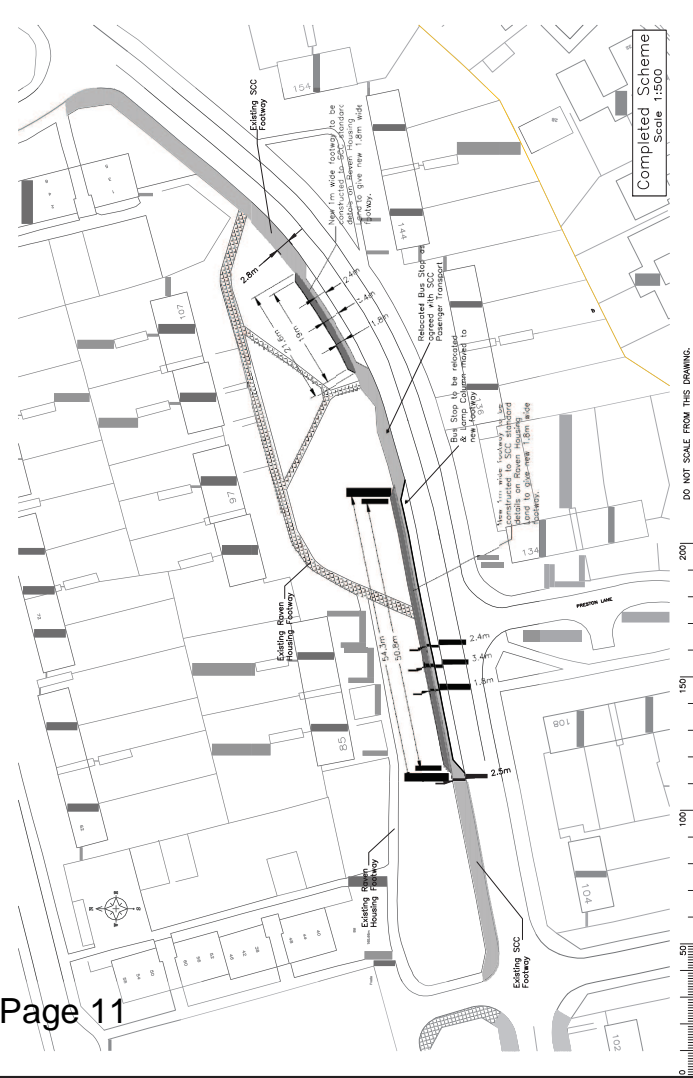
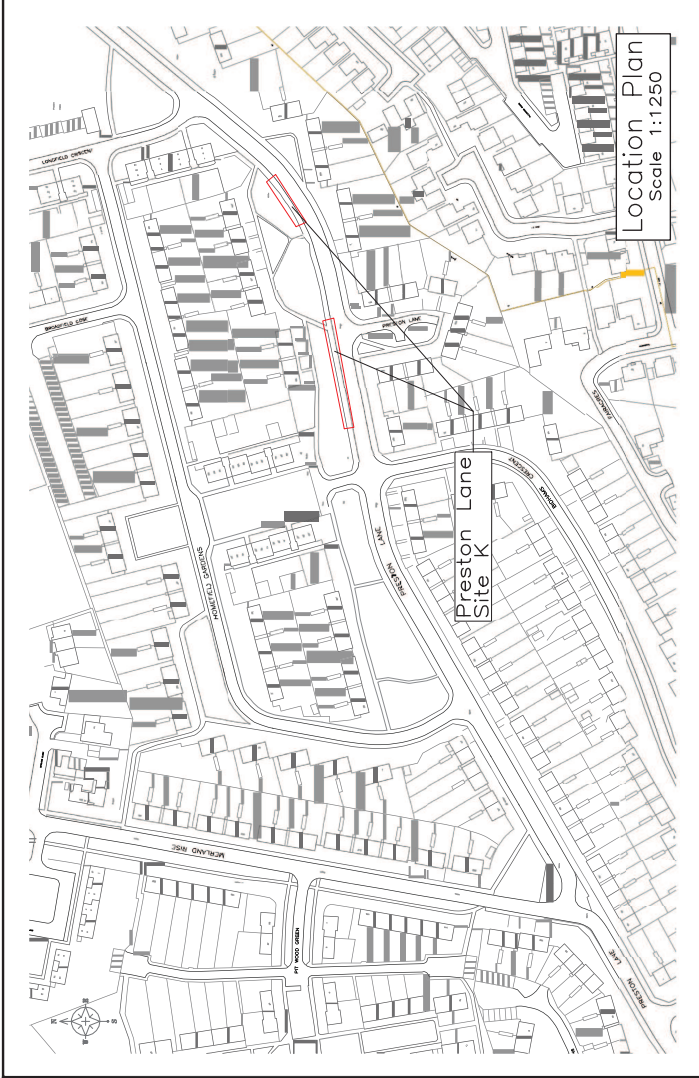
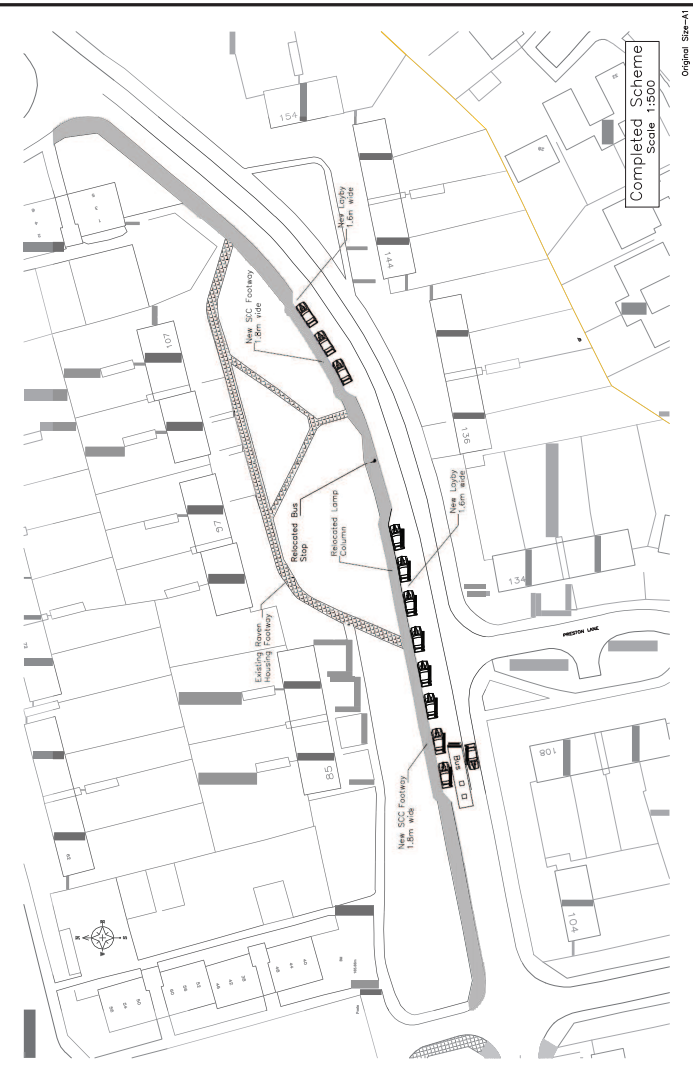
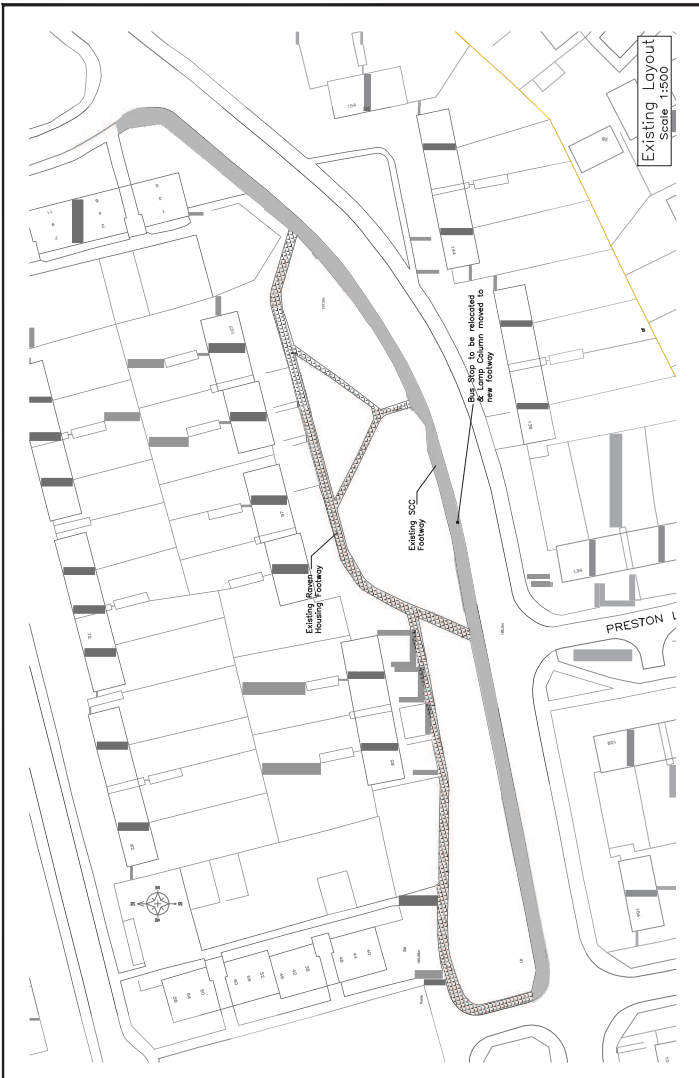
The regeneration of the Preston Area is a joint initiative by both the County Council and Reigate & Banstead Borough Council. Improving the parking situation throughout the Preston Estate is one of the aims of the regeneration project and the adoption of these areas of footway will enable the delivery of one of the parking improvement projects along Preston Lane. The cost of implementation and any legal costs will be met by RBBC / Raven Housing Trust.

