

Please reply to:
South Eastern Power Networks, Operational Property and Consents
Energy House, Hazelwick Avenue, Crawley, RH10 1EX

Our Ref: MA/WAY/18027

Your Ref: 2620-JB

National Planning Casework Unit 5
St Phillips Place
Colmere Row
Birmingham
B3 2PW



14th March 2018

Dear Sirs/Madam

The Reigate and Banstead Borough Council (Marketfield Way) Compulsory Purchase Order 2018 ("the Order") ("CPO")

This the response on behalf of South Eastern Power Networks Plc ("SPN"). I refer to your letter dated 1 March 2018 regarding the Order. UK Power Networks wishes to submit a holding objection in relation to the proposed CPO until the impact on its assets has been further assessed.

In respect of SPN Assets, SPN will require appropriate protection for retained apparatus including compliance with relevant standards for works within close proximity of its apparatus, SPN's apparatus that has been identified as being in the vicinity of your proposed works is Market Field Substation [SPENS 501534] with associated HV and LV underground cables as shown on the attached plan.

Where the Council intends to acquire land, extinguish rights or interfere with any SPN's apparatus, SPN will require appropriate protection and further discussion on the impact to its apparatus and rights.

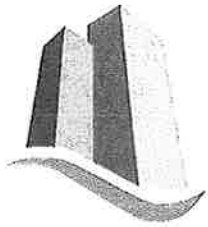
I trust the above information is useful. If you require any additional information please do not hesitate to contact me.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Melissa Atkin".

Melissa Atkin
Property & Consents Asset Management Surveyor
Tel: [REDACTED]
Email: [REDACTED]





Moreland
Estate
Management

Ast rld

Moreland Estate Management
5 Sentinel Square
Hendon
London
NW4 2EL

The Secretary of State for Communities & Local Government
c/o National Planning Casework Unit
5 St Phillips Place
Colmore Row
Birmingham
B3 2PW



T: 020 7043 4260
F: 020 7043 4261
E: mail@morelandestate.co.uk
W: www.morelandestate.co.uk

13 March 2018

Dear Sir/Madam

**The Reigate and Banstead Borough Council (Marketfield Way)
Compulsory Purchase Order 2018 - Plots: T1: 18. 26 ; T2: 19. 20. 25
Land adjacent and to the rear of 2-12 High Street, Redhill**

We act on behalf of Residential Freeholds Ltd, the owner of the freehold interest in the above premises. Our client objects to the making of the above Order.

Details of the above Council's proposed development are set out in Paragraph 4.1 of the Statement of Reasons. A development of the scale and massing proposed will have a detrimental effect on the amenity and enjoyment of my client's leasehold occupiers and should therefore not be allowed. The development will further remove areas of private parking owned by my client and occupied by my client's leaseholders; having a further detrimental affect on the amenity and enjoyment of their leasehold interests and my client's retained property.

Furthermore, despite the general advice contained within Circular 06/04 (as amended), the Council has made no genuine attempt to reach a negotiated settlement with my clients.

For the above reasons, and without prejudice to further reasons for objecting that my client will provide in due course, we would be grateful if you would note our client's formal objection and look forward to receiving your acknowledgement of the same in due course.

Yours faithfully

Laurence Freilich
Managing Director, Moreland Estate Management

Astrid Chaplin

From: PCU
Sent: 22 March 2018 14:04
To: Astrid Chaplin
Subject: FW: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill - OBJECTION OF CPO

Hi Astrid

Is this in relation to your case please?

Tab

From: C Walia [REDACTED]
Sent: 22 March 2018 13:45
To: NPCU
Subject: Fw: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill - OBJECTION OF CPO

Ekomp Build & Design Limited
1 Clifford Road,
Hounslow,
TW4 7LS

The Secretary of State for Housing, Communities and Local Government,
National Planning Casework Unit,
5 St Philip's Place,
Colmore Row,
Birmingham B3 2PW

Subject: RE: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill

Dear Sir/Madam,

Further to your letter dated 5th of March 2018. I would have strong objection against the CPO proposed by Reigate and Banstead Borough Council.

We currently own 26-28 Station Road, Redhill, RH1 1PD also known as 26-28 Marketfield Way, Redhill, RH1 1UE.

We have two commercial tenants on the ground floor. With 14 Flats on floors above.

