

Building a Unified Vision for the Future of the Salts

REPORT October 2007



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**Building a Unified Vision for the Future of the Salts
Scout Hut: Tuesday 2nd October 2007**

REPORT

Seaford Town Council organised a visioning event together with Seaford Community Partnership (SCP), inviting stakeholder groups of the Salts, representatives from the Police, Lewes District Council (LDC) officers & Town Councillors.

The aims of the event were to:-

- 1. Enable all stakeholders to informally express their vision for their area of the Salts to the other stakeholders & Town Councillors, without prejudice.**
- 2. To identify common aims for the Salts.**
- 3. To identify any areas of difficulty & identify solutions.**
- 4. To build foundations for a unified vision of the Salts.**

Planning of the event

Len Fisher (Town Clerk, Seaford Town Council), Cllr Ralph Taylor (Mayor of Seaford & SCP), Cllr Jon Freeman (Seaford Town Council & SCP), Jackie Blackwell (Development Worker – SCP). Three planning meetings were held.

Background & logistics of the Salts, Len Fisher, Town Clerk

- Seaford Town Council took over running of Salts in April 2005.
- Lewes District Council administers the maintenance via Wyevale and LDC on Town Council behalf.
- Town Council pay £90,590 each year in Maintenance.
- Town Council receive £13,000 income therefore expenditure each year on the Salts is £77,590.
- Insurance for the Salts is about £3,250 (Included within the £90k)
- Some legal restrictions on the use of the site & sale of part of the site connected to covenants, but these can be overcome. However the Town Council do not envisage any sale of land or change of use.
- All booking fees for pitch hire go to Wyevale NOT Council.

Current buildings & usage of the Salts, Jackie Blackwell, Area Partnership Development Worker

- Seaford Scout Hut. Large hall space with kitchen & toilet facilities. **
- Seaford Rugby Football Club. Licensed clubroom, shower & changing facilities, kitchen & toilet. ** Rugby & Football pitches.
- Seaford Lifeguards. Office, kitchen, toilet & shower facilities based in SRFC premises. Seaford Lifeguards storage garage.
- Public toilets.
- Skate park x 2, tennis courts, children's playground, pitch & putt
- The Base. Young People's meeting space. Kitchen space but no water or toilets.

**

- The Salts Café. Commercial business providing food & drink to users of the Salts. **
- Seaford Cricket Club & Pavilion. Shower & changing facilities, kitchen & meeting space. Cricket pitch. **

** Available for private hire.

Summary of visions from user groups/organisations

Seaford Scouts (Neil Warwick, Scout Leader)

To convert their garage into a storage area, to improve the flooring, toilets, kitchen; to decorate internally & externally & to install a more economical heating system.

Seaford Rugby Football Club (Mike Goulding, Chair)

To continue to improve the building internally & externally. Key issue is car parking close to the clubhouse for visitors & team and they would ideally like a re-inforced grass parking area between the boathouse & main building to be accessed by the seafront road.

Seaford Lifeguards (Andy Allan, Vice Chair)

To extend their existing boathouse and concrete hard around it. Additionally they support the SRFC vision for a car parking area as above. Andy stated that their volunteers park on the seafront which is not ideal.

Proposed position of new Skate Park (Andy Frost, LDC)

Through the Big Lottery Play Fund, £200,000 is available for Lewes District. Seaford Youth Forum were invited to bid for money and requested new skate park to be located on the two tennis courts next to the Base. Andy stated that existing Skate park has deteriorated considerably and due to funding conditions the location would have to be different to existing one to qualify as new rather than replacement.

The Base (Tizzie Coleman, Base Committee member)

To extend the Base building (currently measuring 7m x 7m) to include increased floor space, toilets, office space & water/drainage. The aim would be to create a safe youth space for up to 150 young people. In principle STC had agreed an extension to the building. The Base committee intend to seek funds to provide a detailed plan of proposal to include feasibility of position, size & cost to take back to the Council.

The Café

Lucio Caprarelli sent his apologies.

Seaford Cricket Club (Clive Chipper, Chair)

Due to the increase in size of the junior & senior sections of the Club, the main priority is the replacement of the current changing facilities with a larger, modern purpose built building to include four dressing rooms and separate officials changing room. The building would also have a score box within. Additionally the clubhouse requires upgrading or replacing either as a separate building or incorporated with the changing facility. Clive stated that the Club would be interested in the possibility of an 'all inclusive' community facility at the Salts to incorporate many of the present user groups of the Salts.

Police Overview (PC Martin Theelke)

Martin stated that from a police perspective the Salts is an area that is exposed and open to vandalism due to it being a public space. Although there were minor cases of

vandalism, in comparison with other towns, there is minimal damage. He also stated that the police supported the potential extension of the Base as he felt that the young people who use the building have a great sense of ownership of the building and would not intentionally abuse the site or area. Martin also mentioned the Police Property Fund that is available to support local groups with small scale funding. He welcomed enquiries about this from the attendees.

Questions were raised about the effectiveness of the CCTV. Martin stated that it's used as a good deterrent & often crime is detected by it. He did acknowledge however that there are issues about use in the dark and the positioning of the one over the Salts.