.....

Based on the information provided, as Cabinet Member, I *give consent/ I do not give* consent for the new footway to be adopted in line with Surrey County Council's current Policy. Transportation Development Control *may/ may not* instruct Legal Services to prepare a Section 72 Deed of Dedication on behalf of Surrey County Council and Raven Housing Trust.

Signed :

Date:



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Drawing No. 01
Rev. A

Reigate & Banstead BOROUGH COUNCIL
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Project: **Preston Estate Tadworth Regeneration Project**
Drawing: **Land Adoption Plan**
Site: **Preston Lane Site K**

Approved by: CA Date: 5/04/13
Approved by: Sp Date: 5/04/13

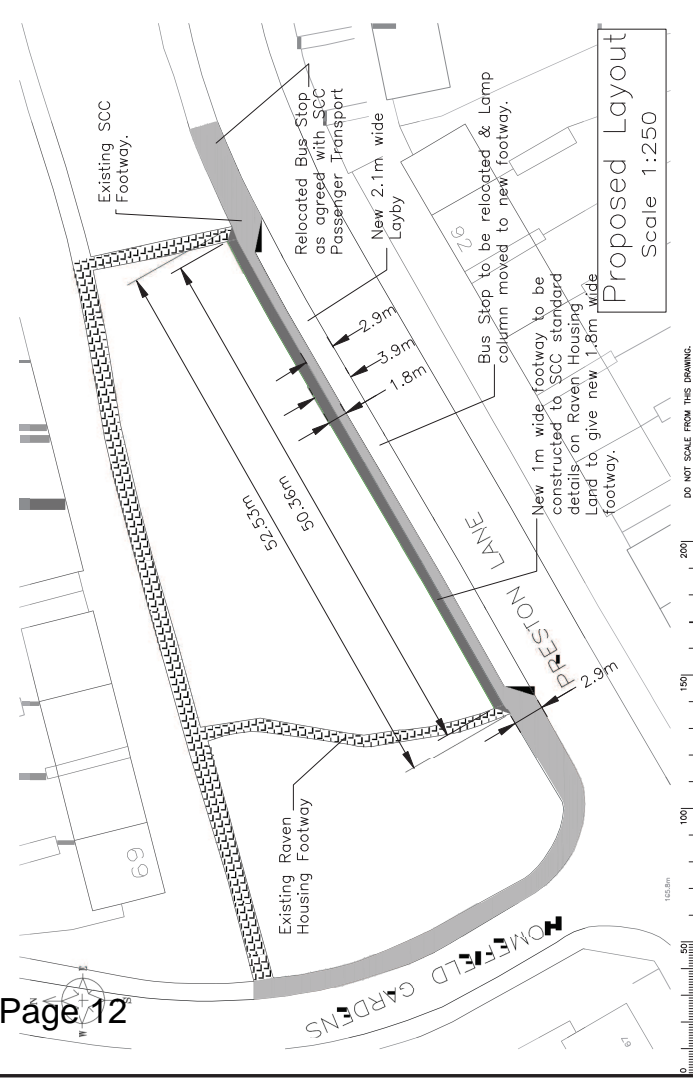
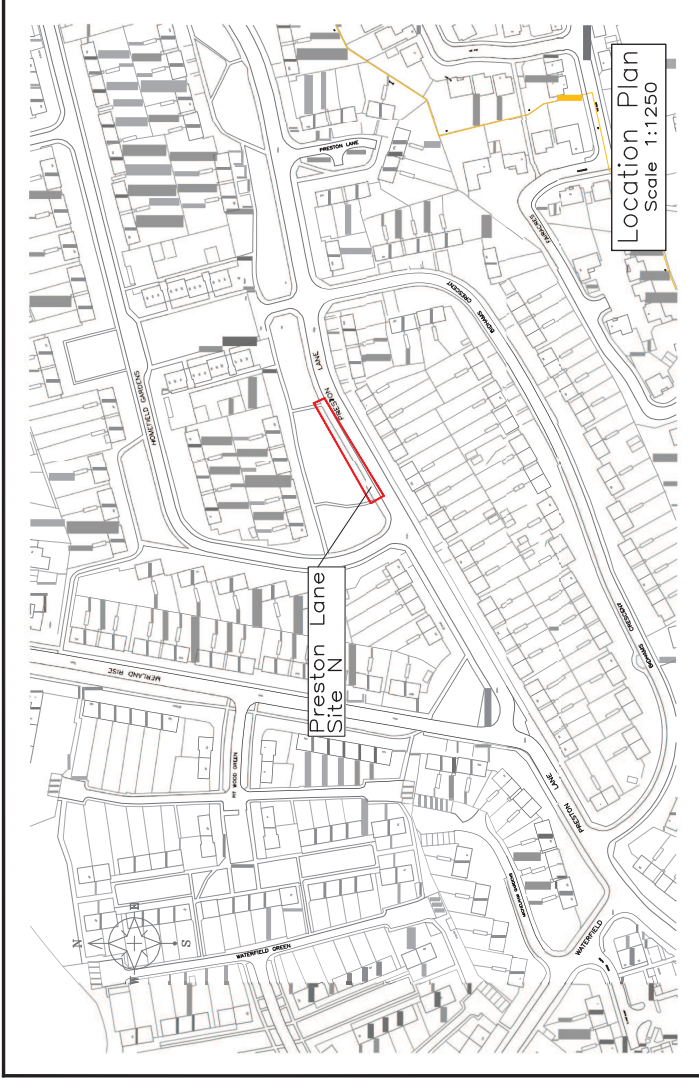
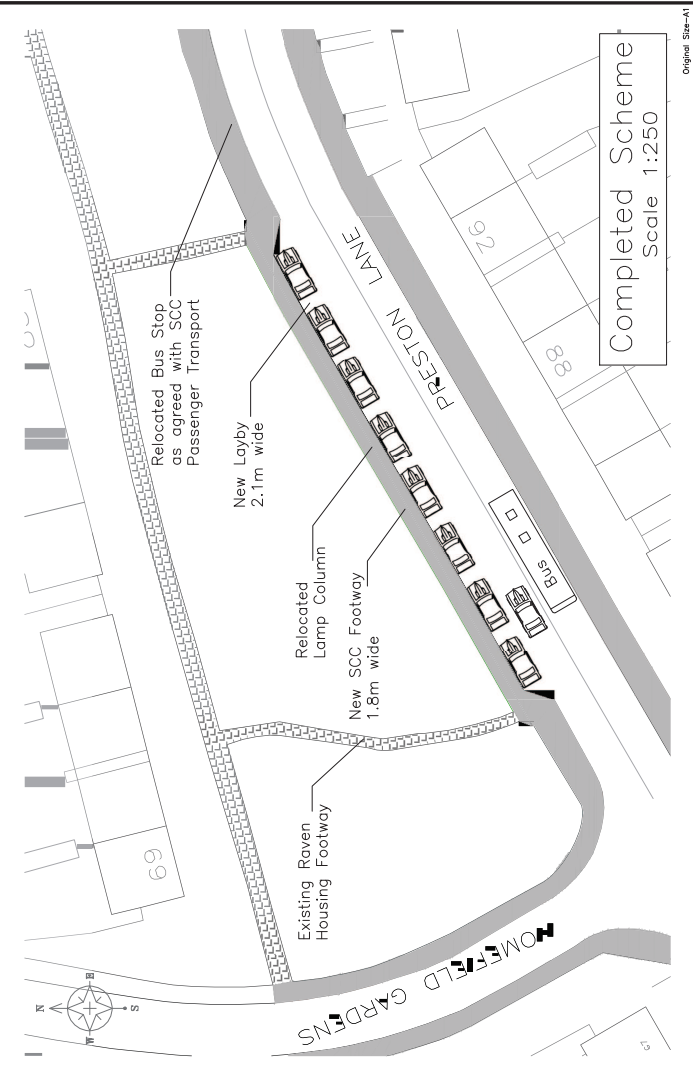
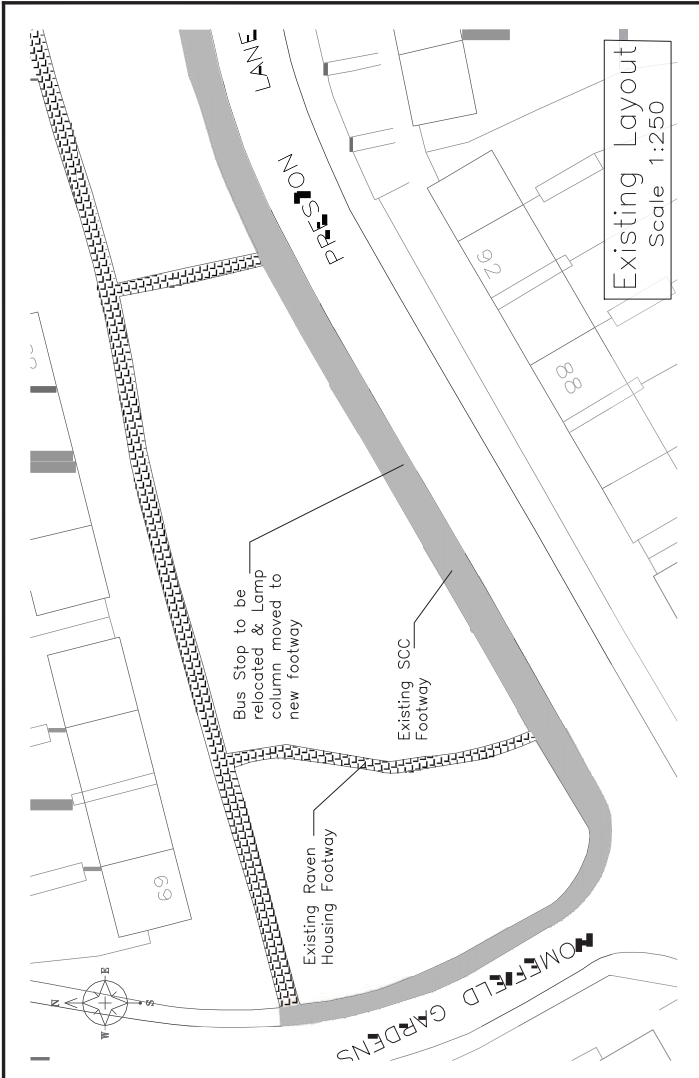
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SHEET 1 OF 1

