

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.
