

Chichester District Council

THE CABINET

1 November 2016

Petworth Skatepark Project

1. Contacts

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2. Recommendation

- 2.1. **That the Cabinet considers the results of the Options Appraisal undertaken by Petworth Town Council of sites for a skatepark.**
- 2.2. **That the Cabinet authorises further discussion between Petworth Town Council and officers to advance outline plans for the provision of a skatepark in the Pound Street Car Park Petworth in order that the implications can be better understood.**
- 2.3. **That the Cabinet provisionally confirms the availability of £70,000 towards the project, subject to further consideration and approval by the Cabinet of the precise location, design, risks, management and lease terms.**

3. Background

- 3.1. Planning Permission for a skatepark on the Sylvia Beaufoy car park has previously been granted but was not implemented and has now expired.
- 3.2. At their meeting in February 2016, Cabinet considered a proposal for the allocation of funds and the use of Council land for the creation of a skate park facility at the Sylvia Beaufoy Car Park in Petworth. Cabinet resolved:

“That the District Council, whilst supporting the provision of a skatepark facility for Petworth, has concerns regarding the safety of the proposed facility in this location. As a result it requests Petworth Town Council to explore alternative locations for the proposed skatepark or to look at an alternative form of youth facility provision (not wheeled sports) at the identified location at Sylvia Beaufoy Car Park, subject to planning permission, full occupational terms and site management arrangements”.

- 3.3. Cllr Keegan and officers have separately met with Petworth Town Council (PTC) to discuss Cabinet’s decision, and agreed that if a thorough search for sites was unsuccessful then Cabinet could review the decision regarding the use of Council land.

- 3.4. Officers were consulted regarding the methodology to be followed by PTC and suggested sites for consideration. In total, 20 sites (including two CDC owned car parks) were identified and considered against agreed criteria, and PTCs assessments were scrutinised by officers.
- 3.5. It is the PTC view that the Options Appraisal demonstrates that no other sites were viable, and have submitted their report asking for reconsideration of the use of Council owned land (see Appendices 1 and 2).

4. Outcomes to be Achieved

- 4.1. To fulfil the aspirations of local young people for a skate park in the town, which would both serve their own community and the surrounding parishes in an appropriate location.

5. Proposal

- 5.1. The Council remains unconvinced as to the appropriateness of the Sylvia Beaufoy car park as a location for a skatepark. PTC has been advised that this site is not available for such a use.
- 5.2. However, Cabinet are recommended to advise PTC that land at Pound Street car park should be considered provisionally as an alternative. PTCs options appraisal had included the car park, but perceived that the conflict with existing car park use would be a reason to discount it in favour of the Sylvia Beaufoy site.
- 5.3. An area in the South East corner of the Car Park has been highlighted as a preferred location (see Appendix 3 for map of car park). This part of the car park has been restricted for Season Ticket holders only and is the furthest distance from the retail centre.
- 5.4. The proposal will still require detailed consideration of siting, land take and safe access across the car park. However, PTC requires indicative approval for the land use and available funds, in order to commission detailed design and ultimately Planning Permission for the project.

6. Alternatives Considered

- 6.1. PTCs Options Appraisal suggests the Sylvia Beaufoy car park as the preferred site (see Appendix 1 and 2). The use of the North West corner as previously proposed and other parts of the car park have been reviewed, but are still considered to be inappropriate for such a use. The other alternatives considered are set out in the Appendices.

7. Resource and Legal Implications

- 7.1. PTC had previously sought an allocation of £50,000, the final balance of the Petworth Leisure Fund, towards this project. PTC have identified a further £10,000 they could add to the budget, and Cabinet are asked to consider

approving an additional £20,000 from reserves, in part addressing the depreciation of the £50,000 in the years it has remained unused.

- 7.2. The loss of car parking spaces in the proposed location has yet to be quantified but not likely to be significant (potentially no more than 10 spaces). It is recognised that the area of car park is not always used by Season Ticket holders, and has previously accommodated the mobile WSCC Waste and Recycling Centre. However, a Lease Agreement to PTC for the use of the land will need to be provided, and the rent payable may seek to reflect the loss of income to the Council.

8. Consultation

- 8.1 A meeting between Cllr Keegan (supported by officers) and representatives of PTC took place on Friday 14th October 2016, and included visits to both Sylvia Beaufoy and Pound Street Car Parks. PTC are encouraged by the potential offer of a site in Pound Street and the implied support of CDC, and are keen to progress a project that they have been trying to implement for some time.
- 8.2 Internal departments have been consulted on the potential use of the identified area of Pound Street Car Park. Economic Development are currently supporting the Petworth Vision group, who are developing proposals for the potential enhancement of the northern end of Pound Street Car Park. Such proposals have yet to be considered formally by this Council, but the group is concerned of the potential cumulative loss of car parking spaces.
- 8.3 Car Parks are broadly aware of the emerging Petworth Vision and a number of options under consideration. They echo the concern regarding the loss of car parking spaces - Pound Street car park is well used, and there are currently 73 season ticket holders. They would need to undertake further work to understand the capacity impact or what could be done to compensate. The charging regime at Sylvia Beaufoy could be revisited to create capacity at that location. There is also concern regarding skatepark user movements through a car park and a full Risk Assessment is requested.
- 8.4 Estates would wish to ensure that any leasing of land incorporates sufficient flexibility to ensure alternative uses of any part of the car park are not prevented in the medium term. Further discussion would be required with the Town Council to ensure agreeable lease terms and potentially the implications for form and structure of the proposed facility.

9. Community Impact and Corporate Risks

- 9.1. The continued availability of funds for the provision of improved Leisure Facilities in Petworth assumes that greater provision can be made for community benefit, if the form and exact location can be agreed in due course.
- 9.2. The proposal remains subject to the development of a detailed scheme and Planning Permission. Any potential health and safety, or land management, risks associated with the installation of a skatepark in this location should be identified and mitigated in an approved scheme.

10. Other Implications

	Yes	No
Crime and Disorder The provision of a skatepark is hoped to have a positive impact	X	
Climate Change While construction of a permanent skatepark will have an inherent carbon footprint, the provision of improved facilities within easy travelling distance to young people could reduce car journeys	X	
Human Rights and Equality Impact Provision would be a positive impact for young people	X	
Safeguarding and Early Help The provision of a skatepark would not in itself create a safeguarding responsibility for PTC but the original proposal included proposal for their management and oversight of operation, which could be duplicated here.	X	

11. Appendices

- 11.1. Petworth Town Council – Options Appraisal Overview
- 11.2. Petworth Town Council – Options Appraisal Site Assessments
- 11.3. Location Map – Pound Street Car Park

12. Background Papers

None