

8. WOODSIDE PAVILION, BOLNORE VILLAGE; PROPOSED CAR PARK IMPROVEMENTS

REPORT OF: HEAD OF CORPORATE RESOURCES
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Wards Affected: Haywards Heath, Lucastes (Cllr G Rawlinson, Cllr J Knight)
Key Decision: No
Report to: Cabinet
17th October 2016

Purpose of Report

1. This report seeks approval for a project to improve the driveway and car park surfacing at Woodside pavilion in Bolnore Village.

Recommendation

2. **It is recommended that the capital programme be amended to include a project to resurface the Woodside Pavilion Car Park.**
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Background

3. Woodside pavilion is located on the Tim Farmer recreation ground in Bolnore Village. The building, which was completed in 2014, provides a venue for a range of community activities. The Council retains freehold ownership of the pavilion which is leased to Bolnore Village Community Partnership (BVCP).
4. When originally constructed, an existing macadam site road was retained to form the main driveway, and widened using a granular material to create adjoining car parking and turning areas. However, the granular surfacing has not performed well in this location, which is prone to waterlogging. Water and frost damage and the scouring effect of turning vehicles have contributed to premature deterioration of the surface, which is now badly potholed. A side effect of the deterioration is that loose material is being trodden into the pavilion, causing additional cleaning and maintenance issues for the operator.
5. Although it would be feasible to repair the granular surface it will deteriorate rapidly, and require frequent maintenance in the future. A more sustainable option would be preferable.

Proposal

6. Replacement of the granular surfacing is considered to be the best approach to provide a durable and lasting surface with relatively low future maintenance costs.
7. The existing macadam drive would be extended to incorporate the turning area adjacent to the pavilion. This will provide a solid, clean surface capable of withstanding relatively heavy loads such as refuse lorries. Minor repairs would also be carried out to the existing drive.

8. The granular surfacing to the parking areas on either side of the drive would be replaced with either a macadam surface or with a cellular concrete system. The latter would consist of a poured concrete mat with a grid of open cells. These cells are filled with topsoil and grass seed, providing a permeable and visually attractive surface which will withstand expected vehicle loadings.
9. A new macadam footpath would be built alongside the parking spaces, connecting the site entrance with the pavilion. Timber posts would be installed alongside the path to prevent unauthorised vehicle access on to the pitches.
10. A suitable drainage system would be designed and installed, to accommodate the expected surface water loading.
11. The project will require planning consent as the appearance of the surfacing will be altered, and to ensure that surface water drainage considerations are taken into account. There will be restrictions on pedestrian and vehicle access to the pavilion and playing fields while works are in progress.
12. The project will be planned and managed by Corporate Estates & Facilities, who will liaise closely with BVCP in order to keep disruption to a minimum. As part of the tendering process, bidders will be required to demonstrate how they will ensure that access to the site will be maintained throughout the works, and how they intend to minimise disruption and inconvenience.

Financial implications

13. The expected total cost of this project is shown within the exempt appendix. Subject to approval a contractor will be appointed following a tendering exercise.
14. The Section 106 funding has been identified for formal sports projects within Bolnore Village recreation ground. This project will conform to the requirements of both Section 106 agreements, in that it will enhance the ancillary facilities for the playing pitches and pavilion and improve the security of the playing surfaces.

Timescale – programme

15. Subject to approval, and allowing a reasonable timescale for procurement and execution, it is planned to complete this project by the end of March 2017. However, the work is weather-dependent, and exceptionally severe weather during the final quarter of 2016/17 could impact on completion.
16. Prior to commencement, a firm programme will be agreed with the successful contractor and BVCP.

Risk management implications

17. Consultancy advice was obtained during the feasibility and options appraisal process, to ensure that the proposed approach will be fit for purpose. Allowance has been made within the cost estimate for specialist drainage design.
18. In order to minimise the risk of cost over-run, the works will be procured by Corporate Estates & Facilities based on a detailed design and specification.

Equalities and Customer Service Implications

19. The Council requires BVCP to ensure that the facilities are available to all people with Protected Characteristics under the Equality Act 2010. This project supports this requirement by improving access to the pavilion and playing field

Other material implications

20. None