- * As being the Freeholder our asset value would be effected immensely.
- * Inconvenience caused to residents and commercial tenants would be immense.
- * There is big parking issue at Redhill High Street and surrounding and would cause more misery.

There is not sufficient parking for any commercial or residential tenants.

We have been unable to sell the Flats above purely because of lack of parking. Even though we provide residents and commercial tenants currently with limited parking across the back of no. 30 to 20 Station Road which is owned by us.

It is very nice council developing the High Street but at what cost? Strategy here is to make pedestrianised fairway. Why you have High street that is already pedestrianised.

No Logic and where is the replacement parking. Please look into this matter as it needs a revised review. Shops are currently paying £13,000 per annum rates or over.

Commercial Tenants are revenue generator. Currently they are suffering from consumer spending so why displease them more.

Its completely wrong and would effect myself and my tenants immensely.

I would loose so much value off my property for what benefit. Also the lack of appeal for any new incoming tenants who would pay for future loss anticipated.

When you already have parallel pedestrianised walk way in the High street why do you need another.

I would really urge and plead with National Transport Casework Team please do not allow this CPO to go through without some thought for all the people that would be affected.

Kind Regards

Chan Walia
Ekom Build & Design Limited

From: Neil Crass <[REDACTED]>
Sent: 14 March 2018 09:54
To: 'C Walia'
Subject: RE: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill

Dear Sir/madam

Thank you for your email submitting an objection to the above Order.

A copy of your email has been forwarded to RGP Transport Planning, the applicant / agent of the applicant, who may get in touch with you to discuss the objection. I should be grateful if you would forward copies of any correspondence you may have with the applicant, and should matters be concluded to your satisfaction, confirm to us that you no longer object.

As the applicant may wish to contact you by email, it may be helpful to remove any filters from your email account or to regularly check your 'junk' / 'spam' mailbox.

Please be aware that where a stopping up Order becomes the subject of a local Public Inquiry (PI), all correspondence is copied to the Inspector conducting the Inquiry and will also be kept in the PI library, where it is publicly available.

I also note at the bottom of your email that you have stated that you do not want the National Transport Casework Team to allow this CPO to go through. The documentation that we sent to you was in relation to the closure of the highways only. We have accepted your objection on this basis and cannot accept objections in relation to the CPO. However, if you wish to object to the CPO then you would also need to send an objection to:

before 23 March 2018 and should state the title of the Order, the grounds of objection and the objector's address and interests of the land.

Kind regards

Neil Crass
National Transport Casework Team



Neil Crass
Casework Officer, National Transport Casework Team
Ground Flr, Tyneside House
Skinnerburn Road
Newcastle Business Park, Newcastle Upon Tyne, NE4 7AR
020 7944 4162
[Follow us on twitter @transportgovuk](https://twitter.com/transportgovuk)

From: C Walia [REDACTED]
Sent: 13 March 2018 18:55
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill

Dear Sir/Madam,

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Kind Regards

Chan Walia
Ekom Build & Design Limited

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email: npcu@communities.qsi.gov.uk

The XYZ Building
2 Hardman Boulevard
Spinningfields
Manchester
M3 3AZ
DX 14393 Manchester 6

T 03700 86 5600
F 03700 86 5618

Our Ref LT.JF.M-00720787
Date 23 March 2018

Dear Sirs

THE REIGATE & BANSTEAD BOROUGH COUNCIL (MARKETFIELD WAY) COMPULSORY PURCHASE ORDER 2018 ("THE ORDER") PLOTS 18, 19, 20, 21, 25 AND 26

We act on behalf of Thomas Cook Retail Limited ("Thomas Cook") who have interests in relation to the above-named Plots in the Order Land. We are instructed to lodge an objection to the above Order on Thomas Cook's behalf.

Thomas Cook operate a travel agency business from premises at 2a High Street Redhill and have a leasehold interest in those premises. Those premises are not included in the Order Land. However the Order includes land over which Thomas Cook have rights of access and servicing which benefit those premises and enable the business to operate from those premises. The Order seeks to acquire and extinguish those rights leaving Thomas Cook unable to access and service their premises from the rear as they currently do. There have not been any discussions or negotiations with the Council and no approach has been made to Thomas Cook to offer alternatives or to guarantee rights of access either during construction of the scheme or post construction once the scheme is operational.

