

Ringmer Skatepark Locations

Lewes District Council Recommendations

- The facility should be appropriately scaled for a village environment and to complement the other facilities within the area, but specifically it should complement the Skatepark Facility on Malling Recreation Ground in Lewes.
- The location should not be set out too close to tree cover. Any natural features such as ground contours leading to water retention must be carefully considered for good drainage.
- The facility should be set out to provide maximum natural surveillance for user safety, and be as inclusive for the whole community as possible.
- The opportunity to bring young people and residents together to enhance community cohesion is an ambition for the project.
- There should be areas of seating provided for riders and members of the public wishing to watch / supervise their children. It might be considered that shade cover might be designed near the seating areas.
- Plenty of strong and robust bins should be provided of a style that will endure the worst excess of potential vandalism / fires etc.
- Desirable to enhance the size of surfaced area than the existing facility and adopt modern construction techniques to enhance the riding experience.
- The balance of wheel sports being considered in the brief should ideally be formed through early engagement with representatives from each of the sports considered. (Skateboarders, scooter riders, In-line skaters, skaters, BMX cycling etc).
- Desirable to have complementary areas and allow progress of skills from beginner to experienced rider; - including a flat practice area.
- Consider use of pre-formed concrete surface with inbuilt rails, edges features to enhance the life of the facility and reduce noise impact.
- Desirable to provide timed floodlights to optimise the potential user hours as a longer-term goal. (Not possible on certain sites)

Children's safeguarding requirements

- Somewhere central and well used with access to adults using the area to keep an eye on things – This provides a preventative measure for any unwanted antisocial behaviour, helps vulnerable children feel safe and helps with regards to any incidents that may occur
- If the location is too secluded, there are concerns regarding vulnerable children or attracting opportunists such as County Lines
- Close to a safe road crossing and public transport so children can arrive safely and is all inclusive

Thus site assessment criteria developed are:

Site availability: the site should be available now, or in the very near future

Accessibility: the skatepark should be easily accessible to users, preferably close to the shops

Space: there should be sufficient space for the type of skatepark required

Safeguarding: the site should be overlooked, so that users feel safe

Impact: the site should not be too close to homes or have other negative impacts

Other: there should be no other insuperable objections to the use of the site

Candidate sites considered

Village Green, adjacent to existing children's play area

[owner, lord of the manor; managed by Ringmer PC]

Site availability: available, subject to owner approval

Accessibility: good

Space: yes

Safeguarding: overlooked

Impact: nearest homes at Delves Estate (>30m)

Other: in Conservation area; landscape impact; close to children's play area.

The area discussed by the children's play area has now been discounted by Lewes District Council. This leaves the area near Delves house that is viable.

Conclusion: put forward for further consideration

Fingerpost Field, Broyle Lane

[owner, Lewes DC; managed by Ringmer PC;]

Site availability: available, subject to owner approval

Accessibility: good for Broyleside, less good for Ringmer village residents

Space: yes

Safeguarding: overlooking would require Broyle Lane hedge reduction to 1m height

Impact: nearest homes at Elphick Road, Broyleside Cottages (>30m)

Other: close to children's play area

Conclusion: put forward for further consideration.

NOTE: Since writing this report LDC have now confirmed Fingerpost field is available.

Anchor Field

[owned & managed by Ringmer PC, subject to covenants on use]

Site availability: available (Lewes DC legal advice would not infringe covenants)

Accessibility: good

Space: limited

Safeguarding: overlooked

Impact: nearest homes Anchor Field close & new development & health centre very close

Other: easements

Conclusion: put forward for further consideration. NOTE: Since writing this report LDC have confirmed this site is NOT available and would not get Lewes Planning support.

Village Green, left of entrance to Delves House

[owner, lord of the manor; managed by Ringmer PC]

Site availability: available, subject to owner approval

Accessibility: good

Space: yes

Safeguarding: overlooked

Impact: nearest homes at Delves House West (>30m)

Other: close to trees; in Conservation area; **landscape impact**; possible easements

Conclusion: Initially ruled out as alternative Village Green site has much lower landscape impact. As the area near the play facilities is now ruled out Council could revisit this site.

