

## Ringmer Skatepark Project

### Desktop study - site suitability

#### Introduction

The existing skatepark facility has been really popular with young people and in use for almost 20 years and with early parks for wheeled sports first established from the 1970's, those sports & activities have developed and gone from strength to strength. The requirements of new skateparks are very different and are more complex engineering constructions, which may have a potential life approaching 50 years. The replacement of the skatepark is a key project for Ringmer Parish Council.

#### Criteria for assessing site suitability

A number of criteria have been adopted to undertake this desktop study of the sites; these have been suggested with "best practice" in mind. A number of Open Spaces have been considered but discounted due to size constraints, but a few "opportunity sites" have been included in the exercise, as despite private ownership they appear to have some locational benefits. A full consultation exercise is planned for the project and ultimately the final site must be popular with the chosen user groups and family and acceptable to residents & stakeholders.

Key	Success Criteria		Additional Comments
a)	Land free from legal / planning restrictions, covenants, and available quickly for planning and & implementation in less than 2 years.		Unrestricted public access.
b)	Village Centre location with benefits such as good access to shops, toilets and assistance in event of problems.		Good mobile phone coverage.
c)	Ease of access with wide paths > 1m or roadway > 2.15m for use, Emergency Services and maintenance.		Consult Emergency Services.
d)	Natural Surveillance, for the safety of facility users, the location should be easily observed from nearby roads and paths.		Consult Sussex Police.
e)	Access to a free drinking water supply (will discourage litter from dumped, i.e. drinks cans and bottles).		Close to water existing supplies on site.
f)	Location avoids conflict with other site users and local residents.		Consultation exercise is being planned.

<b>g)</b>	Location facilitates good facility drainage.		Not low lying or close to watercourses.
<b>h)</b>	Location away from overhanging trees or high boundary hedges, to reduce leaf debris etc. on surface.		

	<b>Site Name</b>	<b>Positive attributes</b>	<b>Negative attributes</b>
<b>1</b>	<p><b>Anchor Field</b></p> <p><b>Residual landholding post development.</b></p> <p>Land owned by Lewes District Council to be transferred to Ringmer Parish Council.</p>	<p><b>Positive attributes</b></p> <p>Original and therefore established site use.</p> <p>Scores well against criteria: - <b>(B, C, D &amp; H)</b></p> <p>Assumes <b>(E)</b> could be made available, as water is currently provided to the site.</p>	<p><b>Negative attributes / commentary</b></p> <p>The residual land is considered to be too small to locate the new facility and to deliver the commitment to provide an informal seating area within the smaller residual open space <b>(F)</b>, <b>and is therefore ruled out at this stage.</b></p>
<b>2</b>	<p><b>Cheyney Field</b></p> <p>Recreational land owned by the Cheyney Trust.</p> <p>Site is extensively laid out for formal sports and youth activity with Bowls, Cricket, Croquet and the home of 1<sup>st</sup> Scouts, 1<sup>st</sup> Ringmer Guides, 1<sup>st</sup> Ringmer Rainbow Guides, with community use of their HQ.</p>	<p><b>Positive attributes</b></p> <p>Scores positively against criteria: - <b>(B, C)</b></p> <p>Assumes water <b>(E)</b> could be made available, as is currently provided to the site.</p>	<p><b>Negative attributes</b></p> <p>As the site is extensively used for formal sports and is set back from the road with a narrow tree belt between the road and the site, natural surveillance is therefore limited to surrounding householders and other site users.</p> <p>Therefore does not score favourably against criteria: - <b>(A, D &amp; F).</b></p>

			<p>The site is low lying so is unlikely to provide good drainage <b>G</b>. As there is no clear obvious location within the site no comment can be made about <b>H</b>.</p>
<b>3</b>	<p><b>Finger Post Field</b></p> <p>Recreational land owned by Lewes District Council and leased to Ringmer Parish Council.</p> <p>This site has a combination of children's play facilities and informal sports and particularly youth football.</p>	<p><b>Positive attributes</b></p> <p>Scores positively against criteria: -</p> <p><b>C</b> assuming linkage to the access gate and if the new facility was located away from the boundary hedges, <b>(H)</b>.</p> <p>Whilst not currently on site, assumes water <b>(E)</b> could be made available from adjacent mains supplies.</p>	<p><b>Negative attributes</b></p> <p>The limitations of the space available would mean that a new skatepark would lead to a reduction of the space that is currently used for these functions. Whilst the location could serve the Broyleside residents, it is a considerable walk to the village shops / toilets and is thought that it might be unpopular with user groups from the main village or further afield. There is limited street parking in residential areas adjacent to this site.</p> <p>Whilst the site is observed by houses in Elphick Road, it is surrounded on other sides by high hedges, it has poor natural surveillance and is on low lying land.</p> <p>Therefore does not score favourably against criteria: - <b>(A, B, D &amp; F &amp; G)</b>.</p>
<b>4</b>	<p><b>Kings Academy Campus</b></p> <p>Educational land owned by East Sussex County Council and leased to Kings Academy.</p>	<p><b>Positive attributes</b></p> <p>Scores positively against criteria: -</p> <p><b>(B)</b> within a 5 minute walk from the shops if access was available from the Greater</p>	<p><b>Negative attributes</b></p> <p>The major problem with the campus is that for obvious child safety reasons, the site access is extremely restricted for educational purposes and to hiring groups, during permitted hours</p>

