

## **CCfA – Broadway Shops Supplementary Note for Facilitated Meeting 10 February**

Subsequent to Economic & City Development Overview and Scrutiny Committee on 8 December, it was agreed that a range of possible and low cost options could be presented for due consideration by interested parties.

Just briefly, in terms of background, several reports have previously been considered by members of the council; such reports seeking to respond to the issues and concerns raised.

The primary areas of focus, have related to parking, safety, accessibility, management and responsibility. Without wishing to reiterate in detail the content of previous reports and meetings it is important for the basis of the facilitated discussion to highlight that, the council has no responsibility as local highway authority, for the forecourt and access road. Crucially the council cannot legally promote or undertake works in these areas.

Whilst ownership (title) to the area of land may be undetermined (e.g. through land registry searches), it is a well established and accepted principle in land/property law, that responsibility will rest with the owner of an abutting property. At Broadway, the installation of features, including bollards, works to the surface and placement of temporary features, would imply that the responsibility for this area of land is understood.

On the basis of such, and in order to move towards achieving some improvement to access arrangements and use of the forecourt in particular, some simple options are presented. These incorporate low cost measures, which it is considered, have some merit. For a relatively modest investment it appears that management of parking can be much improved. Of greater importance perhaps, is that this will allow a defined space for pedestrian movement immediately to the front of the shops.

The measures are costed individually and further variations are possible.

Such works could be undertaken by the council under a contract or alternatively the concerned parties could procure a contractor under an entirely private arrangement.