Cheyney Field

[Owned by Cheyney Almshouse Trust, mostly leased to tenants]

Site availability: **not available** [confirmation by trustees]

Accessibility: good

Space: yes

Safeguarding: depends on location within field

Impact: almshouses, North Road, Green Close, Crockendale Field (>30m), Scout & Bowling Huts

Other: suitable sites all subject to existing long-term leases

Conclusion: Ruled out as not available

Kings Academy (various possible sites)

[owner: ESCC, long lease to King's Academy]

Site availability: **not available** [confirmation by Academy CEO]

Accessibility: fair

Space: yes

Safeguarding: **concerning, not overlooked**

Impact: nearest houses Greater Paddock (>30m for most options)

Other:

Conclusion: Ruled out as not available, safeguarding concerning

Rushey Green

[ownership uncertain, managed by Ringmer PC]

Site availability: possibly available, but **registered common land and s38 procedure arduous and uncertain**

Accessibility: edge of village, near primary school

Space: probably too small

Safeguarding: overlooked

Impact: **houses at Rushey Green very close**

Other:

Conclusion: Ruled out as too small, too close to housing, registered common land

Green Close green

[owned and managed by Lewes DC]

Site availability: uncertain

Accessibility: good

Space: probably too small

Safeguarding: overlooked

Impact: houses at Green Close very close

Other: large underground foul sewage storage tank, could not be concreted over

Conclusion: Ruled out as undeliverable, too close to housing

Mill Close green, Gote Lane

[Owned and managed by Lewes DC, amenity area for older residents]

Site availability: uncertain

Accessibility: fair

Space: too small with current layout

Safeguarding: overlooked

Impact: bungalows at Mill Close very close

Other: possible easements

Conclusion: Ruled out as too close to housing for older residents who would lose their amenity land

Sadlers Way Diamond Jubilee green

[owned and managed by Ringmer PC]

Site availability: skatepark incompatible with current use

Accessibility: poor, edge of village

Space: too small unless memorial trees removed

Safeguarding: overlooked

Impact: Sadlers Way houses very close

Other: memorial trees

Conclusion: Ruled out for reasons above

Middleham Close green areas (two small plots)

[owned & managed by Ringmer PC.

Site availability:

Accessibility: poor, right at one corner of the village

Space: too small

Safeguarding: overlooked

Impact: Middleham Close houses very close

Other: heavily treed

Conclusion: Ruled out for reasons above

The Forges Green [between The Forges & Craig Meadows]:

[Owned and managed by Forges Residents' Association]

Site availability: uncertain

Accessibility: poor, village edge

Space: too small

Safeguarding: overlooked

Impact: Forges houses very close

Other: possible easements

Conclusion: Ruled out for reasons above

Broyle Close/Kiln Road green area

[owned and managed by Lewes DC]

Site availability: Site allocated for residential development in Local & Neighbourhood Plans

Accessibility: poor, far end of Broyleside

Space: probably too small

Safeguarding: overlooked

Impact: Kiln Road & Broyle Close houses very close

Other: possible easements

Conclusion: Ruled out for reasons above

Children's Play Area, Broyle Lane

[owned and managed by Ringmer PC]

Site availability: available

Accessibility: poor, far end of Broyleside

Space: probably too small

Safeguarding: separated from Broyle Lane by trees

Impact: Broyle Lane houses very close

Other: surrounded by trees

Conclusion: Ruled out for reasons above

Land behind Anchor Pub land

[ownership uncertain, accessible only from Anchor Inn]

Site availability: uncertain

Accessibility: site is central, access availability uncertain

Space: probably too small

Safeguarding: overlooked from flats above

Impact: very close to Springett Avenue flats, <30m

Other: covenant on this land saying no building

Conclusion: Ruled out as too close to housing

Unused land adjacent to Busy Bee

[ownership Busy Bee]

Site availability: uncertain

Accessibility: site is central

Space: too small

Safeguarding: overlooked from flats above

Impact: very close to Little Paddock , <30m

Other: very close to B2192, immediately adjacent

Conclusion: Ruled out as too close to housing & B2192

Privately owned greenfield sites

There are a number of privately owned greenfield sites around Ringmer village and the Broyleside that might be considered suitable locations. Some are locally owned.

However, all those sites investigated by the Working Group are subject to legally enforceable option agreements by housing developers. Such option agreements are normally registered with the Land Registry. A standard condition of such option agreements is that all enquiries to the landowners about potential uses of the land must be referred to the developer who has purchased the option.

While some development companies holding such options may be prepared to consider the provision of a skatepark as an element within a large residential development, any such provision is extremely likely to be dependent on the grant of outline and then full planning permission. This is not a swift process, and would be likely to take some years. There are two major new housing sites already underway in Ringmer, to be marketed over 2021-2022. Even if additional new residential development at any other sites are to be approved, their development is unlikely to commence until these two major sites have been sold.

It should also be noted that it is not normally possible to guarantee the actual delivery of such facilities by the development company, or the housebuilder to whom the site is sold with planning permission, even when planning permission has been obtained.

In the Working Group's view such sites cannot reasonably be considered as 'available' in the reasonable near future, unless the owner and the option holder both agree to make their site available in advance of planning permission being obtained.