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Rev.	Description	Date
A	Initial Layout	12/05/13

NOTES



Original Size-A1

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Drawing No. 01
Rev. B

Project: Preston Estate, Tadworth Regeneration Project
Parking Improvements

Drawing: Land Adoption Plan
Preston Lane Site N

SHEET 1 OF 1

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Banstead | Horley | Redhill | Reigate

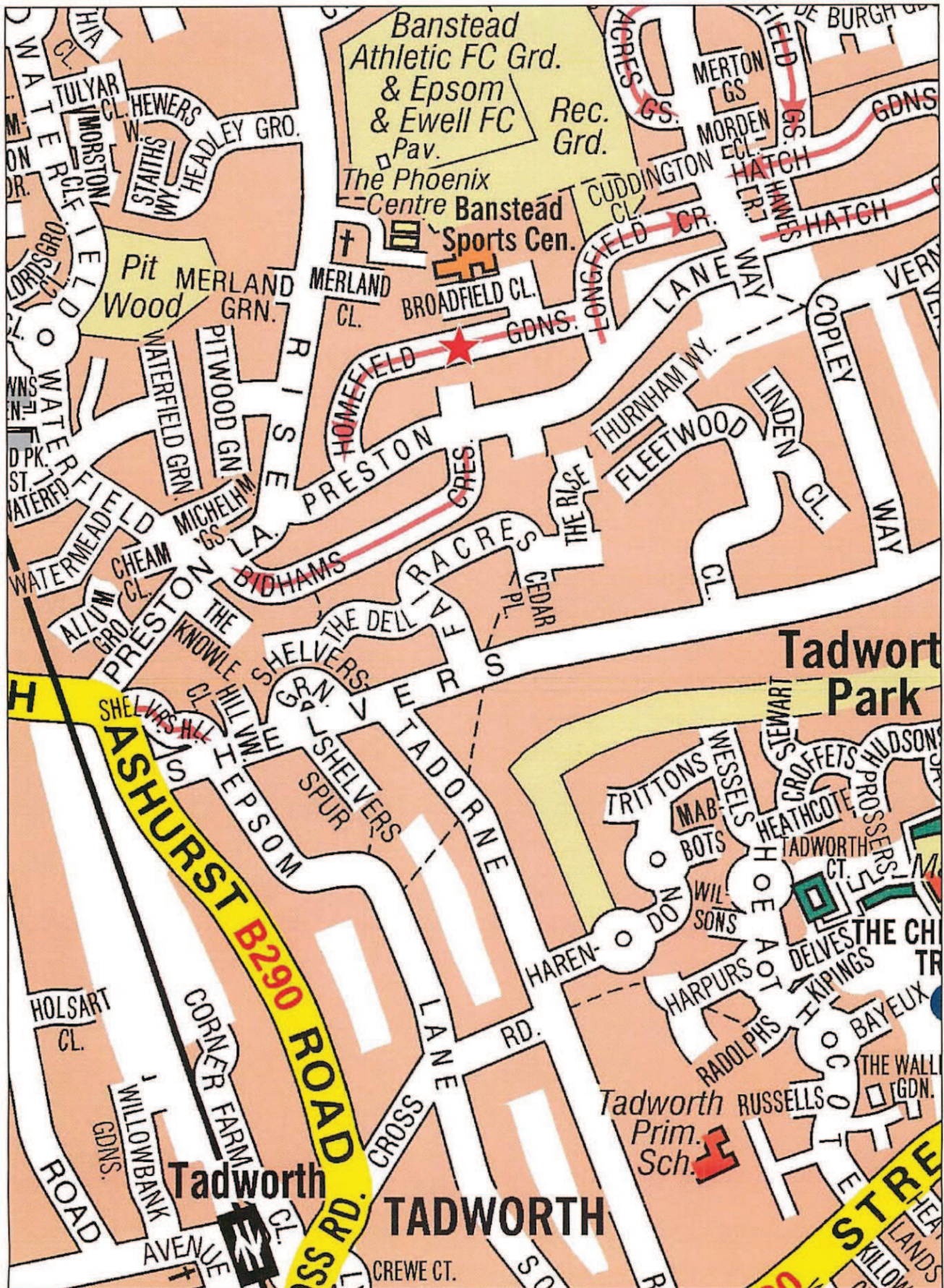
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Rev.	Description	Date
A	Initial Layout	02/05/13
B	Bus Stop relocation added	17/05/13

Drawn by: CA
Checked by: CA
Approved by: CA
Date: 5/04/13

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 <p>GRID NORTH</p>	Preston Location Plan		 <p>SURREY COUNTY COUNCIL</p>
	Date Printed: 13/06/2013	Scale (approx): 1:6010	
	Printed By:	Drawing Number:	

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REQUEST TO ADOPT A NEW FOOTWAY**PROPOSED SECTION 72 AGREEMENT (HIGHWAYS ACT 1980)****ACRES GARDENS, PRESTON, TADWORTH, SURREY**

Planning Application Reference:	N/A NOT PLANNING RELATED – PRESTON REGENERATION PROJECT
Developer	REIGATE & BANSTEAD BOROUGH COUNCIL
Site Address:	ACRES GARDENS (WEST) PRESTON, TADWORTH
Brief Description of Works (including the number of units which are to be served):	<p>AS PART OF THE PRESTON REGENERATION PROJECT REIGATE & BANSTEAD BOROUGH COUNCIL ARE PROPOSING A NUMBER OF PARKING IMPROVEMENT PROJECTS TO IMPROVE ACCESS THROUGH THE PRESTON ESTATE FOR EXISTING AND PROPOSED RESIDENTS AND FOR ALL MODES OF TRANSPORT. CURRENTLY VEHICLES PARK ON FOOTWAYS (OBSTRUCTING PEDESTRIANS) OR ON ROAD (RESTRICTING ACCESS FOR BUSES).</p> <p>IT IS PROPOSED TO CREATE A PARKING LAYBY TO ENABLE VEHICLES TO PARK ON ROAD BUT PROVIDE A WIDER REMAINING ROAD WIDTH.</p> <p>IN ORDER TO RE-PROVIDE THE FOOTWAY RAVEN HOUSING TRUST ARE PROPOSING TO DEDICATE: - 1M X 80M STRIP OF LAND TO SURREY COUNTY COUNCIL AS PER THE ATTACHED PLANS.</p> <p>REIGATE & BANSTEAD BOROUGH COUNCIL WILL CONSTRUCT THE FOOTWAY TO OUR APPROVAL, BUT AT THEIR COST.</p>
Total Length of Road to be adopted:	80M
List of Attached Documents:	<ul style="list-style-type: none"> - Site Location Plan - Existing layout - Proposed layout - Completed scheme

