



## **NMTC STREETSCENE REPORT**

### **ASHLEY PARADE & OLD MILTON ROAD.**

At the amenities committee meeting held on 12<sup>th</sup> April 2022 it was agreed to form a small working group to look at the general condition of the footways/highway at Ashley Parade and Old Milton Road to see what could be done to improve the footway surface, especially that at Ashley Parade and also what might be possible to enhance the general appearance of these areas.

A working group was formed with Cllrs. Valya Schooling, Geoffrey Blunden and David Hawkins along with Estates & Facilities Manager Mark Jeffries as members.

The working group met on site at Ashley & Old Milton Road on 24<sup>th</sup> May and walked both sites starting at Ashley Parade, it was then agreed that the Estates & Facilities Manager inspect the sites in more detail and produce a report with proposals and costings.

For clarity the following report separates the two areas with a current condition summary, faults reported to HCC and improvement proposals for each one. Some small improvements may be possible this autumn from existing budgets with others if approved being included in the 2023/24 budget.

It has also been possible to establish property & highway boundaries for Ashley and much of Old Milton Road which will be shown in each of the area summaries.

## **ASHLEY PARADE**



### **General Condition and Boundaries**

The footway condition along the parade between Molyneux Road and Lower Ashley Road is generally poor, uneven with undulations, cracks and ruts in many places as shown in the following photographs.



*The worn and potholed footway outside 14 (Rokalis) & 12 Ashley Parade*





*Similar damage outside 11 Ashley Parade.*



*Numbers 6-8 Ashley Parade*



*Numbers 1-5 Ashley Parade*

The areas of damaged footway were reported on the HCC website and for each area of damage the same response was received

Ashley Road - 21616373



Roads Information <roads@hants.gov.uk>

20/07/2022 14:22

To: Mark Jeffries

Dear Mr Jeffries

Thank you for your enquiry.

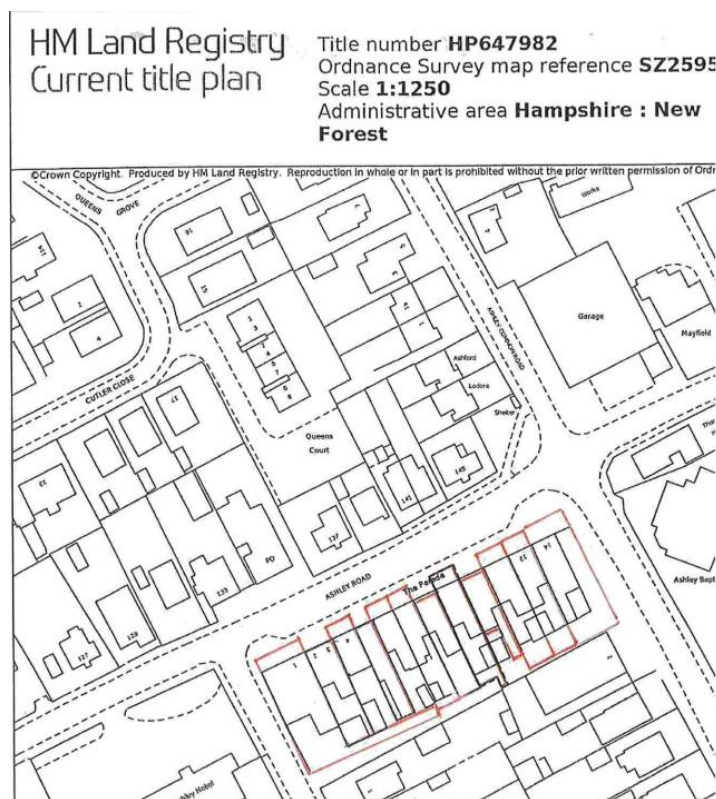
The investigating engineer has informed us that from the pictures and location given, HCC are only maintaining the area that is up to the kerbs of the parking area.

The area in front of the shops are therefore private.

We are sorry we cannot be of more assistance on this matter.

Yours Sincerely,

A land registry search was then made for each property in the parade and confirms that for the most part the parade is either private or unadopted (no overall responsibility). Below is an outline plan of what was found on the search and what we received from HCC.



*Land Registry showing that most of the parade is private forecourt,*



*Plan received from HCC which shows adopted highway in purple with the parade highlighted in yellow being unadopted.*

Both plans show that the parade footway area is mainly private (1, 4, 6, 7, 9, 11, 12, & 14) with the areas left (2, 5, 8 & 10) Unadopted. There is a slight discrepancy between the HCC plan showing the full width unadopted and the LR plan which appears to show a small margin between the kerb and private boundaries but this may be a 1m or less unadopted service strip. However, the main state of disrepair is within the unadopted section.