	<p>No specific location is suggested other than as there are extensive outdoor sports facilities on the campus, there maybe underutilised land on which this facility might be located.</p>	<p>Paddock / Harrisons Lane entrance.</p> <p><b>(C)</b> Assuming the facility could be linked with the essential road and path access.</p> <p>Assumes water <b>(E)</b> could be made available, and could be added to existing field drainage <b>(G)</b> if the new facility was located away from the boundary hedges, unless close to the boundary tree and hedge screen it would be fine for <b>(H)</b>.</p>	<p>only, <b>and is therefore ruled out at this stage.</b></p> <p>Therefore it does not score favourably against criteria: - <b>(A, D &amp; F)</b>.</p>
<b>5</b>	<p><b>Land to East of Kings Academy</b></p> <p>Privately owned farmland identified in Neighbourhood Plan as potential recreational use in the future and part of the strategic gap between the Village and Broyleside settlement.</p>	<p><b>Positive attributes</b></p> <p>Scores positively against criteria: - <b>(C)</b>, as part of a much wider recreational scheme, it could be assumed that the provision of good access could be assumed once permanent access were permitted from the Lewes Road, which would clearly need ESCC Highways agreement.</p>	<p><b>Negative attributes</b></p> <p>Privately owned land and no timeline for potential change in usage. In its current form even if it were located very close to the Lewes Road (northern site boundary) or commercial land off Chamberlaines Lane there would be poor or no natural surveillance, <b>and is therefore ruled out at this stage.</b></p> <p>Therefore at this stage, it does not score favourably against criteria: - <b>(A, B, D, E &amp; F)</b>.</p> <p>The site is low lying with an adjacent stream so is unlikely to provide good drainage options <b>(G)</b>.</p> <p>As there is no clear obvious location within the site therefore no comment can be made about tree <b>(H)</b>.</p>

6	<p><b>Land to North of Kings Academy</b></p> <p>Privately owned farmland and identified in Neighbourhood Plan as part of the strategic gap. The land suggested is north of the Lewes Road and opposite the Kings Academy</p>	<p><b>Positive attributes</b></p> <p>Scores positively against criteria: - <b>(H)</b></p> <p>Located between main village and Broyleside, travel time to the village centre is further extended but maybe acceptable <b>(B)</b> (subject to user consultation)</p> <p><b>(C)</b>, as it is assumed that the provision of good path access could be assumed, given the width of the footway along the northern side of Lewes Road. <b>However</b>, the vehicular access from the highway would clearly need ESCC Highways agreement.</p>	<p><b>Negative attributes</b></p> <p>Privately owned land and no timeline for potential change in usage, <b>and is therefore ruled out at this stage.</b></p> <p>Low lying land is noted</p> <p>Therefore at this stage, it does not score favourably against criteria: - <b>(A, D, E, F &amp; G).</b></p>
7 A	<p><b>Village Green</b></p> <p><b>Adjacent to Play Area</b></p> <p>Recreational land owned by the Glyndebourne Estate and leased to Ringmer Parish Council</p>	<p><b>Positive attributes</b></p> <p>The Ringmer village green is at the heart of the village and a focus for formal sport and informal play has been already established for decades.</p> <p>Scores positively against criteria: - <b>(A, B, D, &amp; H).</b></p> <p>Assumes <b>(E)</b> could be made available from adjacent mains supplies.</p> <p>It is believed that the natural slope would enable good drainage <b>(G)</b> to be achieved and</p>	<p><b>Negative attributes</b></p> <p>The summer formal sports and associated parking and the location of the adjacent play area and housing do provide some limitations on where the facility might be located.</p> <p>Therefore at this stage, it does not score quite so favourably against criteria: - <b>(F).</b></p> <p>As access is a critical success criteria this option would require investment into an enhanced path network or roadway access <b>(C).</b></p>

		by using a partial cut and fill operation in construction the facility could be well integrated into the land.	
<b>7 B</b>	<p><b>Village Green</b></p> <p><b>Land to South West of access path to Delves House</b></p> <p>Recreational land owned by the Glyndebourne Estate and leased to Ringmer Parish Council.</p>	<p><b>Positive attributes</b></p> <p>This section of the Ringmer village green is at the heart of the village and a focus for informal sport and annual non – sporting events / travelling entertainment, being well established.</p> <p>Scores positively against criteria: - <b>(A, B, C, D &amp; F)</b>.</p> <p>Assumes <b>(E)</b> could be made available from adjacent mains supplies.</p> <p>It is believed that the natural slope would enable good drainage <b>(G)</b> to be achieved and by using a partial cut and fill operation in construction the facility could be well integrated into the land.</p> <p>Subject to the precise location within the larger site, to avoid the tree line <b>(H)</b> and sufficiently distant to avoid conflict with cricket from ball strike or visually affecting the bowlers / batsman’s sightlines. This would seem the preferable location to consider.</p>	<p><b>Negative attributes</b></p> <p>Clearly technical assessments still to be done and consultation to be undertaken, but an encouraging early location to come forward for consideration.</p>

Date last amended 10th Feb 2020