



## Seaford Town Council

Report 145/13

<b>Agenda Item No:</b>	<b>15</b>
<b>Committee:</b>	<b>Council</b>
<b>Date:</b>	<b>6 November 2014</b>
<b>Title:</b>	<b>The Salts Recreation Ground – Development Plan</b>
<b>By:</b>	<b>Ben King</b>
<b>Purpose of Report:</b>	<b>To seek adoption of The Salts Development Plan as a Council policy document.</b>

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### Recommendations

**You are recommended:**

- 1. To approve that The Salts Recreation Ground Development Plan, as attached at Appendix A incorporating all of the ‘Recommended’ developments, be adopted as a Council policy document.**
  - 2. To approve that Council Officers pursue the implementation of priority projects starting with children’s play space; commencing projects at appropriate stages when funding is identified.**
  - 3. To approve that the format of the development plan be used as a general template to work from with future development plans for Seaford Town Council assets.**
  - 4. To approve the Capital Wishlist be amended to properly reflect the contents of the Development Plan, as adopted.**
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### 1. Information

- 1.1** The final draft of the ‘Development Plan’ for The Salts Recreation Ground has now been completed and is presented to this Council for adoption, attached at Appendix A. Due to the amount of information contained it has been reviewed in order to produce the most readable overview of all proposed project areas.
- 1.2** The development plan details all of the demands that The Salts has to meet as an outdoor recreation space, the current condition and performance of the facilities as a whole and the recommended approach to each area or service. In support of the summaries and recommendations the plan includes; SWOT Analysis, Project Layout, Action Plan, Project Cost Estimates, Design References and other proposals.
- 1.3** The document sets out the origin and the process followed in creating the plan; then detailing the various needs associated with the project areas, it sets out key project goals as well as the action plan showing the next development stages, the continued ‘medium term’ development and the further innovations and concept phases.

The plan also makes recommendations for specific project areas in order to focus the priorities.

- 1.5 Subject to this Council adopting the plan consultation on children's play space will take place, working on the basis of a design selection. These selections will be made from designs submitted by play manufacturers and will enable contractor selection. Alongside the consultation process funding will be prioritised both through STC budgeting but primarily S106 remaining with Lewes District Council. Then further outside funding can be sought to meet any shortfall.
- 1.6 During consultation stages the plan will be used to demonstrate how Seaford Town Council intends to implement capital improvements at The Salts. It will show that all areas have been taken into consideration and that each has been given a place in the future vision for the recreation space.
- 1.7 Although the document contains a great deal of detail, the level of detail reflects the demand, scale and cost of the upgrades and improvements that are required at The Salts. A benefit of this process is that development plans can now be produced for other primary assets using a similar format; the level of detail for each being relevant to the asset in question.
- 1.8 Adoption of the Development Plan would have an impact on the Capital Wishlist as adopted by the Council at its previous meeting on 21<sup>st</sup> August. The Council is recommended to approve the Capital Wishlist being amended to properly reflect the contents of the development plan, as adopted.
- 1.9 A full colour version of the development plan is available for Councillors to view in the Town Council meeting room. Full colour copies including the A3 detail sheets and layout can be made available to all Councillors following adoption by this Council.

## 2. Financial Appraisal

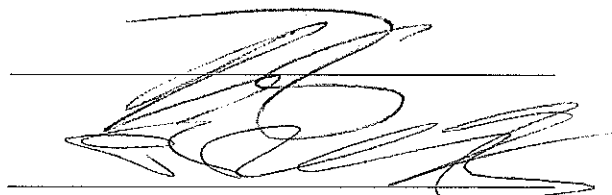
- 2.1 There are no direct financial implications to this report however, the cost estimates within the plan show the estimated funding required in order to complete the project areas.
- 2.2 The current project budget, taking into consideration 'allocated' S106 and allocations within Seaford Town Council projects pool, totals approximately £65,000.
- 2.3 Further significant S106 funding has been identified; requests have been made for the planning conditions relevant to the funds, in order to identify any other S106 contributions that are eligible to The Salts.
- 2.4 Outside funding will be sought in support of identified S106 and STC budgets.