Therefore, the onus falls upon the owners of the private forecourts to maintain to a reasonable and safe standard. The highways authority can under Section 230 the Highways Act of 1980 serve notice to the owners requiring them to carry out any maintenance work necessary to ensure safe passage.

This does not solve the issue of the unadopted sections and probably the best course of action would be requesting the involvement of Hampshire Highways by way of a site meeting to ascertain the best course of action for the whole of the parade.

Although this is out of the Town Councils remit the following information may give more clarity of how the problems have worsened, can be solved and the potential costs in remedying it.

There is evidence of previous poor patching work and in places it appears that only a wearing course (most footways have 2 layers which is a base course normally 40 to 50mm thick and a wearing course generally 20 to 25mm thick) which has caused much of the failure.

There is no doubt if remedial work is not carried out soon the deterioration will continue and the footway will become even more of a hazard.



The remedy is simple but comes at a cost and there are two realistic options. Option 1 would be extensive patching (around 170m<sup>2</sup>) with an estimated cost of £14,000.

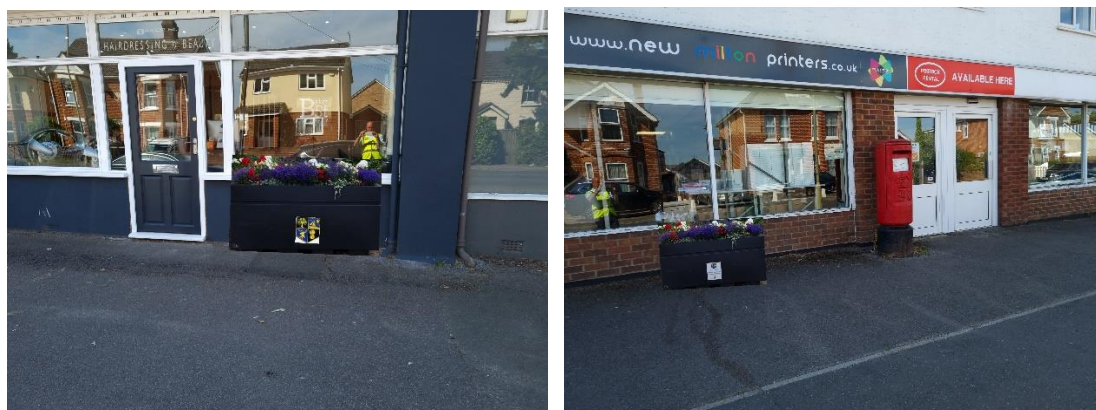
This would take care of the worse areas but would still leave undulations in many places.

Option 2 and by far the best option would be to carry out minor planning works to remove crazed areas and high spots and then overlay the whole area with 30mm average thickness of SMA (Stone Mastic Asphalt) using a paving Machine (around 520m<sup>2</sup>), estimated cost £20,000.

The town council could carry out some improvements by way of removing vegetation and a general tidy up, we can also brighten up the area by introducing floral displays at various locations as follows:



At either end of the parade a slimline 3 tier planters 1.530m high & base 800mm diameter ideal for these locations. Initial cost £1,000 each annual cost thereafter £180.00 each





The provision of 3nr 1.5m long promenade planters would help break up the blandness along the parade. Initial cost per planter £530, annual costs thereafter £80 each planter.



NISA could be approached about placing square or octagonal planters to break up the bland area adjacent to the footway & car park. Opposite there is an opportunity to place another promenade planter on the Highway verge.

The cost of either planter is the same as £530 each and annually £80.00 each.





Lamp column mounted floral baskets could be mounted on columns L/C 1 at Lower Ashley Road Junction L/C 50 adjacent to NF Stationers, L/C 51 adjacent to NISA and L/C 53 outside number 141 Ashley Road (examples pictured). The cost for each would be £125 each for year one and £40 annually thereafter.

Permission would be needed from HCC & SSE.

At the crossroads an additional planter could be added as shown (£530 then £80 annually) or a raised planter could be constructed out of timber rails 3m long x 1.5m wide x 0.3m high. The cost of this would be £320 for year one and then £120 per annum thereafter.

The finger post at the crossroads could be cleaned and the post repainted at minimal cost but permission would need to be sought from HCC.

The above

There would be annual licence fees to HCC for all the floral displays shown but this can be obtained on one licence at £50. The 4 lamp columns would need to be tested each year at a cost of £75.

One other improvement could be some shops could be encouraged to have hanging baskets outside the premises as shown below.



The first-year cost for this type of basket would be £60 and then £25 per year thereafter.

