



SURREY HEATH LOCAL COMMITTEE

DATE: 5 OCTOBER 2017

SUBJECT: WRITTEN PUBLIC QUESTIONS x 1

DIVISION: SURREY HEATH

Question 1 from Mr Tony Perry:

I am a resident of Kings Road in West End. In the past year, planning consent for almost 200 houses has been granted all of which will exit onto Kings Road.

I have two letters from Surrey County Council Highways Department telling me that Kings Road is 'unadopted' (2009) and then 'private' (2013).

I should like to know to whom the road actually belongs and what Surrey County Council have planned for the improvement of the road to account for the expansion of the housing stock around the vicinity of Kings Road.

Answer from Chairman on behalf of the committee:

Kings Road of West End is designated a privately maintained highway. Although the road is designated as part of the public highway and falls under the same rules and regulations as any other highway, the responsibility to maintain the road is with frontages rather than the highways authority (Surrey County Council).

As the Highway Authority for the area, Surrey County Council have been contacted with regards to the planning application nearby. With Kings Road designated as part of the public highway, it is open to the general public to pass and repass. As a result, those coming from or seeking the development can legally use Kings Road without penalty and should not be intentionally stopped. However, given the developments location in relation to Kings Road, Surrey County Council have encouraged the developers to enter into discussions with residents about the situation and to look at improvements to the road.

Supplementary Question from Mr Perry:

The answer given doesn't actually provide me with an answer as to who owns the road. My deeds do not say anything about ownership yet the council have previously sent letters to

residents to advise it is their responsibility to maintain the road to an acceptable standard and keep it safe, despite much of the damaged being caused by non-resident rat runners. The developer confirmed they had paid Community Infrastructure Levy (CIL) money to the council and therefore should they not be using this money to contribute to the road maintenance?

Answer from Colin Kemp, Cabinet Member for Highways: CIL money goes to the Borough Council who are not responsible for the maintenance of roads, this is a County responsibility.

Answer from Andrew Milne: As the road is unadopted, the responsibility for maintenance falls to the residents to keep the area directly outside their property up to the midline of the road in a safe condition. If your deeds do not indicate you have responsibility it is possible that some other party owns the land and they should therefore be involved. Maintenance of the road should have been discussed prior to planning permission for all new developments. I will look in to the matter further and provide a more comprehensive answer.