## 3. Contact Officer

The Contact Officer for this report is Ben King, Projects & Facilities Manager.

Projects & Facilities Manager

Interim Town Clerk



A handwritten signature in black ink, appearing to read 'Ben King', is written over a horizontal line. The signature is stylized and cursive.



Seaford Town Council

# The Salts Recreation Ground Development Plan



*Photo: McCarthy and Stone*

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## FOREWORD

As part of the review of Seaford Town Councils assets as well the review of sustainability of the existing facilities and services; The Salts Recreation Ground has undergone a large scale review incorporating consultation with prospective users, service providers, manufacturers and extensive background research of industry best practice, including examples of innovations in the management of parks.

This Development Plan has now been created, incorporating cumulative years of conception and aspiration for change in Seaford's open spaces; as well as aspiration for change in relation to Seaford seafront.

Investment was made in the creation of a feasibility study relating to the development of an Iconic Facility on Seaford seafront, based at The Salts. The results of the feasibility study are summarised in this plan as well as providing the scope for a possible next phase of project development for 'Iconic Facilities'.

The Salts has a number pressures guiding its future; the age of existing facilities and buildings, the broad scope of sports and recreation already provided and the demand to retain and improve upon them; commitments to long term goals for other stakeholders; future limitations to the potential funding being generated from new developments (e.g. S106 and CIL); and advances in regulations and guidelines leading to, amongst other things, greater duties in relation to public safety, health and well-being, inclusion and accessibility.

Furthermore with progressive cuts in funding of non-statutory services and pressure to minimise operating costs, Seaford Town Council is under significant pressure, especially in relation to The Salts, to achieve a more cost-effective sustainable future for the provision of sport and recreation.

The Salts has not seen a large scale capital investment in order to establish a sustainable future; many areas of the park remain almost as they were when the park was first built, similarly a review of all provisions in the park has not been undertaken in one singular process in the past; this has resulted in a succession of reactive projects being implemented either to utilise available funding or in response to demand for a particular activity. In some areas this has left the variety of activity areas fragmented and uncoordinated impacting on the overall user value.

Annual maintenance costs are a primary focus when improving standards, and with the majority of facilities now reaching an age and condition which is proving uneconomic and unsustainable with existing methods of management, a more pragmatic approach is needed to secure a future for The Salts and safeguard one of Seaford's most prized open spaces.

This development plan sets out the proposed actions for improvements to The Salts. First and foremost is play space, but taking into consideration all areas of The Salts, the primary objective is to upgrade and extend facilities and services to meet 21<sup>st</sup> century standards, particularly with sustainability in mind; this takes into account how the public currently use the facilities, how they view The Salts as a whole and considering their views and suggestions for the future of The Salts.

## DEVELOPMENT PROCESS

Initially consultations focussed on physical activity, seeking views from sports clubs, and other visitors to The Salts. Then in August 2013, an open consultation was held in relation to play space, combined with further survey on physical activity, and skating. These consultations drew out various other key objectives in relation to accessibility, security, quality of service & maintenance; and the age of the facilities overall.

Other key objectives in this proposal are to deliver on targets within existing strategies and frameworks developed by Lewes District Council (LDC) so that The Salts project will also support those goals and provide a solid project base to build from; thus each project unit, whilst stand-alone in its own right, will also respond to the needs of any neighbouring projects, especially in connection with Seaford's seafront, but this will also include access and connectivity with the town centre, key public transport routes, pedestrian routes, cycle routes and parking.

This Development Plan details the area specific goals and conclusions that have been derived from the results of these first stages of the process; the primary objectives for the project are set out below:

- **Community:** engagement and further consultation on design with the first stage being the number one priority area - Children's play space.
- **Partnership:** working in partnership with the organisations currently resident at The Salts and promoting new partnerships with organisations who are passionate about improving and creating a sustainable future for The Salts.
- **Innovation:** Further research and reference to innovative projects and facilities with a proven success; utilising expertise and taking advantage of tried and tested ideas.
- **Funding:** Exploring cost saving options, efficiency improvements, also funding streams specific to 'the project' or individual project units. The introduction and development of new methods of generating income to support new projects and offset future maintenance costs.
- **Quality and Performance:** To improve quality and performance standards; explore more diverse methods of procuring and managing grounds maintenance services as well as services provided by the organisations operating the indoor facilities.