These are just some examples of the improvements that could be made at Ashley with the potential costs involved in making them. Sponsorship could be sought but in the current economic climate it could prove difficult. To keep costs down the improvements could be phased over two or three years as the total cost of all the improvements shown is initially in the region of £6500 but then around £1225 annually.



## OLD MILTON ROAD



This part of the Streetscene report deals with the generally uneven paving in Old Milton Road and mainly focusing on the footways between Elm Avenue and Furze Croft along with any enhancements that can be made to brighten/freshen up the area.

Firstly, are photographs taken of the worse areas as below.



*Uneven footway and access point between Micheldever Tyres and Rice.Com*



*Footway and access point adjacent Rice.Com*





*Further sunken/uneven paving outside NM Electrical & Simon@No11*



*Long stretches of uneven paving between Simon@No11 & Buckgi Mini Market*





*Damaged surface at the crossing point adjacent Moody's and badly damaged carriageway at the junction of Elm Avenue*



*Damaged and crazed surface adjacent entrance to Motorparts.*

As with Ashley Parade the defects were all reported via the HCC Website and responses received back as below.

#### **No Maintenance Work Required - Enquiry 21616486**



HCC Roads and Transport <HANTS\_Production\_TaskProcessor@ondem:  
04/08/2022 12:20

To: Mark Jeffries

Enquiry Reference: 21616486

Enquiry Type: Footway/Cycleway Defect

Location: OLD MILTON ROAD

The enquiry you raised has been inspected. As it does not present a hazard to highway users it does not require action at this time.

Adopted roads in Hampshire are routinely inspected at regular intervals. The issue will be monitored and any future maintenance requirements will be identified as part of this process.



Old Milton Road - ref:21616402



Roads Information <roads@hants.gov.uk>  
08/08/2022 13:22



To: Mark Jeffries

Dear Mr. Jeffries,

Thank you for your recent enquiry 21616402.

After speaking with our local highways engineer, they have advised that after inspecting from the tire garage to [rice.com](http://rice.com), there are slabs in some areas that cracked, but do not meet our safety criteria. Due to the increase in our demand for our services at present we are having to prioritise highway repairs to ensure the ongoing safety of highway users. This issue will continue to be monitored on our routine inspections.

I trust you find this information helpful.

Yours sincerely,

**Chris Broadway**  
**Highway Support Officer**  
Hampshire Highways  
Hampshire County Council  
Trafalgar House North  
Trafalgar Street  
Winchester, Hampshire, SO23 9DH  
Web: [www.hants.gov.uk/roads](http://www.hants.gov.uk/roads)  
[@Hantshighways](https://twitter.com/Hantshighways)



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From the responses received it appears that there will be no remedial work carried out by Hampshire Highways.

For clarity on the adopted highway please see below the information received from HCC

Dear Mark,

Thank you for your enquiry.

Prior to 1974 the highways in New Milton were maintained by the Milton Urban District Council. The latter was subsumed into New Forest District Council in the 1974 local government reorganisation. The 1974 reorganisation also transferred highway responsibility to the County Council, however, New Forest District Council continued to manage the highways on the County Council's behalf under an agency arrangement until the early 2000s. When the agency came to an end New Forest District Council transferred its highway records to the County Council.

Below is the New Forest Districts Council's highway boundary map:

