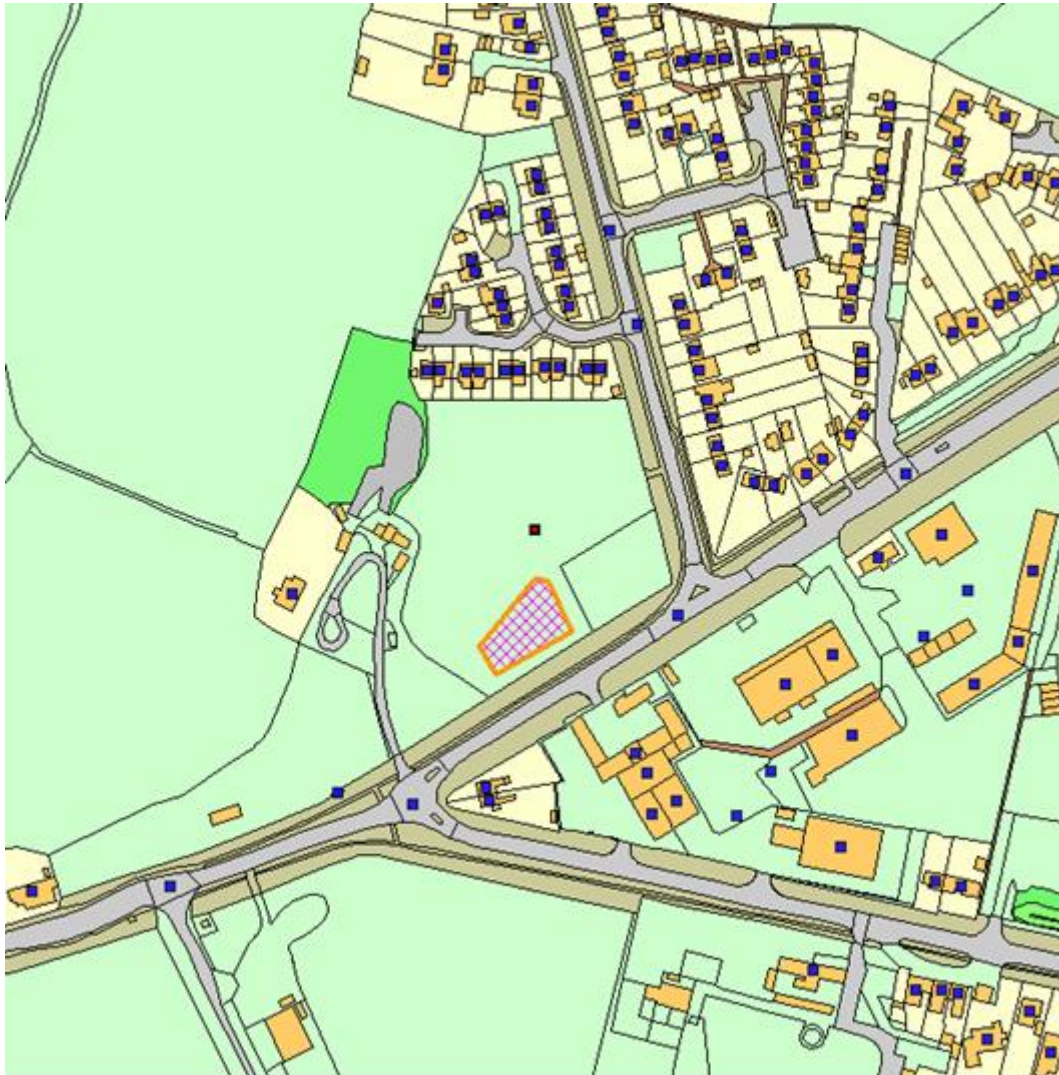


Report to: Planning Applications Committee
Date: 7 June 2023
Application No: LW/22/0427
Location: Fingerpost Field Recreation Ground, The Broyle, Ringmer
Proposal: Construction of Skate Park.
Applicant: Ringmer Parish Council
Ward: Ouse Valley & Ringmer
Recommendation: Grant Planning Permission subject to conditions.
Contact Officer: **Name:** Julie Cattell
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Site Location Plan