The development process will incorporate working in partnership with local community groups, sports clubs and neighbouring authorities; as well as engaging with the public, nurturing a sense of ownership by the community for The Salts; a sense of ownership which has seemed to have been lacking in prior years (possibly due to the deterioration of facilities)

The project units have been developed in such a way that if large funding applications are not successful, we would re-focus and implement them in order of priority; and taking into account the likely requirement for outside funding, they will be less reactive, but instead will be predicted, planned, well executed and delivered on time. Reactive project development time will be eliminated almost entirely, improving efficiency as well as potentially increasing the success rate of bids for outside funding.



## 1. PLAY

Play will remain in a similar location as the existing area, overall size of the play space will be led by design, layout, equipment sizes, and safety regulations relating to play space. The primary objectives set out below will determine the end result:

- Age ranges from Toddler up to Teen will be catered for in the new play space; Designated Toddler space will be a primary target, providing a sense of safety and security for younger children whilst also remaining inclusive.
- Removal of chipped bark, introduction of lower maintenance and cleaner safety surfacing, introduce more grass space and planted areas wherever possible.
- Removal of log post fencing; a new approach to landscape design will be taken in relation to the segregation of spaces and use of planting and fencing.
- Creation of the play space as a designated area within The Salts for play / families / picnics. One that is protected from interruption by animals and protected from the overrun of Cricket matches and other sports. Then where necessary separate the activities/equipment within the family area using primarily soft landscaping, planting and other landscape features.
- Integrate the play space with the surrounding landscape, particularly consider options relating to the planted tamarisk banks.
- Capitalise upon the direct relationship between the café and play space integrating the two spaces with each other.
- Install additional picnic benches and incorporate them within the play space instead of separating and pre-determining seating space.
- Retain the 'perimeter' path arrangement wherever possible, to be used safely by scooters and children on bikes and skates.
- Remove the existing fencing and hard surface of redundant skate park next to basketball court, install a more suitable surface for a range of recreation/sports space but primarily relocating the Five a side court into this space.
- Incorporate the sports areas already next to the playspace, as a more integral part of the 'Play space' this will cater for younger age groups looking to access sports within a secure and familiar environment.
- Taking into consideration the recommendations for play space as well as those for sports; retain a Basketball court/ area and utilise remaining court space for alternative recreation options, possibly marking out for radio control cars, scooter and bike track for little ones as well as additional skating practice.



### Essential Equipment types

- Central Feature (the bespoke wooden Pirate Ship was top of the list for young ones, so a central focal point/meeting place will be important)
- Cable Slide (potentially the highest out of all equipment types across all age ranges)
- Embankment slides were popular
- Tunnels, Dens, Mounds and Hiding in combination were very high across all ages.
- Climbing (rocks, nets and towers applicable to older children; the younger ages preferred climbing as part of a Multi unit or 'feature' frame)
- Trampolines (High on the list for all age ranges)
- Lots of Swings (Swings are consistently high across all age ranges, including pendulum swings)
- Seesaws and Springys
- Spinning equipment – (Taken into account in toddler space, as well as considering inclusive play and older age groups)

### Other Requirements

All metals used within the space must have the highest practicable corrosion resistance.

Hardwoods are preferred; however where replacement cost is prohibitive, softwood options will be considered.

Highly saturated colours should be kept to a minimum; due to the visual impact on the landscape; but also due to the excessive exposure to salt air and sunlight.

Minimise loose fill safety surfacing. Use long life and low maintenance surface products.

Predictable 'short term' maintenance requirements should not present excessive costs, minimise the use of custom made and/or expensive components.

Ensure spare parts are available in the UK or within reasonable delivery times; minimising the loss of service from play equipment.

### Design Process

Use combinations of equipment/activity types to provide greater play value as well as promoting social development.

