

CABINET – 26 MARCH 2024**PROCEDURAL MATTERS****Public Questions:****Question (1): Ben Measures**

- Has Eastfield Road, on the Royal Hill Park development been brought to adoptable standards by the developers?

Context: The Road is a private road, part of the Royal Hill Park development just outside Redhill. The site was developed by Countryside Properties (now Vistry Group) to be maintained by First Port. The salesman told us the road would be resurfaced to the standard of adjacent Hawthorn Way. When this was not done we challenged it and after many years of trying to pressure the developers they have patched a few of the worst potholes a couple of months ago.

Residents are concerned that whilst the road is passable now, it is already deteriorating with new potholes forming. The lower concrete section was not addressed at all. First Port will not have budgeted for this, as the expectation is that new estate roads be surfaced to last 20 years. This will mean the regular patching that will be required to maintain this road will increase maintenance charges borne by residents.

I am aware that there is currently dispute on Princes Road nearby, also a private Road maintained by First Port. I fear that Eastfield Road could, in a few years, be in similar disputed status. This could be avoided now by holding Countryside/Vistry to account to resurface the road to the same standard as the rest of the roads on the new Royal Hill Park estate.

Reply:

As described in the question, Eastfield Road is a private road and therefore not maintainable by Surrey County Council. There is no agreement in place between the County Council and developer in relation to the developer maintaining this road to adoptable standards. On this basis, we cannot comment further on the existing condition of the road or future maintenance arrangements. These questions would need to be answered by the developer or the appointed maintenance company themselves.

Matt Furniss**Cabinet Member for Highways, Transport and Economic Growth****26 March 2024**

This page is intentionally left blank