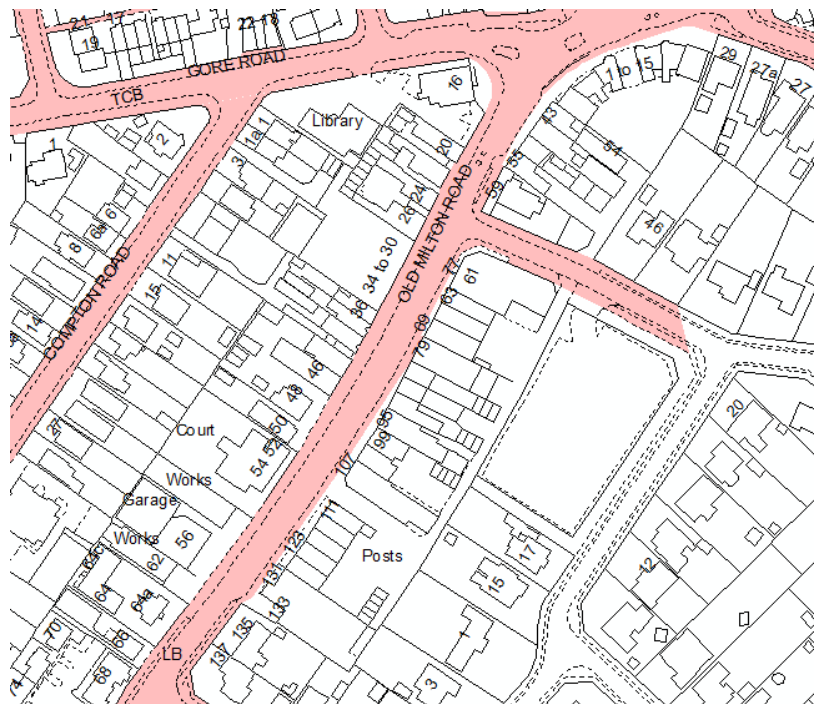


As you can see there is a gap between what New Forest District Council was showing as highway and the building frontage. The highway boundary appears to be based on a conveyance to Milton Urban District Council in 1931 (attached). At the time of the 1931 conveyance the adjoining land would seem to have been undeveloped, however, if I can draw your attention to northern end of the land conveyed (left end on the plan), the back of the conveyance is forward of the building line, which would leave a gap as shown on the New Forest District Council highway boundary plan.

The 1931 conveyance has been registered, but as adjoining the face of the buildings, which I'm not convinced is correct. However, the Land Registry does not purport to show the legal title but only the 'general' boundary.

We are therefore showing the highway boundary on the basis of the New Forest District Council highway boundary plan as we have no record of any formal acquisition of the land between the back of the 1931 conveyance and the building frontage. I note from Google, that there would appear to be no distinction on the ground. It is possible that the land between the 1931 conveyance and face of the buildings was the subject of a planning condition when the site was developed. It is also possible that highway rights may have become established via public usage.

This leaves the highway boundary looking like this (N.B. I haven't extended the highway boundary along Crossmead Way):



I trust this is of assistance.

Kind regards

**Mark Housby**  
Highway Asset Information Manager

The two plans show that most of this area is adopted but several properties on the south side have unadopted frontages, these do have some minor paving problems but the majority is under the remit of HCC.

As with Ashley, it would be useful to meet a representative from Highways to see the site conditions for themselves and at least see if anything can be done.

The estimated cost of paving repairs would be around £4500 and repairs to the carriageway areas would be in the region of £5,000.

As per Ashley Parade the Town Council could have a tidy up and clear vegetation from the paved areas/frontages.

As with Ashley floral displays could be introduced to brighten up the main areas and there is good scope on the northern footway as well as the main shop side.

The following are some proposed areas along with costings.



1.550m x 0.800m 3-tiered planter outside Pools & Spas.

Initial cost £1,000 & annual cost thereafter £180.00.

Footway width is wide enough to accommodate at this point.





Promenade planters (1.5m) outside NM Electrics, Vets for Pets, Tesco & Moody's – 5nr @ £530 each to start then £80 each annually.



The verge area at the junction of Elm Avenue could be tidied and a square or octagonal planter placed. Cost of tidying £350 & planter initially £530 then £80 per annum





1.5m planter adjacent Shutters & Blinds/NM Photographic.

Initial cost £530, annual costs £80.00



Octagonal planters (1 or possibly 2 as shown) on the verge area at the junction of Old Milton Road/Gore Road. £530.00 per planter for year 1 and then £80 each annually. 3 tiered planter 1.530m x 0.800m adjacent New Forest Link at the junction with Gore Road. Initial cost £1000 and then £180 per annum thereafter.



Another promenade planter could be placed adjacent to the fence close to Lins Fish & Chips, again initial cost £530 with annual costs £80. Another 3-tiered planter could be placed on the wider stretch of footway around the location of Fanelli's Pizzas. One off cost of £1000 and £180 per annum thereafter.



At the boundary wall of Casselles Court one or two promenade planters could be sited as shown. As previous initial cost £530 each and then £80 per annum.

A licence application would need to be made to site the floral planters etc though all could be included on one application costing £50 per annum.

As with Ashley Parade the report attempts to show what improvements could be made using floral displays in Old Milton Road and what cost this could incur. Again, much depends on budgets as to what can be achieved and again it could be over a three-year programme. Sponsorship could be sought but in the current climate it would be difficult to attract much income from this source.

The total cost for the planters shown in the Old Milton Road section is around £10,000 initially but then annual costs would be in the region of £1500 per annum.

### **Cost Summary**

Ashley Parade Surfacing £20000

Old Milton Road Repairs £9500

Ashley & Old Milton Road Floral Enhancements initial cost £16500

Ashley & Old Milton Road Floral Enhancements annual cost £2800

Hopefully some of the proposals contained in this report can be progressed so that much needed improvements in these two areas can finally happen.



