

# Chichester District Council

CABINET

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## Petworth Skatepark

### 1. Contacts

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### 2. Recommendation

- 2.1. **To support Petworth Parish Council's application to provide a skatepark on Chichester District Council land at Sylvia Beaufoy Car Park, subject to planning permission, full occupational terms and site management arrangements.**

### 3. Background

- 3.1 In October 2001 the Council's then Executive Board agreed that the proposal for a leisure centre in Petworth was not viable but allocated £1.242 million funding for other leisure proposals in Petworth and the surrounding area. An action plan of proposed projects was compiled which included a proposal from Petworth Town Council for a skatepark. A sum of £50,000 was allocated to this project.
- 3.2 In 2003, designs and costs for the skatepark at the District Council owned Sylvia Beaufoy car park were prepared and planning permission granted. There was a condition on the planning permission requiring the skatepark to be locked overnight. Petworth Town Council was unable to comply with this condition and this resulted in the skatepark not progressing any further.
- 3.3 The Parish Council continued to look at a variety of alternative sites for the skatepark but no agreed location could be found.
- 3.4 In 2015, Petworth Town Council informed CDC that they would like to progress the skatepark project. The Town Council were asked to develop their proposals to identify if there was still a need for a skatepark facility and identify a suitable location.

### 4. Outcomes to be achieved

- 4.1. Petworth Town Council wishes to encourage active and healthy lifestyles for young people living in the Petworth area by providing a skatepark.

## **5. Proposal**

- 5.1. That CDC allocates land in its ownership in Sylvia Beaufoy car park (Appendix 1 & 2) as a skatepark for the benefit of the local community, which will result in the loss of 5 disabled car parking spaces, subject to planning permission and appropriate site management arrangements.

## **6. Alternatives that have been considered**

- 6.1. Petworth Town Council has continued to explore alternative sites for the skatepark. These included the former Herbert Shiner School; Rosemary Gardens; South Drive and land east of the Telephone Exchange. For a variety of reasons these sites were eliminated from further investigation.
- 6.2. The two remaining sites considered were Hampers Common and Sylvia Beaufoy Car Park.
- 6.3. Hampers Common (Appendix 1), half a mile to the north of the town centre, is adjacent to the A283 main road and opposite the main public entrance to Petworth House and Park. There are several residential properties near the site. The site is owned by the Leconfield Estate and they are opposed to the skatepark being on this site due to objections received from local residents.
- 6.4. Sylvia Beaufoy car park (Appendix 1), located west of the town centre, is adjacent to the A283 main road and A272 junction. There are a number of residential properties adjacent to the site. These properties are closer to the proposed skatepark than the properties at Hampers Common.

## **7. Resource and legal implications**

- 7.1. The proposed skatepark costs £60,000. Funding of £50,000 has been allocated from the CDC Petworth Leisure Fund and Petworth Town Council will provide the remaining £10,000.
- 7.2. Petworth Town Council will manage the installation of the skatepark and will be responsible for the ongoing maintenance and insurance of the site.
- 7.3. The land on which the skatepark is proposed is the property of CDC and the land is subject to restrictive covenants which prevent the erection of any building other than one cinema and one private dwellinghouse. Furthermore, the position, plans, elevation designs and materials of construction of any building or structure on the land must first be approved by the vendors of the land. Leconfield Estate has the benefit of these restrictive covenants.

## **8. Consultation**

- 8.1. Petworth Town Council has undertaken significant consultation with the local community in the form of surveys, interviews and a petition. The consultation has identified an overwhelming level of support for a skatepark. There has however been less agreement on the proposed location of the skatepark.

- 8.2. The Council's Community Engagement team has commented that a skatepark is a much hoped for facility and significant investigations into the alternative sites have been carried out before settling on the skatepark in Sylvia Beaufoy car park. The Parish Council has followed a "sequential test" route and consider this site to be the most viable of all those considered.
- 8.3. The Agent for Leconfield Estate supports the proposed skatepark in Sylvia Beaufoy Car Park and has confirmed that subject to planning permission and their agreement to the plans they would be willing to provide consent to this use.
- 8.4. The ward member Cllr Janet Duncton has been consulted and whilst the proposal to provide a skatepark in Petworth is supported the choice of the Sylvia Beaufoy car park location is questioned especially as there are safety concerns relating to the car park which apply additionally in this location to the neighbour concerns that have caused Hampers Green to be rejected.
- 8.5. The consultation appears to be silent on the involvement of the Sylvia Beaufoy Youth Club and it is suggested that, given the proximity of the Youth Club to the proposed skatepark, Petworth Town Council should seek support from the Club. The Community Engagement team would be more reassured if this proposal was welcomed and encouraged by the Club, or even led by the Club, with the full support of the Town Council as an essential addition to the Club's facilities.
- 8.6. Surveys and car park usage at Sylvia Beaufoy have been undertaken to determine whether parking spaces could afford to be lost to provide the proposed skatepark. They have identified that the car park is well used, especially during the working day, with peak usage at the start and end of each school day. It also highlighted other issues such as resident parking within the car park, evidence of car-pooling and the disabled parking area regularly used by lorries unloading goods to smaller vehicles for transport into the town centre.
- 8.7. The Pound Street car park however, is in close proximity and could assist with parking. It had also been suggested that introducing parking charges to Sylvia Beaufoy car park could help, but this was not supported by Cabinet in October 2015.

## **9. Community impact and corporate risks**

- 9.1. Due to the proposed location there is likely to be an impact on residents adjacent to the skatepark due to increased noise. This impact may be reduced through planting or boarding to provide an acoustic barrier between the skatepark and neighbouring properties. The skatepark design would also need to be considered, to reduce impact on neighbouring properties and gardens.
- 9.2. The Town Council will also need to thoroughly consider health and safety issues of users accessing the facility, both during the construction phase and the use of the skatepark once completed.
- 9.3. The project is subject to planning permission being granted.

## 10. Other Implications

<b>Crime &amp; Disorder</b>	None
<b>Climate Change</b>	None
<b>Human Rights and Equality Impact</b>	None
<b>Safeguarding and Early Help</b>	None

## 11. Appendices (printed in black and white; available in colour on the Council's website)

11.1. Appendix 1 – Petworth Plan

11.2. Appendix 2 - Proposed location at Sylvia Beaufoy Car Park

## 12. Background Papers

None