In order that Thomas Cook can continue to operate properly from their premises they will require certainty that their rights of access will be preserved and that there will be continuity throughout the construction period. Although the Council state in the Statement of Reasons that private agreements will be entered into to re-grant those rights, Thomas Cook have not yet seen any such proposed agreement and must in that case reserve their position in terms of whether this will be satisfactory.

Yours faithfully



SHOOSMITHS LLP

To: The National Planning Casework Unit
5 St. Phillips Place
Colmore Row
Birmingham B3 2 PW

Date: 17 March 2018

Your Reference: 16/01066/F

Dear Sir/Madam

Re: Property Plot T2: Number 20 (indicate on Map referred to in the Reigate and Banstead Borough Council (Marketfield Way))

I want to lodge my objection to your proposed compulsory Purchased Order 2018. My objections are stated below:

1. The APPROVED VEHICLE ACCESS TO NEW SERVICE YARD will be higher than the existing area which is directly located at the rear of my property (Plot 20 on your map). I am aware that this area was flooded in 1960. My concern is that the height of this Access Road will drain the flood water directly onto my property and the surrounding properties on my road (Station Road). Can you please clarify this in writing.
2. In addition to item no. 1 above, the approved plan will affect delivery access to the rear of my restaurant. It will affect seriously my business. Can you please clarify how will this problem be ratified.
3. I understand that the approved number of parking spaces will be reduced to 76 spaces (I obtained this information from my local Reigate and Banstead Council Planning Officer yesterday on March 16). According to the approved Car Parking provision (reference AA3983-5003 Rev A), there is no mention of the number of spaces allocated. Can you please clarify this discretion, in writing to me. Can you please also clarify if all the new and existing parking spaces are specifically built for public users or property owners or tenant, or both. Will there be any plan to increase the number of car parking spaces?
4. As far as I am aware, there are over 150 flats located on the approved site, and according to the approved plan, it raises for me an issue of demand over supply with regard to parking spaces. This will affect my customers accessing my Restaurant. The consequence of this is that my business will suffer immeasurable loss.

I have emailed a hard copy of this letter to Mr. John Reed, Head of Property at john.reed@reigate-Banstead.gov.uk for reference.

I await your response urgently.

Yours sincerely,

Frankie Lau.



145 Canalside
Redhill
Surrey
RH1 2FH

14th March 2018

The Reigate and Banstead Borough Council (Marketfield Way) Compulsory Purchase Order 2018.

To whom it may concern,

I wish to lodge an objection to the above order as an Interested party and owner of a property abutting the proposed site. My property is on the first floor of 16-18 Station Road and has a direct boundary wall to position 21 on the certified map.

It is my consideration that my Human Rights have not properly been considered in the proposed development and resultant Compulsory Purchase Order and there are significant long term affects.

1. The proposed Compulsory Purchase of land at location 21 is unnecessary as it does not form part of the land on which the new building is to be erected and as such could remain in the ownership of the freeholder as it is now without detriment to the proposed development.
2. The proposed Compulsory Purchase of land at location 21 will result in the fire exit from my property opening on to land owned under the CPO and therefore potentially put at risk the occupants who would have no control over the access / egress of that location. Likewise by including location 21 in the to be developed site, would mean that the right of way would be removed and thus potentially mean no escape from a fire within.
3. The proposed Compulsory Purchase of land at location 21 would mean that the occupants of the 9 affected flats would have nowhere to hold refuse bins other than on land owned by another. It is a basic Human Right to be able to rid oneself of waste matter in an appropriate manner in order that it can then be collected and further disposed by the authorities.
4. The proposed Compulsory Purchase of land would not properly compensate the occupants or owners of affected flats (such as my flat) as the land is not directly owned by me, but by the freeholder of the block.
5. The proposed Compulsory Purchase and resultant development would excessively interfere with my Human Right to have peaceful enjoyment of my possessions, given the proximity of the building to my property and the noise/ dust etc. that would be created during construction and the impact on completion. No compensation has been discussed with me and therefore I can only assume the Council has no intention of compensating my legitimate claim and thus the development should not go ahead.

Kind Regards

Steve Luxford

Owner of Flat 2, 16-18 Station Road, Redhill RH11NZ