1.	Executive Summary
1.1	The proposed skate park is to replace the facility that was lost due to a housing development closer to the centre of Ringmer. Funding was secured via s106 to provide a replacement. The application has been considered against relevant national and local planning policies and on balance is considered to be acceptable.
1.2	The applicant is Ringmer Parish Council. The Council's Scheme of Delegation requires the application to be determined at committee.
2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>8. Promoting healthy and safe communities</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>16. Conserving and enhancing the historic environment</p>
2.2	<p><u>Lewes District Local Plan:</u></p> <p>LDLP1: – CP10 – Natural Environment and Landscape;</p> <p>LDLP1: – CP11 – Built and Historic Environment & Design</p> <p>LDLP2: – DM1 – Planning Boundary</p> <p>LDLP2: – DM15 – Provision for Outdoor Playing Space</p> <p>LDLP2: – DM24 – Protection of Biodiversity and Geodiversity</p> <p>LDLP2: – DM25 – Design</p>
2.3	<p><u>Ringmer Neighbourhood Plan:</u></p> <p>7.5 Outdoor play facilities for children</p> <p>7.6 Outdoor facilities for young people & adults</p> <p>7.9 Community assets</p>
3.	Site Description
3.1	The application site is located on the north side of The Broyle, approximately 1.5km north-east of Ringmer. The site comprises a small park/recreation ground, owned by Lewes District Council and managed by Ringmer Parish Council (the applicant), covering an area of approximately 0.9ha. It is a designated Asset of Community Value. The park is bounded to the south by The Broyle, to the east by Broyle Lane, to the north by rear of properties on Elphick Road, and to the west by the garden of a property further to the west. The site is served by public transport routes from Ringmer.
3.2	The park is surrounded by a mature hedge. The entrance is from Broyle Lane. There is a play area in the south east corner, laid out with basic play equipment. The proposed skate park will be located adjacent to the play area.

4.	Proposed Development
4.1	The proposal is for a skate park covering an area of 300m ² . It will be formed in-situ, using spray concrete, with steel edge protection and grass bunding, and will include classic features, offering challenges for both beginners and more experienced skaters.
4.2	Money to fund the facility was secured by s106 relating to a housing development in Ringmer, which including land formerly used as a skate park.
5.	Relevant Planning History:
5.1	None.
6.	Consultations:
6.1	<u>ESCC Archaeology:</u> The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.
6.2	<u>East Sussex Highways:</u> No comment provided.
6.3	<u>Sport England:</u> The area identified for development of the skate park is not capable of being used as a playing pitch or part of one and does not impact on the ability of the field to accommodate a junior football pitch. Sport England does not wish to raise an objection to this application
7.	Other Representations:
7.1	<p><u>Neighbour Representations and officer responses:</u></p> <p>8 objections were received from local residents on the following grounds:</p> <p>Concern that the skateboard park will attract children from further afield which will put additional pressure on the already damaged hedges and fences. PC should repair fences if application is approved.</p> <p>OR: The PC is responsible for maintaining the recreation ground. A landscape plan to include maintenance of the boundary hedges will be secured by condition.</p> <p>Noise</p> <p>OR: There are already noise-generating uses taking place on the recreation ground, and it is close to a busy main road. The additional noise generated by the skate park is not expected to lead to undue loss of amenity for neighbouring properties, which are located some distance away.</p> <p>Traffic/increased demand for parking</p> <p>OR: Most of those using the facility will be younger people coming by bus, foot, or dropped off by parent/carer. There is capacity in Broyle Lane for drop-off or longer stay parking if required.</p>

	<p>Potential for antisocial behaviour, who will 'police' this?</p> <p>OR: Any park/recreation ground has the capacity for anti-social behaviour. The site is overlooked by residential properties to the north and east, and the PC has committed to creating gaps in the hedges.</p> <p>No toilet facilities in the area – will hedges be used as a public urinal?</p> <p>OR: Again, many parks do not have toilets. The facility is currently well-used.</p> <p>Wildlife will suffer as a result of constant noise.</p> <p>OR: Noise- generating activities already take place in the recreation ground.</p> <p>Concern about the process by which the site was chosen, lack of transparency by PC.</p> <p>OR: Not a matter than can be taken into consideration</p> <p>Safeguarding – no proper surveillance, potential criminal activity, drug use, child exploitation, potential for vandalism</p> <p>OR: As noted above, this is a well-used public facility and there is nothing to suggest that the skateboard park will increase any chance of the above activities.</p> <p>Money should be used elsewhere.</p> <p>OR: The money is ring-fenced to replace the loss of a previous facility</p> <p>Skate Park should be on village green.</p> <p>OR: This site was not considered suitable by the PC through their public engagement exercise.</p> <p>Parking should be provided for emergency services as skateboarding is a dangerous activity</p> <p>OR: Emergency service vehicles can be accommodated on Broyle Lane close to the access.</p> <p>12 expressions of support</p> <p>Urgent need for replacement skateboard in Ringmer since original was demolished for a housing development.</p> <p>Perfect location as can easily be reached on foot</p> <p>S106 money was put aside for a new skateboard park, needs to be developed as soon as possible.</p>
8.	Appraisal:
8.1	<p><u>Key Considerations:</u></p> <p>The main considerations are the visual appearance, impact on the heritage assets on the site, impact on the amenity of local residents, and safeguarding.</p>

