

Ash Road Bridge – Appendix 6 Document to Full Council Report (Part 1)

Appendix Title: **Land Strategy Update**
Subject: Road Bridge and Footbridge
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1. Background

- 1.1 In order to deliver the Ash Road Bridge ('ARB') Scheme, the Council needs to acquire rights and interests in third party land.
- 1.2 For Stage 1 of the ARB Scheme, comprising construction of the road bridge, link road and associated highway works, the following four areas of land are required:
 - A. Land south of Guildford Road
 - B. Land at Orchard Farm
 - C. Land east of Foreman Road
 - D. Land west of Foreman Road
- 1.3 For Stage 2 of the ARB Scheme (footbridge), based on the outline design for a stepped footbridge with lift, the land required to construct the footbridge and close the Ash level crossing, is expected to fall within the existing highway boundary or land overall owned by Network Rail.
- 1.4 The Corporate Programmes Team ('CPT') has made significant progress in acquiring the necessary rights and interests by agreement and an update on the four key landholdings is provided below for the road bridge (Stage 1). The CPT anticipates at this stage that it will not be necessary to pursue a compulsory purchase order.

2. Stage 1: Road Bridge

- A. Land South of Guildford Road - Completed
- 2.1 The Council entered into a Land and Works Agreement ('LWA') with Copperwood Developments (who were promoting a planning application for residential development on the land) and the landowners on 1 May 2019. The site has since been acquired by Bellway Homes and the LWA has been novated to Bellway.
- 2.2 The ARB Scheme works form part of the main road access to the proposed residential development on the land and comprises amendments to the Guildford Road / Ash Hill Road roundabout and construction of the first section of road between Guildford Road (to the north) and the watercourse to the south.
- 2.3 The LWA (and section 106 agreement associated with the planning permission for residential development) grants the developer the ability to deliver the works itself, subject to compliance with various obligations.
- 2.4 Bellway Homes has secured reserved matters approval for the residential development of the site from the Council and technical approval for the main road access (first section



of ARB road) and roundabout (Guildford Road \ Ash Hill Road) works from Surrey County Council.

B. Land at Orchard Farm – Heads of Terms Agreed

2.5 The road bridge will run through the Orchard Farm site with an embankment being constructed to bring the road to a level where it can cross the railway. Land at Orchard Farm is also required for flood compensation storage and drainage to manage the impacts of the ARB Scheme.

2.6 Heads of terms have now been agreed for a LWA and the draft LWA is in the process of being prepared and will be completed as soon as possible.

C. Land east of Foreman Road – Heads of Terms Agreed

2.7 The ARB Scheme works will run through the land from a new roundabout on Foreman Road to the railway (North Downs line), with an embankment being constructed to bring the road to a level where it can cross the railway.

2.8 Heads of terms have been agreed for an LWA which is being negotiated and the LWA will be completed as soon as possible.

D. Land on the west side of Foreman Road - Completed

2.9 The Council acquired the freehold interest in this land from R.G. Mole & Co. Limited on 30 August 2019. This small area of land is required to facilitate the realignment of Foreman Road and has successfully prevented overlap and removal of valuable residential development land in the Land East of Foreman Road.

3. Stage 2: Footbridge and Closure of the Ash level crossing

3.1 A 'Footbridge Feasibility Study' (GRIP 2 Stage: Feasibility) has been completed to agree the parameters for a footbridge adjacent to Ash Station. As part of this process an initial 'Land and Consents Strategy' has been prepared and reviewed by Network Rail.

3.2 The strategy identifies the likely land that will be required to: (a) facilitate construction of a stepped footbridge with lifts; and, (b) provide for closure of the Ash level crossing. Based on the 'Footbridge Feasibility Study' the majority of the land required is expected to fall within the highway boundary or Network Rail land.

4. Summary

4.1 The CPT has now reached a position where subject to authorisation and execution of the outstanding LWAs, it will have secured all of the necessary land required to deliver Stage 1 of the ARB Scheme.

4.2 In regards to Stage 2 of the ARB Scheme, land required to construct the footbridge and close the Ash level crossing falls within the control of Network Rail or within the highway boundary based on the outline design for a stepped footbridge with lifts adjacent to Ash Station. However title investigations are ongoing and the Executive will be updated if any changes to the land strategy for the footbridge and closure of the Ash level crossing arise from these investigations, design development or discussions with Network Rail and Surrey County Council.