

Chichester District Council

CABINET

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Access Road to Florence Park from Pound Farm Road

1. Contacts

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2. Recommendations

- 2.1. That £20,000 is allocated from reserves for the making up of the unmade section of the access road from Pound Farm Road to Florence Park, Chichester**
- 2.2. The Head of Commercial Services be authorised to apply to the Land Registry to register the land in the Council's freehold ownership.**

3. Background

- 3.1. Access to the car park serving Florence Road Recreation Ground, the Sea Cadet premises and the road to the rear of Pound Farm Road houses (providing access to the rear of those properties and to the City Council's allotments) is unmade and is not maintained by West Sussex County Council (WSCC). The section of road is shown edged on the plan attached at Appendix 1.
- 3.2. WSCC have advised that they consider the unmade section of road to have the status of a private street with public rights over it. The remainder of the road has been shown on their 'Local View' system as public highway although WSCC officers have recently questioned whether this is publicly maintainable.
- 3.3. Ownership of the unmade section of road is unknown and consideration has previously been given to the District Council seeking to register ownership by adverse possession. At the time WSCC indicated that they would not object to this action.
- 3.4. It had been indicated that S106 monies, via WSCC, could be made available to fund the making up of the unmade section of road. In anticipation of this Chichester City Council had agreed to project manage the work and have obtained quotations for the works. Unfortunately the funding has not, after all, become available and the City Council are no longer willing to project manage the work.

- 3.5. In these circumstances the land remains in an unsatisfactory condition with no party prepared to accept responsibility for its upkeep.

4. Outcomes to be achieved

- 4.1. The unmade section of road to be resurfaced to provide more satisfactory access to District Council land and property, the access road serving the City Council allotments and the rear of housing properties in Pound Farm Road.

5. Proposals

- 5.1. That works be undertaken to resurface the land shown edged on the drawing attached as Appendix 1 and a budget of £20,000 is allocated from reserves to undertake the work.
- 5.2. In addition the District Council applies to the Land Registry to register the land in the ownership of the District Council and that future maintenance is provided for within existing District Council budgets.

6. Alternatives that have been considered.

- 6.1. The section of road could be left unmade but the road will remain unsatisfactory and relatively modest costs are required to provide a significant improvement in the standard of the road.
- 6.2. The scheme of improvements could be undertaken to full adoption standards. However, initial discussion with WSCC suggest that there will be far greater costs involved if the road is made up to adoption standards (street lighting, pavements etc) which goes far beyond what is required to serve District Council premises. WSCC will also require a commuted payment towards future costs together with the fees of the outsourced engineers who inspect the work during and after construction. In the circumstances, it is not considered that this additional work or expenditure can be justified.
- 6.3. There was thought to be a possibility that S106 funds could be made available for the works but WSCC advise that as the S106 funds have been collected for other specified requirements they cannot be used for these works.

7. Resource and legal implications

- 7.1. There is a budget requirement as indicated at 5.1 above and staff resources to project manage the work. Officers will approach the City Council for a contribution towards the work.
- 7.2. If this section of the road is not adopted maintenance costs on the part of the District Council could arise in the future. This report proposes that these costs be borne by the District Council should it succeed in registering title to the land.

8. Consultation

- 8.1 A consultation has not been undertaken in connection with this report but there is very strong local support for the work to be undertaken. WSCC and the City Council support the proposal.

9. Community impact and corporate risks

- 9.1. The work will benefit local residents, users of Florence Road Recreation Ground, those with allotments accessed via this road and those visiting the Sea Cadets premises.

10. Other Implications

Crime & Disorder:	None
Climate Change:	None
Human Rights and Equality Impact:	None
Safeguarding and Early Help:	None

11. Background Papers

- 11.1. None

12. Appendices

Appendix Site/Location Plan