

## **22.90 c Report to Stanwick Parish Council meeting 15<sup>th</sup> September 2022**

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**Arris Lane – site meeting 2<sup>nd</sup> September 2022**

### **1. Background**

1.1 Arris Lane is an unadopted track with no known owner. This infers that it is owned by the Crown

1.3 The track is used to access the recreation ground car park, land to the rear of Raunds Road, a property on Arris Lane (former Rectory) and the footpath in Cleburne Close. The track has been used to access the field behind the recreation ground but the farmer has switched to using Cotton Lane.

### **2. Issues**

2.1 The condition of the road surface

2.2 Restricted visibility at the junction between Arris Lane and Raunds Road.

2.3 Various requests have been made by Stanwick Bowls Club for improving the visibility at the junction. Northants Highways refused the suggestions on varying grounds.

### **3. Meeting 2<sup>nd</sup> Sept 2022**

3.1 Stanwick Bowls Club arranged a meeting with Mr T Pursglove MP

3.2 Also in attendance where the parish clerk, Cllr H Howell, Cllr L Wilkes, Mr G Candler (deputy Chief Exec NNC), representatives of Stanwick Football Club, I Boyes (Northants Highways)

### **4. Overall condition of Arris Lane**

4.1 I Boyes – it would cost approx. £250,000 to bring it up to adoptable standard. It would not be adopted due to poor visibility at the junction.

4.2 G Candler – the Parish Council could claim ‘adverse possession’ and undertake works to the surface. Funding could come through development.

4.3 Funding to take on and improve the lane could be achieved via a Public Works Loan Board loan.

4.4 Parish Council and football club reluctant to undertake works due to possibility of long term liabilities.

### **5. Junction of lane & Raunds Road**

5.1 Actions agreed:

- White lines to be repainted on Raunds Road
- Signage to be reinstated on approach from the west (by Highways)
- Bowls Club & Football to consider approaching the pub to see if they will allow a mirror to be placed on their property (if it is not on highways land, highways will not take action)
- Parish Council to consider writing the occupier of Raunds Road where there are shrubs growing from the wall that are restricting visibility. (STEP to cut back/dig out shrub, so this is not now required)
- Highways to find out cost of ‘halos’ for the zebra crossing and ward councillors to consider match funding through empowerment funds.

### **6. Engineering solution**

6.1 An engineering solution would be to buy a small section of land from the property on Raunds Road and rebuild the stone wall to afford better sightlines.

### **7. Local works to the surface conditions**

7.1 Parish Council could take legal advice on how to proceed and liability implications

**Further background information (note, this is an extract of an email sent to Cllr Howell):**

Historically Partrick Haulage used it to reach their yard and going even further back, it was probably used to access lime kilns. It does not feature on the Partrick's deeds in terms of ownership.

When Mallows Grange was built, the S106 allowed a sum of money to improve the surface and junction. The sum was nowhere near enough to do the entire track and ENC couldn't find an owner. ENC used s106 money to do some work to the surface around the junction with Raunds Road.

Sarah Barnwell has said that is very strange that the planning permission did not require the path from Mallows Grange (from Cleburne Close) to continue onto an adopted path rather than just stop where it does.

The main problem is vehicles exiting the lane onto Raunds Road. It is a dangerous junction.

Highways will not permit a mirror and have recently said that signage for a concealed turning is also not permitted. There used to be a sign on Raunds Road indicating a turning but it was taken down when the street lights were changed and it won't be going back. Apparently, as it a 30 mph zone, policy is no signage. This is where I think pressure could be brought to bear.

Yes, it is a 30mph area but Sarah also acknowledges it is a dangerous junction.

In an ideal world, highways would buy the lane from the Crown and bring it all up to an adoptable standard and adopt it. Unless you know something we don't in terms of funding pots available, that isn't going to happen.

The secondary problem is the surface of the lane. Visiting members of other Bowls Clubs apparently struggle with walking up it.

The PC has never wanted to get into undertaking work on the surface because a) it doesn't belong to the PC and b) it doesn't want to then become liable for any future issues.

The lane can be used as unofficial 'overflow' parking when there are events at the school or pub etc. It is not something that the PC has ever suggested or encouraged. The rec car park is not a 'public car park' and only the bowls club and football club have keys.

Riparian ownership does come in to it to a certain extent but ownership is very fragmented and I am sure the residents of Raunds Road are not going to be interested in stumping up significant costs.