Retain and capitalise upon the existing open atmosphere, also achieving modern standards for access and inclusion.

Create more shelter.

Create more green space.

Incorporate more visually stimulating landscapes where they are lacking.

Retain connections with the heritage of The Salts. Incorporate reference to The Salts Heritage in the design process.

Incorporate references to the locations relationship with the ocean/water/coastal landscape.

## WATER

Although water was highly sought after, such a provision will require further research with an assessment of the actual demand. Considering the potential capital and revenue cost, it is only considered possible to provision water play if existing revenue costs are reduced significantly. Furthermore introduction of new revenue generators may also be required to offset the cost.

## 2. TENNIS

There are no other Tennis Courts readily available to the general public in a public open space in Seaford therefore Tennis will be retained and improved upon.

The playing surface continues to deteriorate and has passed a suitable state to implement preventative maintenance measures therefore full resurfacing is required.

The fencing has reached an age where it is prone to failure and in turn exposed to vandalism; as a result this has become a particularly unsightly feature within the park. The fencing also does not meet modern standards for durability and expected service life.

A particular demand was seen, for free tennis, however tennis is commonly charged for in public parks so this approach would be inconsistent. Due to the existing maintenance arrangements and charging arrangements, a cost and benefits analysis will be required to ascertain how the income to the café and revenue cost to this Council should be set out in future.

Recommended development: Remove two tennis courts, retaining three courts nearest The Base and Café; resurface all courts and fully fence with welded mesh fencing incorporating vehicle gates to allow for mechanical sweepers but also to provide access that will enable other income generators to be explored as well as the add-ons mentioned below.

Proposed Add-ons: Due to the valuable floor space that the Tennis Courts take up it is important to consider alternative options in the development, to cater for periods of lower demand and maximising the use of the space.

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Increase the structural capacity of the posts to the perimeter fencing; provide attachments to enable canvass type roof materials to be installed providing further covered space for events or competitions. If providing outdoor films, the Tennis Courts could provide an 'all weather' option to relocate to.

Other court sports will be marked out on one or more of the courts, enabling Netball, Badminton or other court sports; dividing nets to separate courts may also be required. Wall Ball panels should be installed for Tennis practice and other racket sports.

Other events could also be hosted such as skate displays or other demonstrations during events including Extreme Sports events.

In winter when tennis is not in as high a demand, the space could be used for an Ice Skating Rink for the Christmas season, for anyone still wishing to play tennis, this could be provisioned on just one court or potentially in the MUGA space using a temporary net installed when required. Although Ice Skating may present a valuable source of Income it may primarily serve to increase footfall for the Café in the problematic winter months.

### 3. MUGA (Multi Use Games Area)

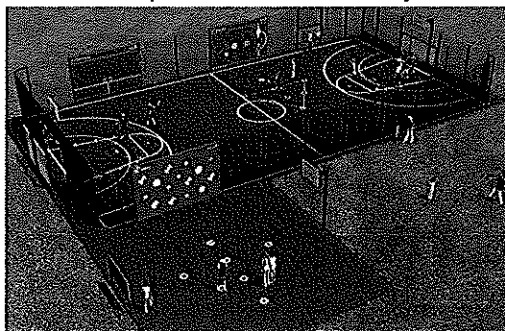
Multi Use Games Areas are popular in parks and open spaces there are currently no enclosed options in Seaford and there are very few free options to play football or basketball within enclosed courts spaces. MUGA's were supported in consultation and considering the court space already being available this will provide greater benefit to the users of The Salts.

Recommended development: Where the existing tennis court number four becomes redundant, develop the space as a multi use court space, include Football and Basketball as standard with a high level fence to the perimeter, one that matches the perimeter fence to the Tennis courts.

Install 'Wall Ball' options such as Street Snooker and/or Crossbar King.

This area will include post holes to facilitate netted court sports, in particular additional Tennis during the Wimbledon weeks or possibly Badminton, volleyball and more.

A court surface will be used that will provide for as many multi use options as possible.