Other Comments:

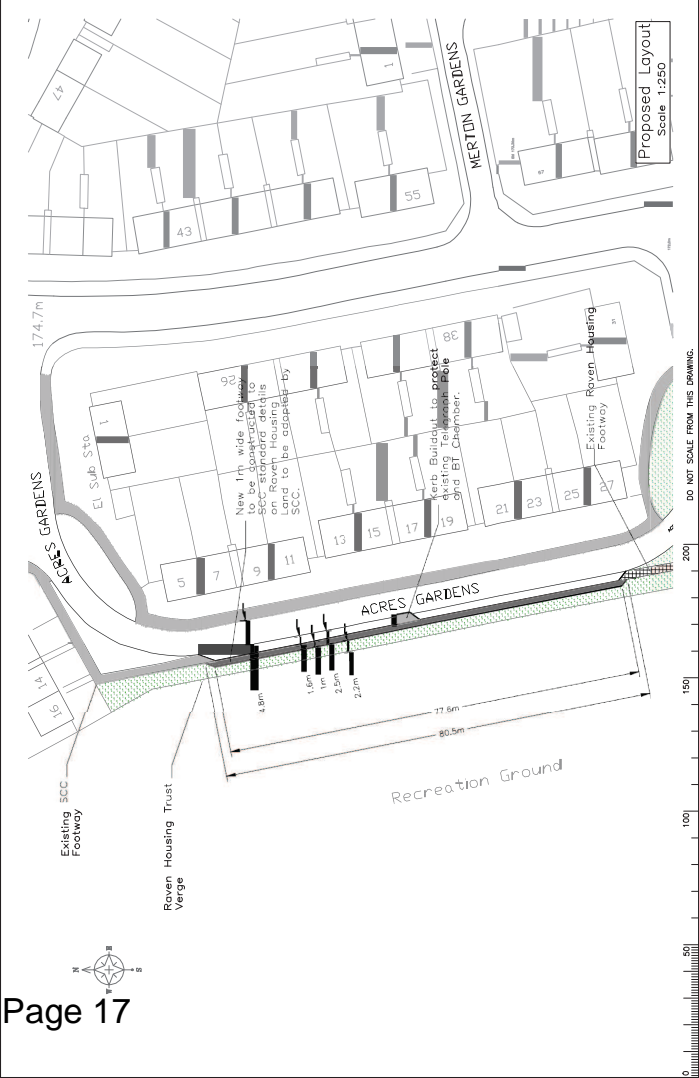
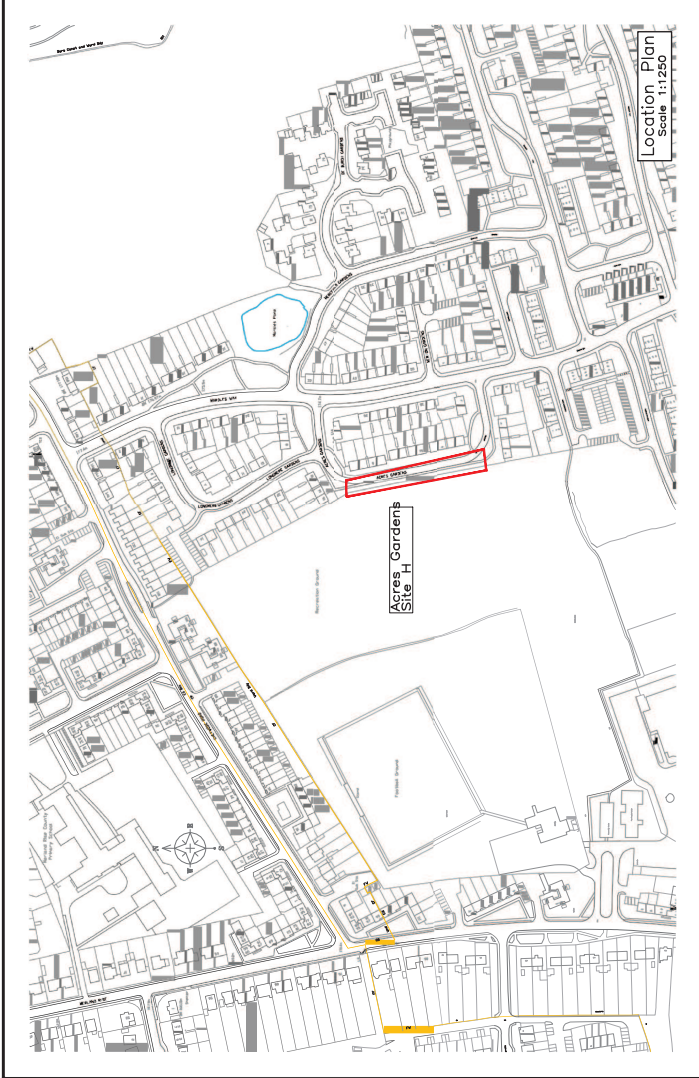
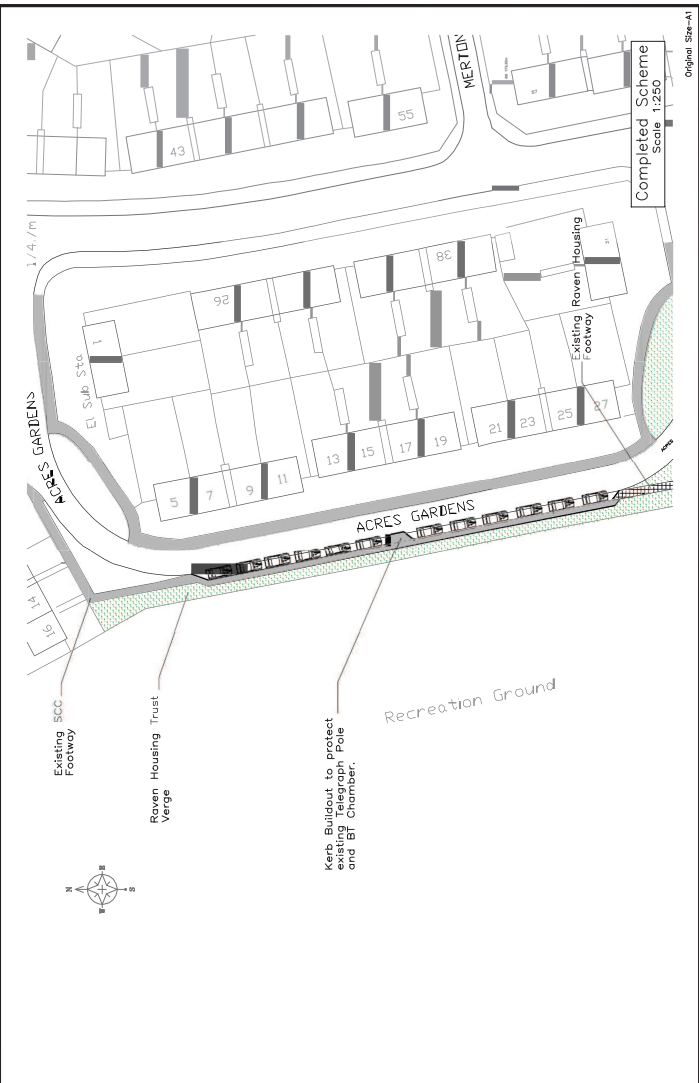
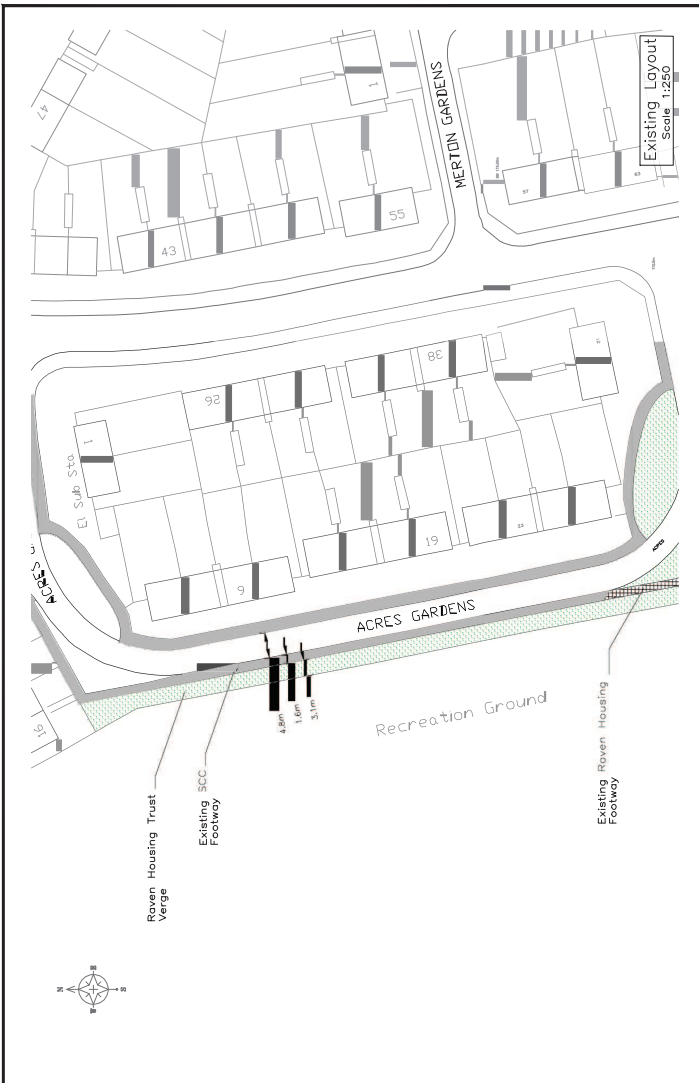
The regeneration of the Preston Area is a joint initiative by both the County Council and Reigate & Banstead Borough Council. Improving the parking situation throughout the Preston Estate is one of the aims of the regeneration project and the adoption of these areas of footway will enable the delivery of one of the parking improvement projects. The cost of implementation and any legal costs will be met by RBBC / Raven Housing Trust.

