

Report to: Charity Committee Planning

Date of Meeting: 21st March 2016

Report Title: Winch Road Improvements

Report By: Nick Sangster
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Purpose of Report

The report is to update members of the Committee on the completion of the Winch Road improvement scheme and localised issues of flooding that have subsequently emerged.

Recommendation(s)

- 1. Authority is given by the Charity Committee for officers to spend the £10,000 budget provision for additional works required to the Winch Road**

Reasons for Recommendations

The Winch Road project that provided an enhanced surface and additional lighting has been completed successfully.

The improved concrete surface appears to have resulted in some drainage issues for some of the area and buildings adjacent to the road.

A costed solution has been provided by the main contractors in consultation with the Fishermens Protection Society and it is proposed to proceed with these works.

Introduction

1. The Winch Road on the Stade is situated on land owned by the Foreshore Trust and acts as a service road for the fishermen as well as an important access route for residents and visitors.
2. It was resurfaced in August 2015 as part of the wider Big Beach, Stade Enhancement Scheme. In addition to the Winch Road improvements it also included the refurbishment of many of the Winch Sheds and replacement of fuel tanks.
3. The aims of the project were to restore and enrich the cultural and physical assets of the area, improve the working environment and to enhance elements of safety and wellbeing for visitors to the area.

Winch Road Refurbishment

4. The upgrade and resurfacing of the Winch Road formed a key component of the Hastings Fishing Beach Improvement Programme that sought to improve the working conditions of the inshore fishing fleet and encourage responsible visitor interaction.
5. The aim was to resurface the road using sympathetic materials but of sufficient durability to sustain the wear and tear imposed by the fishing industry, particularly some of the large vehicles that are used.
6. The project also provided improved lighting on the Winch Road to the east of the Stade Open Space, enhancing community safety and contributing to reduced anti-social behaviour and crime.
7. In addition the scheme also provided additional crossing points over the miniature railway for pedestrians, pushchairs and wheelchairs and safer crossing and signage for cyclists.
8. The inception, design, consultation and planning application elements for the overall Stade Enhancement Scheme were managed by HBC with technical support provided by a local architect.
9. Concrete was chosen as a material as it had to resist the occasional use by heavy, tracked vehicles. This ruled out some of the more permeable and flexible surfacing options, like tarmac or brick pavements.
10. It wouldn't be usual practice to replace drainage when re-surfacing and the new surface was designed with a cross fall to drain surface water to the south side into the adjacent shingle beach which would normally act as a sustainable drainage system and appears to have done so for the previous surfacing.
11. An attempt to clear the main drain from in front of the RNLI building was included within the works but was not successful and it now needs clearing and re-routing. There is also an area at the eastern end of the Winch Road where water doesn't

drain away quickly and the standing water is causing problems for construction of a new building to house a tele-hoist.

12. Generally the fall of the new road surface appears to be draining adequately during normal rainfall condition. However, there are locations where 'ponding' has occurred although these would have been difficult to predict before the new roadway was laid and they may have existed previously.
13. There is also a concern that if we have any very cold weather the puddles will freeze over and spread onto the Winch Road itself and present an additional hazard for all users.

Financial implications

14. The total cost of the project including lighting enhancements was £212k. A grant was secured from the Marine Management Organisation /European Fisheries Fund for £112k with the remaining £100k contributed by the Foreshore Trust. The full grant amount has now been claimed.
15. We have conducted a number of site visits directly after heavy rain with our own surveyors and Hastings Fishermens' Protection Society and contractors have provided an estimate of £9620 for works to resolve the problem. This is to construct eight additional soakaway drains in key areas and to repair and provide a new drainage route for the RNLI drain.
16. The MMO do not permit any provisional sums within the tenders, so there is no mechanism to cope with any significant variations or unforeseen works within the contract sum covered by the grant.
17. There is £10,000 provisionally allocated in the Foreshore Trust business plan budget for 2015/16, it is a starred item that requires additional authority from the Charity Committee before it can be spent.

Wards Affected

Old Hastings

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	Yes
Environmental Issues	Yes
Economic/Financial Implications	No
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No
Anti-Poverty	No

Additional Information

Officer to Contact

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