## 4. SKATE

The primary goal for the skate park will be to create a larger, more advanced and more inclusive space for all users. This will enable families to visit the area in more comfort with younger children whilst also retaining a clearly defined space for older and/or more advanced riders.

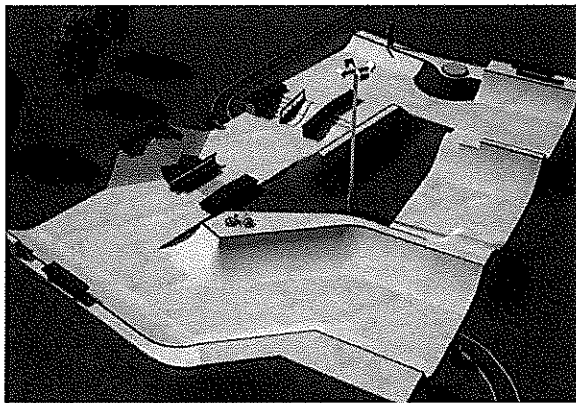
Perimeter fencing will be reduced in height leaving the park feeling less 'penned in' and utilising some of the neighbouring space, reducing the feeling of segregation, and instead creating a shared spaced that will promote a greater sense of ownership.

The designated space for the skate park will utilise the same corner of the park, but will increase its total footprint by at least 50%, taking up the redundant space between the existing ramps and the tennis courts as well as using redundant tennis court number 5.

Recommended development: A concrete 'Flow' skate park will be developed in consultation with user groups, one that also incorporates elements for 'street' skating within the arrangement.

The underutilised space currently surrounding the skate park will be redesigned and incorporated into the skate park; the skate park will use the surrounding natural landscape within its borders softening the engineered features whilst at the same will include elements of urban environments that will substitute for the limited 'street' skating in Seaford.

The flow or 'transition' part of the skate park will cater for intermediate up to advanced riders.



*Example of a Concrete Flow Park*

Then alongside and seamlessly linked to the flow park the skate space will continue with smaller ramps and jumps that progressively reduce in their technical demand as the rider gets further away from the flow park; then on the western side of the space directly next to the MUGA, there will be a flat riding space for freestyle skating and practice; these areas will provision younger riders, learners and families skating together, also enabling more options for providing Skate lessons and even skate events.

Important in this process, is the design of the skating spaces must be influenced primarily by those who will use the park so a 'User' group or direct consultation will be crucial in creating the most successful design, as well as ensuring the most experienced park designers lead in this process following a contractor selection process.

If the above goals are met there are very few add-ons or variations required for this park; with the increase in flat riding space this will also provide for a range of Cycle and Scooter activities and more.

## 5. FOOTBALL

Football is one of England's most popular team sports and although there is limited provision this should be protected at The Salts.

Demand is high for football pitches in Seaford and there is pressure to find more sites for pitches. The Salts only has one pitch available; although there may be limits for providing additional pitches for competitive games at The Salts, more 'informal' pitch space is also in demand.

Improvements should be made to the existing football pitch as well as repositioning and introducing an additional pitch; also improvements to aid drainage and surface quality, will improve safety and minimise maintenance issues experienced between playing seasons.

Recommended development: Additional pitch space will be introduced subject to demand and funding.

Work with local football clubs to establish the demand, Seaford Town Football Club play at The Salts, Premier Mini Soccer now train at The Salts and are seeking more space for league matches and Seahaven Harriers are another club requiring more space following the recent closure of Newlands School.

Income from Pitch Hire will be reviewed within the Grounds Maintenance Contract arrangements and this will take into account the administration of pitch hire, as well as the potential for new pitches.

For informal play; football will be supported further with the installation of the proposed MUGA and the reconfiguration of five a side next to the children's play space in the family area.

## 6. CRICKET

Cricket developments will focus primarily on formalising all of Seaford Cricket Clubs existing squares, outfielders and other equipment at The Salts. Further controls will be introduced enabling Cricket to be played without interruptions between the various users in the park.

