

PROPOSED CAR PARK EXTENSION TO THE SPORTS & FITNESS CENTRE, NEWARK

1.0 Purpose of Report

- 1.1 To seek approval for a proposed extension to the car park at Newark Sports & Fitness centre and to make provision in the 2018/2019 Capital programme for the cost of the works.

2.0 Background Information

- 2.1 Since completion of the Newark Sports & Fitness Centre demand has been higher than anticipated and as a result at peak times the car park is full to capacity with cars parking along the access road to the Sports & Fitness Centre.
- 2.2 In order to meet existing and future demands it is necessary for the existing car park provision to be extended.
- 2.3 This means that additional land will need to be allocated for car parking, reducing the amount of land which will be available for residential development.
- 2.4 Care has therefore been taken in the design of the additional car parking to minimise the necessary land take, to ensure that as much land as possible is available for the residential development.
- 2.5 However at the same time, there is clearly a need to future proof the Sports & Fitness Centre car parking provision as demand for the facility is likely to increase due to housing growth in the immediate vicinity of the Sports & Fitness Centre and also through the construction of the adjacent Community & Activity Village.
- 2.6 It should be noted that the Community & Activity Village will have its own car parking provision providing around 104 spaces with an additional 42 spaces being provided on land adjacent to Elm Avenue for staff parking.

3.0 Introduction

- 3.1 Attached is a plan showing the proposed additional car parking provision for the Sports & Fitness Centre.
- 3.2 This effectively provides two additional car parking bays providing around 62 additional spaces.
- 3.3 The estimated cost of provision of the additional car parking is £205,500 and provision will need to be made in the 2018/2019 Capital programme for this expenditure.
- 3.4 As the District Council owns the freehold of the Sports & Fitness Centre and the existing car park it is proposed that the capital work should be carried out directly by the District Council but that the Director – Customers be given delegated authority to enter into negotiations with Active4Today in order to agree an appropriate adjustment to the management arrangements between the Council and Active4Today to reflect the potential increase in income generation to Active4Today through the enhanced car parking provision.

- 3.5 The area comprising the car park extension would be included within the area currently leased to Active4Today.
- 3.6 In practice there will be no delineation between that part of the car park which will be provided for use by the Sports & Fitness Centre and that part which has been provided for the Community & Activity Village although the two car parks will be separated by a landscaping buffer.
- 3.7 Both parties recognise that it may be necessary in the future to look at introducing measures to control parking and to ensure its exclusive use by the users of those two facilities only.

4.0 Comments of Director - Resources & Section 151 Officer

- 4.1 The estimated cost of £205,500 will be included in the 2018/19 capital programme on approval of the recommendations.

5.0 RECOMMENDATIONS that:

- (a) additional land be allocated at Bowbridge Road, Newark for an extension to the existing Sports & Fitness Centre car park as indicated on the plan attached to the report;**
- (b) the District Council meet the capital costs of undertaking the works estimated at £205,500 and that appropriate provision be made in the 2018/2019 capital programme;**
- (c) the Director – Customers be given delegated authority to renegotiate the agreement with Active4Today in order to reflect the additional capital commitment being undertaken by the District Council and the potential to Active4Today for increased revenue generation; and**
- (d) the Director – Customers be given delegated authority to seek planning approval for the car park extension and to undertake the necessary works to construct the car park.**

Reason for Recommendations

To extend the existing car park at Newark Sports & Fitness Centre to meet current and future demands and to make appropriate provision in the 2018/2019 capital programme for the capital costs of undertaking the works.

Background Papers

Nil.

For further information please contact Kirsty Cole on Ext. 5210.

Kirstin H Cole
Deputy Chief Executive