General Discussion – key points

Four main topics for discussion arose.

a) Car park on the Salts

Issues were raised about the distance players, visitors & lifeguards had to go to get to the building, especially when weather good or bad and also their concerns that seafront would become a pay and display parking area. Town Councillors, Eddie Collicot & Tracey Willis however were not in favour of this development due to the abundance of car parking provision very close by. Tracey stated that the TC priority was for people and buildings not further car parking. Eddie suggested the current provision was adequate and that on an environmental & safety basis car parking on the Salts should be discouraged. Jackie Blackwell suggested as potential immediate solution that the TC could allocate & mark out spaces/bays (similar to disabled parking) for the essential services near to lifeguards station as well as a few for the SFR club.

b) Proposed Skate Park

Clive Chipper expressed concerns regarding location of the new Park due to the danger of cricket balls flying at speed and hurting skateboarders. Cllr Bob Brown enquired as to the flexibility of the proposed location & move ability of ramps etc, particularly in light of potential 'community building'. Cllr Roy Bennett expressed concern regarding the noise to users of the café from the ramps & Cllr Pat Bennett stated that the TC had not approved the proposed location. In response, Andy Frost suggested that height of fencing surrounding skate park could be raised; in addition to the CC own netting, thus reducing risk from cricket balls. Tizzie Coleman also added that other users of the Salts were equally at risk from cricket balls and perhaps more vulnerable than skaters. Andy said that the ramps could be moved but due to Lottery conditions that permission may have to be gained from them if it was to be moved. In response to Cllr R Bennett's concern, noise from the park can be considerably reduced with appropriate landscaping.

c) All inclusive Community Facility

The Cricket Club, Rugby Football Club & Lifeguards are very interested in exploring the possibility of a joint community facility. The SRFC had previously looked into this and costs were huge (in the region of 1-2 million pounds). It was agreed by most that whilst this could be a good idea to combine all users, this would be a very long-term project and thus in respect of young people using the Base for example, would not be of current interest. Equally the Scouts want to keep their own facility and would not wish to be involved in a community facility. Jackie Blackwell suggested that a further meeting of interested parties, together with appropriate representatives from Town, District & County Council should be held to discuss the potential of this project.

d) The Base extension

At present the new Management Committee are finalising their constitution, strengthening the group with representatives from TC, Police & Lions group and formalising the Officer roles with support from an officer at South Downs CVS. Once this is established the group are keen to source funding in order to a) draw up plans and feasibility for extension & b) to take plan to Community Services & c) get extension done! The group hope that this can be achieved in the short-term, especially as the TC has, in principle, agreed the extension at CS meeting in July. Cllr Pat Bennett stated that there was no formal agreement as to the location of the said extension and thus, once plans are drawn up this would need to be negotiated.

Other points: Allan Edgar spoke regarding the site of Beachcomer Pub – he is interested in exploring the possibility of developing it for local/community enterprise.

Lifeguards asked whether previous applicants to Community Services need to re-apply their proposals in light of meeting. Len Fisher stated that no need to re-apply as he would take back to CS once both reports compiled from the Visioning Days at the Salts.

Ways forward & next steps

- Funding advice offered on a one-to-one basis for small scale internal improvements from Karl Parks, Funding Support Officer from South Downs CVS. Interested groups took details and will contact Karl direct.
- Compilation & distribution of this report to all attendees.
- To receive any amendments, comments to report by **FRIDAY 26TH APRIL.**
- Prepare summary report for/prior to public consultation event to be advertised and available at STC. This Report to be available for view at STC offices and on-line on STC website.
- To hold a consultation event with stakeholder groups, Police representatives, Town Councillors & appropriate Lewes District Council officers together with users of the Salts, local residents & general public to assess public opinion on key potential developments, both short & medium term (Skate Park, Base extension, Scout hut storage, boathouse extension, re-build of Cricket Club facilities) and longer term (Community Facility, car park)
Proposed date: Tuesday 20th November at 7pm.
Proposed location: Rugby Club
- To set up and facilitate meeting for the interested organisation in developing Community Facility – **TBC**

APPENDIX 1

Building a Unified Vision for the Future of the Salts Scout Hut: Tuesday 2nd October 2007

Attendees

Cllr Ralph Taylor	Seaford Town Council (STC)
Len Fisher	Town Clerk, STC
Ann Warwick	6 th Seaford Scouts
Cllr Julian Peterson	STC
Peter Gwilliam	Seaford Lifeguards
Tizzie Coleman	The Base
Sarah Digby-Clarke	6 th Seaford Scouts
Neil Warwick	6 th Seaford Scouts
Clive Chipper	Seaford Cricket Club
Steve Scotcher	6 th Seaford Scouts
Julian Turner	Seaford Rugby Football Club
Sgt Rachel Barrow	Sussex Police
Cllr Roy Bennett	STC
Cllr Robert Brown	STC
Tim Coates	6 th Seaford Scouts
Andy Frost	Officer, Lewes District Council
Cllr Linda Wallraven	STC
Phil Lovesay	Seaford Cricket Club
Andy Allan	Seaford Lifeguards
Cllr Tracey Willis	STC
Allan Edgar	Plans Sussex Ltd
Cllr Laurie Holland	STC
John P Smith	Seaford Cricket Club
Mike Goulding	Seaford Rugby Football Club
Cllr Eddie Collicot	STC
PC Martin Thelke	Sussex Police
Cllr Pat Bennett	STC & LDC
Gary Ward	The Base
Peter Whitefield	Die for You (The Base)