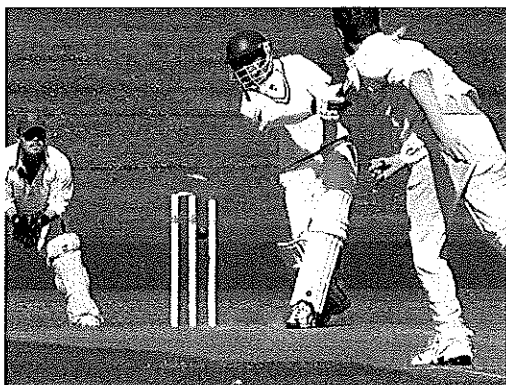
With demand for Football detailed above it is essential that pitches do not interfere with each other during the cross over between playing seasons. Safety can be improved upon, this will be achieved through other development options but there are specific improvements that will be made to improve safety standards.

Partnership working with Seaford Cricket Club will enable maintenance, equipment and storage to be managed more efficiently, it will also enable the cricket club to set and achieve their own standards for quality and performance.

Recommended development: Work with Seaford Cricket Club (SCC) to increase the boundary netting where necessary around the outfield to protect other visitors to the open space.

Explore opportunities for transferring grounds maintenance arrangements to Seaford Cricket Club, revenue cost to this Council will then be reduced with the aim of neutralising the cost to this Council almost entirely, also benefitting Seaford Cricket Club by eliminating pitch hire costs; and empowering them to maintain at the highest possible standard for their needs.

Improve storage space and support SCC in installing fencing and gates next to the existing pavilion and changing rooms, as well as increasing the secure storage space within the changing room building.



*Photograph: thanks to Seaford Cricket Club*

One artificial wicket owned by Seaford Town Council will be transferred to Seaford Cricket Club having now been refurbished with a new carpet following a successful funding bid by the club .

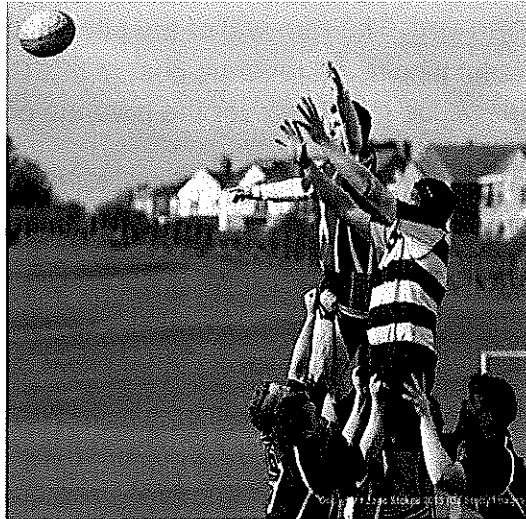
The second wicket owned by SCC nearest the Scout Hut is now in need in of refurbishment, this will be prioritised for support where required; particularly in the identification of future outside funding.

Other improvements in connection with pitch safety can be implemented. There are some simple, low cost measures that can be implemented as part of other project phases.

## 7. RUGBY

Similar to Cricket and a team sport growing in popularity, Rugby is a primary function for The Salts. Seaford Rugby Football Club (SRFC) is seeking its own support independently for improvements to its facilities; currently the project for extension of the changing facilities is in development and is planned to start soon, subject to funding.

This will remain a continued project goal, to assist user groups and clubs associated with The Salts in delivering their own improvement projects. A closer working relationship with the organisations may also create more options in promoting and utilising indoor space at The Salts.



*Photograph: thanks to Seaford Rugby Club*

Recommended development: Continue to work with SRFC to develop their facility. Renovate and top dress both rugby pitches to restore level playing fields. Seek the formalisation of a training space to reduce the wear and tear on non pitch areas.

Explore opportunities for transferring maintenance arrangements to SRFC, or facilitate additional contract works where the club wishes to increase their pitch standards.

## 8. BASKETBALL

Basketball is in high demand and must be retained, this will be provisioned with the installation of the proposed MUGA and being retained next to the children's play space in the family area.

Recommended development: Install lower level or adjustable height hoops and backboards on the court next to the play space, repositioning the court space where necessary to suit the design of play space; this will ensure that younger age groups can access and enjoy the sport at an earlier age, 4 and upwards.