.....

Based on the information provided, as Cabinet Member, I *give consent/ I do not give* consent for the new footway to be adopted in line with Surrey County Council's current Policy. Transportation Development Control *may/ may not* instruct Legal Services to prepare a Section 72 Deed of Dedication on behalf of Surrey County Council and Raven Housing Trust.

Signed :

Date:



Original Size=A1

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Project No. P0154-11-02
Drawing No. 01

Project: Preston Estate Todworth Regeneration Project
Parking Improvements
Drawing: Land Adoption Plan
Acres Gardens Site H

Approved by: _____ Date: 12/05/13
Checked by: _____ Date: _____
Drawn by: _____ Date: _____

Scale: AS SHOWN

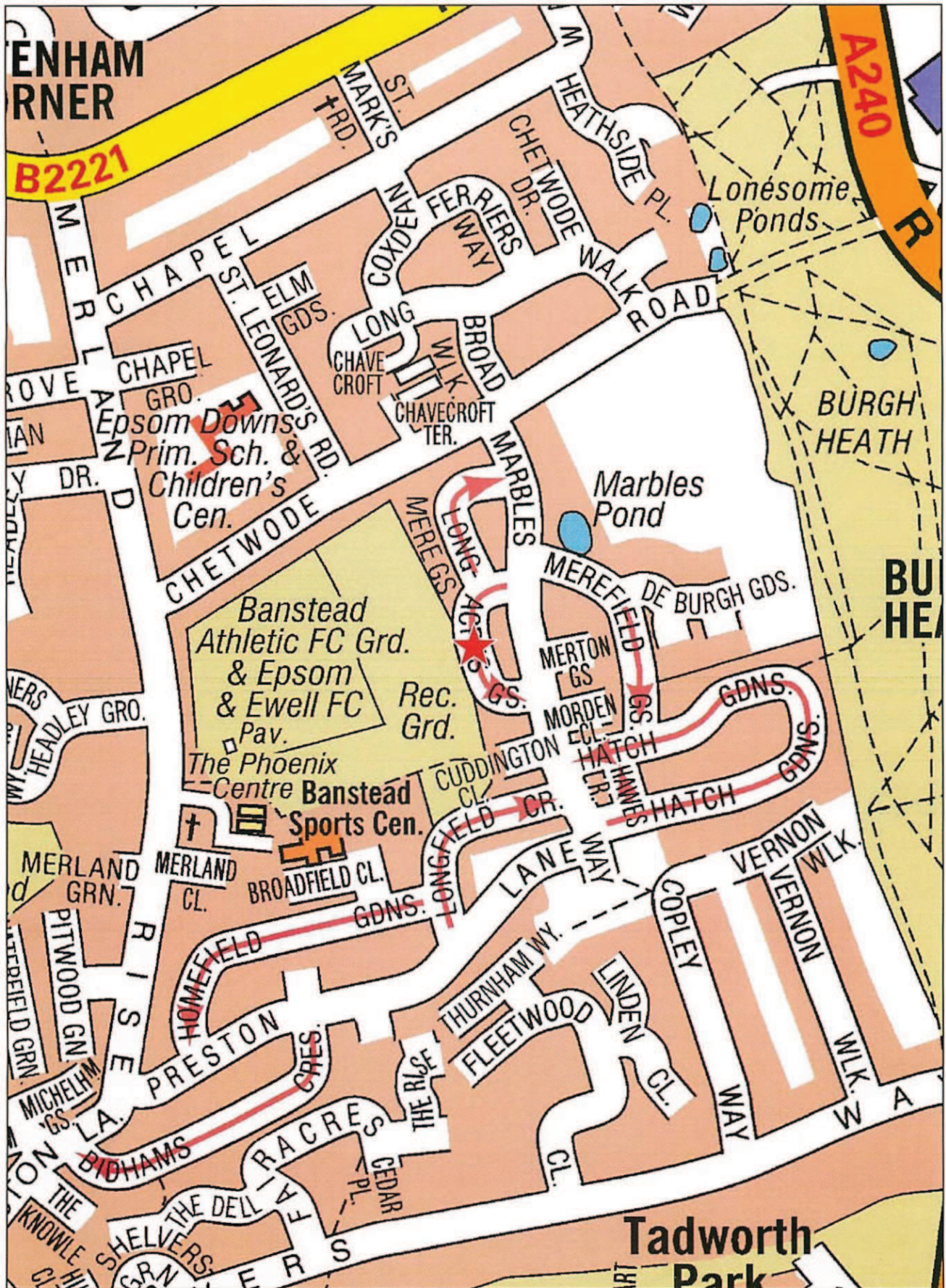
SHEET 1 OF 1



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NOTES

Rev.	Description	Date
A	Initial Layout	12/05/13

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 <p>GRID NORTH</p>	Preston Location Plan		 <p>SURREY COUNTY COUNCIL</p>
	Date Printed: 13/06/2013	Scale (approx): 1:6010	
Printed By:	Drawing Number:		
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Annex 3

Preston Parking - Preston Lane and Acres Gardens
Tina Jones
to:
martin.gilmour
17/06/2013 16:36
Cc:
Justine.Chatfield
Hide Details
From: "Tina Jones" <Tina.Jones@ravenht.org.uk>

To: <martin.gilmour@surreycc.gov.uk>,

Cc: <Justine.Chatfield@reigate-banstead.gov.uk>

Hi Martin

Following our internal approval this afternoon, I can confirm that Raven Housing Trust gives permission for the following land to be adopted by Surrey County Council as highway land and for Surrey County Council to complete the necessary highway works (at no cost to Raven):

1. Preston Lane Plan K
2. Preston Lane Plan N
3. Acres Gardens

Raven will instruct solicitors to process a Deed of Dedication, drafted by Surrey County Council. Please note that this is subject to evidence of satisfactory resident consultation.

If you have any queries, or require any clarification, please let me know.

Thanks

Tina Jones
Development Manager (Regeneration)
Raven Housing Trust
Raven House
29 Linkfield Lane
Redhill
Surrey RH1 1SS
Fax: 01737 272401
Email: tina.jones@ravenht.org.uk
www.ravenht.org.uk

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SURREY COUNTY COUNCIL**CABINET MEMBER FOR TRANSPORT, HIGHWAYS AND ENVIRONMENT****DATE: 9 JULY 2013****LEAD OFFICER: IAIN REEVE – ASSISTANT DIRECTOR STRATEGY, TRANSPORT AND PLANNING****SUBJECT: REQUEST TO ADOPT A STRIP OF LAND AT HORLEY ROAD REDHILL****SUMMARY OF ISSUE**

Transport Development Planning wishes to enter into a Deed of Dedication with a developer associated with a development in Surrey as set out in Annex 1.

In line with Surrey County Council's current policy on adoption, the Cabinet Member, under the Scheme of Delegation, is asked to give authority to adopt the strip of land secured as set out in Annex 1.

RECOMMENDATIONS

It is recommended that the Cabinet Member, under the Scheme of Delegation and in line with Surrey County Council's current policy, authorise the dedication of the strip of land to become publicly maintainable highway as set out in Annex 1 of the submitted report.

REASON FOR RECOMMENDATIONS

The request set out in Annex 1 fully meets Surrey County Council's current policy on road adoption.

DETAILS

1. Under Section 72 of the Highway Act 1980 a highway authority may widen any highway for which they are highway authority and may for that purpose agree with a person having power in that behalf for the dedication of adjoining land as part of a highway.
2. Attached as Annex 1 is a request to enter into a S72 Deed of Dedication, at the Former Causeway Public House Horley Road Redhill RH1 5AL. This relates to a development involving the demolition of the former Causeway Public House and the erection of 28 dwellings. The planning permission is subject to a S106 obligation which dictates that no dwellings can be occupied until the land in question has been laid to grass verge and dedicated to Surrey County Council as highway authority for a proposed highway improvement scheme at the junction of Horley Road with Three Arch Road, Redhill.

3. The land was requested by the highway authority to enable a highway improvement scheme to be progressed at the Three Arch Road / Horley Road A23 junction. This highway improvement scheme is to be funded via money secured as part of the Horley Masterplan and detailed design of the scheme is programmed for early 2014.

CONSULTATION

4. Full consultation has taken place as part of the planning process.
5. The Asset Strategy Partner for Acquisitions and Disposals in Property Services has been consulted and has instructed Legal Services to proceed with dedicating the land as public Highway, subject to the authorisation sought in this report.

RISK MANAGEMENT AND IMPLICATIONS

6. If the strip of land is not secured the quality of the junction improvements scheme will be compromised.

FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

7. All costs associated with the proposed dedication will be fully met by the developer involved.
8. The additional area of 57m x 3m will require grass cutting and thus place a small additional maintenance liability on the County Council. However it will enable a much better highway improvement scheme to be implemented, and will only be until the junction is delivered in 2019/2020.

SECTION 151 OFFICER COMMENTARY

9. The Section 151 Officer confirms that all material financial and business issues and risks have been considered in this report.

LEGAL IMPLICATIONS – MONITORING OFFICER

10. A refusal to enter into the Deed of Dedication would result in an existing S106 Agreement being amended, the costs of which would have to be met by the County Council.

