

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: NATTRAN/SE/S251/3220

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle Upon Tyne
NE4 7AR

14th March 2018

Dear Sirs/Madam

Town and Country Planning Act 1990 – Section 251
Proposed Extinguishment of Highways at Marketfield Road, Redhill, Surrey, RH1 1RH

This is the response on behalf of South Eastern Power Networks Plc ("SPN"). I refer to your letter dated 5th March 2018 regarding the Section 251. UK Power Networks wishes to submit a holding objection in relation to the proposed extinguishment of Highways 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 proposal 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



Melissa Atkin
Property & Consents Asset Management Surveyor

[Redacted contact information]





PERSONA ASSOCIATES
 1st Floor
 100, 101, 102, 103
 Marketfield Way
 Marketfield
 MK11 2DB
 Tel: +44 (0) 1463 217750
 Email: info@personaassociates.co.uk

REV	DESCRIPTION	BY	DATE
R0	ISSUED FOR CONSTRUCTION BY REQUEST	JB	08/08/16
		BY	01/11/17

RED LINE BOUNDARY

COMMISSIONER
MARKETFIELD WAY, REDHILL
 2820

DRAWING
RED LINE BOUNDARY PLAN

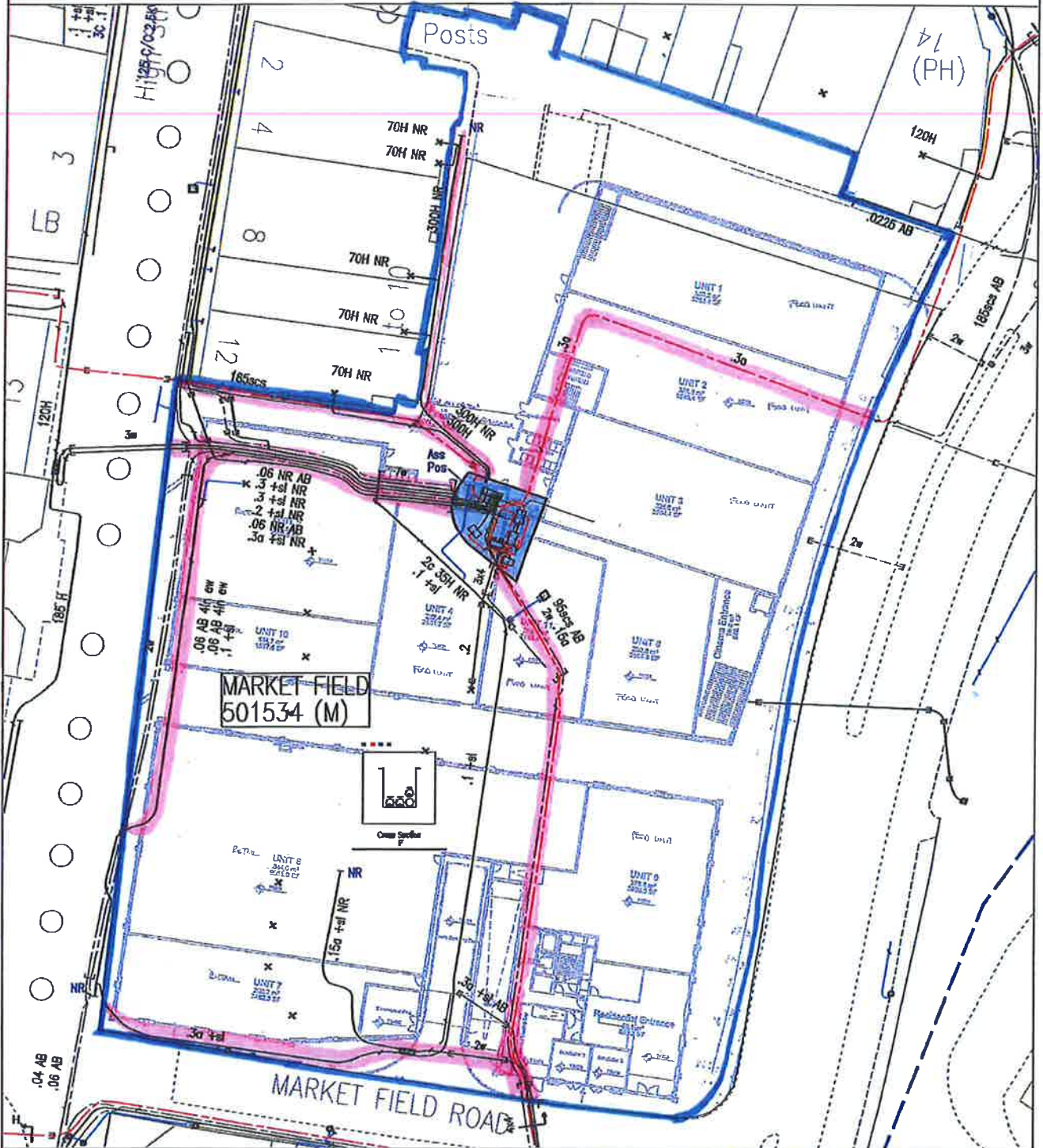
SCALE
 1:500 @ A1

DATE
 09/02/2016

DRAWING NO
 PA-2820-RLB

REVISION
 R0 DRAWN BY JB

Drawing under the Master © 2014 **PERSONA ASSOCIATES**



The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

LV Cable or Line	
HV Cable or Line	
EHV Cable or Line	
Defence	
Pole & Street Furniture	
Substation & Link Box	