	<p><u>Principle:</u></p> <p>The proposed Skate Park is to replace a facility that was lost due to a housing development in another part of Ringmer. The developer made a contribution to a new skate park as part of a s106 agreement. The skate park will be located within an existing, long established park/recreation area.</p>
8.2	<p><u>Design and visual impact</u></p> <p>The proposed skatepark will extend 1.2m above ground level. However, it will be edged with grassed bunds to reduce visual impact. A condition has been recommended to secure a landscape plan.</p>
8.3	<p><u>Impact on residential amenity:</u></p> <p>The site is an existing recreation ground, including an area with play equipment. The facility is also used informally for football and sports, all of which will generate noise to some degree. The nearest properties to the north and west are nearly 90m away from skate park. It is considered therefore that any additional noise impact will be minimal and will not lead to excessive loss of amenity to local residents. In this regard the proposal complies with the amenity aspects of policies CP11 and DM25.</p>
8.4	<p><u>Impact on heritage asset</u></p> <p>The County archaeologist is satisfied with the Desk Based Assessment submitted by the applicant and has recommended conditions to comply with policies CP11 and DM33.</p>
8.5	<p><u>Safeguarding</u></p> <p>Concerns have been raised about safeguarding. It should be noted that most parks and recreation grounds of this type are unlit and un-supervised. In this respect, Fingerpost Field Recreational Ground is no different to most if not all the similar facilities throughout the District Council. The site is overlooked from residential properties on the north and east boundaries, and the Parish Council has committed to reducing the height of the boundary hedges and to remove some sections of the hedge to provide visual links and sight lines into the park. Details of the works to the hedge will be secured in the landscape condition.</p>
8.6	<p><u>Human Rights Implications:</u></p> <p>None.</p>
8.7	<p><u>Conclusions:</u></p> <p>It is accepted that a replacement skatepark needs to be provided to replace the one lost due to residential development. Ringmer Parish Council has carried out a considerable amount of work prior to making this application on this site. The facility will benefit the younger residents of the community on a site which is already used extensively for play and informal sports activities. On balance, it is recommended that the application is approved, subject to conditions.</p>

9.	Recommendation
9.1	That planning permission is granted subject to conditions.
10.	Conditions:
10.1	<p>Time Limit</p> <p>The development hereby permitted shall be begun either before the expiration of three years from the date of this permission.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
10.2	<p>External Lighting</p> <p>No external lighting or floodlighting shall be installed on any part of the development hereby approved without the prior written approval of the local planning authority.</p> <p>Reason: To protect the amenity and character of the surrounding countryside and to prevent disturbance of nocturnal species having regard to Policy CP10 of the Lewes District Local Plan part one, policies DM20 and DM24 of the Lewes District Local Plan part two and paras. 170, 175 and 180 of the NPPF.</p>
10.3	<p>Archaeology 1</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To enable the recording of any items of historical or archaeological interest in accordance with policies CP11 and DM33 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.4	<p>Archaeology 2</p> <p>The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.</p> <p>Reason: To enable the recording of any items of historical or archaeological interest in accordance with policies CP11 and DM33 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.5	<p>Landscape Scheme</p> <p>No works shall commence on site until a details of the grass bunding, additional planting and details of the proposed works to the boundary hedging, including partial removal to provide views into the site, together</p>

	<p>with a forward maintenance plan, have been submitted to and approved by the Local Planning Authority and the works carried out as approved.</p> <p>Reason: In order to maintain visual amenity around the skateboard park and to provide a level of surveillance from the public realm, in accordance with policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.6	<p>Construction Management Plan</p> <p>No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,</p> <ul style="list-style-type: none"> • the anticipated number, frequency and types of vehicles used during construction, • the method of access and egress and routeing of vehicles during construction, • the parking of vehicles by site operatives and visitors, • the loading and unloading of plant, materials, and waste, • the storage of plant and materials used in construction of the development, • the erection and maintenance of security hoarding, • the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), • details of public engagement both prior to and during construction works. <p>Reason: In the interests of highway safety and the amenities of the area in accordance with LLP2 policies DM20, DM23 and DM25 and paras. 108, 109 and 110 of the National Planning Policy Framework (NPPF).</p>
10.7	<p>Unexpected land contamination</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to</p>

	workers, neighbours and other offsite receptors in accordance with Policy DM21 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.		
11.	Plans:		
	This decision relates solely to the following plans:		
	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	Design & Access Statement	15 September 2022	Design and Access Statement
	Planning Statement/Brief	15 September 2022	Planning, Design and Access Statement
	Proposed Section(s)	15 September 2022	FI 02 - Proposed Cross Sections
	Proposed Floor Plan(s)	15 September 2022	FI 01 - Proposed Floor Plan
12.	Appendices		
12.1	None.		
13.	Background Papers		
13.1	None.		