EQUALITIES AND DIVERSITY

11. There are no equalities implications associated with this Deed of Dedication.

CLIMATE CHANGE/CARBON EMISSIONS IMPLICATIONS

12. The County Council attaches great importance to being environmentally aware and wishes to show leadership in cutting carbon emissions and tackling climate change.

WHAT HAPPENS NEXT:

13. Legal Services will be instructed to enter into a Section 72 Deed of Dedication with Inland Homes to dedicate the strip of land to Highway.
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Contact Officer:

Kerry James, Principal Transport Development Planning Officer – 020 8541 9816

Consulted:

Wide consultation as part of the planning process
Steve Evans – Surrey County Council Asset Strategy Partner

Annexes:

Annex 1 – Location Plan, Agreement Plan

Sources/background papers:

Highways Act 1980 – Section 72.

REQUEST TO ENTER INTO A DEED OF DEDICATION**SECTION 72 (HIGHWAYS ACT 1980)****FORMER CAUSEWAY PUBLIC HOUSE HORLEY ROAD REDHILL**

Planning Application Reference:	11/01885/S73
Developer	INLAND HOMES
Site Address:	LAND AT FORMER CAUSEWAY PUBLIC HOUSE REDHILL SURREY RH1 5AL
Brief Description of Works (including the number of units which are to be served):	<p>The Planning Application is subject to a S106 planning obligation which dictates that no dwellings shall be occupied until the three (3) metre wide strip of land shown hatched and highlighted on the attached drawing has been laid to grass verge and dedicated to Surrey County Council as highway authority for the proposed highway improvement scheme at the junction of Horley Road with Three Arch Road.</p> <p>The land has been laid as grass verge and is required to implement future improvement works at this junction.</p> <p>The junction is to be funded via money secured through the Horley Masterplan and in scheduled for detailed design in early 2014 and delivery in 2019/2020.</p>
Total Length of Road to be adopted:	APPROXIMATELY 57M X 3M
List of Attached Documents:	<ul style="list-style-type: none"> - Plan showing area to be dedicated - Site Location Plan

Other Comments:

Developer will meet all costs involved. It was the highway authority who requested this and it is required for future improvement works.

Based on the information provided, as Cabinet Member, I *give consent/ I do not give consent* for the Deed of Dedication to be entered into in line with Surrey County Council's current policy. Transportation Development Control *may/ may not* instruct Legal Services to prepare a Section 72 Agreement on behalf of Surrey County Council and the Developer.

Signed :

Date:



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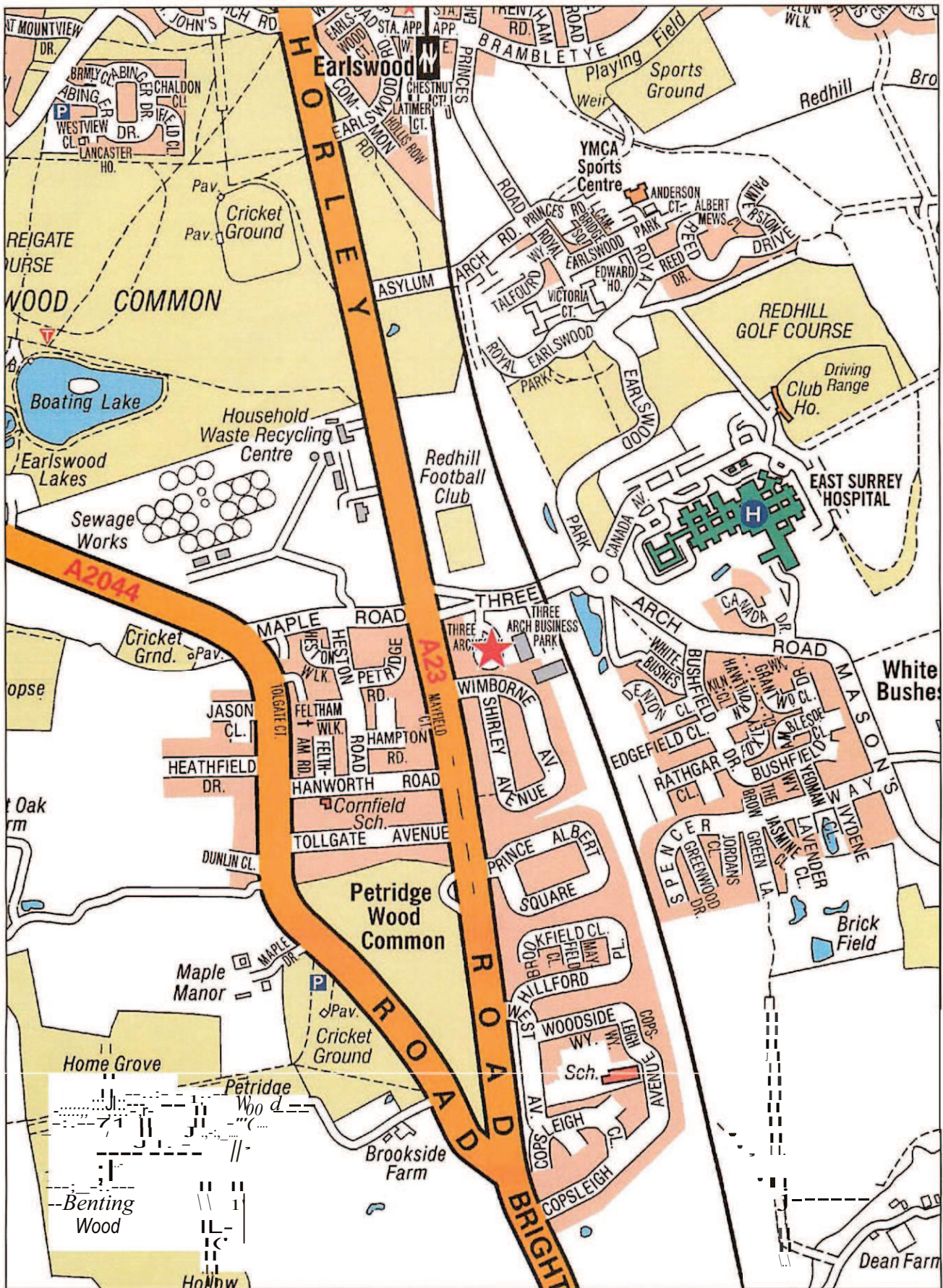
Arch Tech



ARCHITECTURAL CONSULTANTS

Inlandhomes

Proposed Development
the CAUTIONARY
1hrArch Road
REDHU
Surrey

Site layout Proposed Levels



 <p>GRID NORTH</p>	Location Plan		 <p>SURREY COUNTY COUNCIL</p>
	Date Printed: 05/06/2013	Scale (approx): 1:10403	
	Printed By:	Drawing Number:	

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