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that each property and item of street furniture has an electricity supply. Service cables shown only where known.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Grid Ref: TQ 27992 50527
 Scale: 1:400
 (When Plotted at A3)
 Plotted on: 01/03/2018
 Plotted by: Melissa Atkin

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, expense, surcharge, or expense that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the number of the letter.
 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

Plan Provision

CHECK IT OUT BEFORE YOU DIG IT OUT
 CALL 0800 056 5866
**EMERGENCY - If you damage a cable or line
 Phone 0800 056 3766 (24hrs) URGENTLY**

ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note G56

Maps produced at 1:2500 scale are LV Geo-Schematics which show LV main cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Moreland
Estate

The Secretary of State
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Upon Tyne
NE4 7AR

Moreland Estate Management
5 Sentinel Square
Hendon
London
NW4 2EL

T: 020 7043 4260
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E: mail@morelandestate.co.uk
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13 March 2018

Dear Sir/Madam

Town & Country Planning Act 1990 – Section 251
Town and Country Planning General Regulations 1992 – Regulation 15
Proposed extinguishment of public rights of way in the area bounded by High Street,
Marketfield Road, Marketfield Way and High Street Redhill
Reference NATTRAN/SE/S251/3220

We act on behalf of Residential Freeholds Ltd, the owners of the freehold interest in land served by the above public rights of way.

Even in the event that the Compulsory Purchase Order upon which the application for the extinguishment of the identified rights is founded is confirmed, our client objects to the proposed extinguishment on the grounds that it will leave our clients retained property interest with inadequate rights of access.

We look forward to receiving your formal acknowledgement of this objection.

For the avoidance of doubt, we would confirm that we are content for further correspondence relating to the above to be dealt with by email.

Yours faithfully

Laurence Freilich
Managing Director, Moreland Estate Management

Stuart Jones

From: Neil Crass <[REDACTED]>
Sent: 14 March 2018 09:57
To: Stuart Jones
Subject: FW: NATTRAN/SE/S251/3220 - Proposed Extinguishment of Highway at Marketfield Road, Redhill

Dear Stuart

I refer to previous correspondence regarding the above Order and am forwarding an objection email received from Chad Walia.

They have been informed that a copy of their email has been referred to you, as applicant for the Order, and that you will no doubt get in touch with them. I should be grateful if you would forward copies of any correspondence you may have with the objector. Should matters be concluded to their satisfaction, they will need to confirm to us that they no longer object.

You are advised 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 be kept in the PI library, where it is publicly available.

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

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From: C Walia [mailto:[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,

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
Ekomp Build & Design Limited

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 DX 14393 Manchester 6

T 03700 86 5600



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

Dear Sirs

**PROPOSED EXTINGUISHMENT OF HIGHWAYS - SECTION 251
 MARKETFIELD ROAD REDHILL SURREY
 YOUR REFERENCE NATTRAN/SE/S251/3220**

We act on behalf of Thomas Cook Retail Limited ("Thomas Cook") in relation to the above. 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. Thomas Cook regularly use the private highway which is to be extinguished and they are concerned about their ability to continue to do so. Although the premises benefit from private rights over this land, those private rights are to be acquired and extinguished pursuant to a CPO which in the absence of highway rights will leave Thomas Cook unable to access and service their premises from the rear as they currently do.

In order that Thomas Cook can continue to operate properly from their premises they require certainty of access and this Order will remove that alongside the CPO. Although the Council state in the Statement of Reasons in relation to the CPO that private agreements will be entered into to re-grant 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.

Stuart Jones

From: Neil Crass [REDACTED]
Sent: 10 April 2018 08:47
To: Stuart Jones
Subject: FW: NATTRAN/SE/S251/3220 - STOPPING UP OF THE HIGHWAY AT MARKETFIELD ROAD, REDHILL

Dear Stuart

I refer to previous correspondence regarding the above Order and am forwarding an objection email received from Mr De-Silva.

They have been informed that a copy of their email has been referred to you, as applicant for the Order, and that you will no doubt get in touch with them. I should be grateful if you would forward copies of any correspondence you may have with the objector. Should matters be concluded to their satisfaction, they will need to confirm to us that they no longer object.

You are advised 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 be kept in the PI library, where it is publicly available.

Kind regards

Neil Crass
National Transport Casework Team



Neil Crass
Casework Officer, National Transport Casework Team
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020 7944 4162

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From: António Costa e Silva [REDACTED]
Sent: 05 April 2018 17:04
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: NATTRAN/SE/S251/3220

From:
Mr Jose Antonio De-Silva
Flat 6
Marylebone House
Marketfield Road
REDHILL
RH11RP

To:
Neil Crass
National Transport Casework Team

Dear Sir

About the letter sent related with:

Town and country Planning Act 1990 - Section 251
Proposed Extinguishment of Highway at Marketfield Road,
Redhill, Surrey RH 11 RH
OS GRID REFERENCE E: 527999 N: 150523

As I was invited to make some comments and/or objections
i would like to make some.

The point is: what is the alternative?
All the letters sent show that the parking place belonging
to flat 6 is going to disappear.
What is the alternative?
What is proposed?
Staying without parking place?

As far as I can see in the maps sent, it is not
clear what is going to happen with our front door.
The door that gives access to stairs, that give access
to the apartments.
As it shown in the map there is no access to the
front door. Shall we go home by helicopter?

Best regards

Jose António Silva

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