For more serious Basketball players and older age groups, the installation of the proposed MUGA will provision a larger court and potentially achieving court dimensions closer to 'regulation' sizes.

## 9. PITCH & PUTT and MINIATURE GOLF

Golf featured in a number of consultation results, it was specifically 'liked' by few in the 'Play Area' questionnaires which suggested support for the activity, however 'Miniature Golf' predominated across all surveys. Considering that the Pitch and Putt facility sees very little footfall presenting very little benefit to the café or the visitors to the park, it is proposed that this space is no longer maintained at a cost to the public.

Recommended development: The removal of the pitch and putt from grounds maintenance will eliminate the significant revenue cost to this Council; a small revenue income to the café operator will be lost, however the revenue cost in maintenance of equipment will also be eliminated.

In addition this recommendation will allow the release of a large area of open space for other development options.

A flat area could be created along the lower levels of the course with some ground work needed to create the level surface; an additional football pitch could be sited on this space; at the same time landscaped areas could be created around the higher levels at the top of the course incorporating a series of picnic spots, capitalising on some of the most favourable views on the site; then with some of the remaining space overlooking the lower levels, tiered platforms could be constructed to create an amphitheatre effect, thus providing an area that could be used for viewing outdoor movies, theatre performances and other entertainment options, as well as providing viewing areas for football and affording more seating space in locations with desirable views.

Miniature or Crazy Golf will be explored, a request for new sites has been received from a commercial Miniature Golf provider, and options such as this will be explored with the aim of transforming an area of The Salts and providing something entirely new for Seaford.

## 10. THE SALTS CAFE

Age and condition of the cafe building will continue to affect both the saleability to would be operators as well as influencing people's impression of the Café and The Salts facility as a whole.

Repairs and decoration are necessary with most areas in need of upgrading, ranging from electrics (potentially full re-wiring), upgrade of all other services and utilities including welfare facilities, floor finishes, lighting, catering equipment, fire regulation compliance and access including disabled access. Heating, ventilation and Insulation may improve the quality of the facility and may become a requirement when implementing other capital improvements.

Providing access to public facilities for wheelchair users and for those with lower mobility is now becoming a greater duty on landlords. The installation of access ramps and reinstatement of redundant doorways will address a number of access problems including families with buggies.

Commercially, to be able to market the facility to potential businesses in future; either the mains services and catering equipment would require upgrading, or just the mains supplies including electric and gas. This would maximise the potential income when inviting tenders for the operating licence, encouraging more businesses to competitively bid for the concession.





In relation to welfare, the frequency of use of the café toilets often puts additional strain on the facility, also resulting in maintenance problems. As a result the café operator often deters users who are not paying customers of the café and this presents a poor customer service for The Salts.

**Recommended development:** First will be improving the image of the building, both externally and internally with redecoration and necessary repairs. Capital improvements should be explored in stages focussing primarily on improvements to access, doorways and ramps, as well as toilets. Repairs and Maintenance will then be kept to a regular programme to ensure the visual amenity is kept to the highest possible standard.

It is clear that the future success of the Café in its current location is heavily dependent on the redevelopment of the children's play space and renovation of the other facilities; with this in mind the relationship between the café and the neighbouring play space will be capitalised upon introducing connections between the two facilities so that play space users can enjoy the café more independently.

**Iconic Facilities:** Discussed later in this document the Iconic Facilities concepts, if they become viable, will have a direct impact on this facility in future. With improvements to the café building being developed in stages, this will enable other priorities to remain in sight with regard to medium and long term options minimising the risk of unnecessary project work.

## 11. THE BASE

The Base facility is currently under used, it has the potential to provide a valuable community service, with a primary focus on providing for the young people of Seaford; however investment in mains services and welfare is necessary before the facility can start to perform to its full potential; in addition with increased activity and evidence of the actual demand for the use of the facility, it will become clear whether previous aspirations to extend the building are a feasible option in future.

This Council is currently in negotiations with The Base Management Committee with the aim of agreeing a lease for the building, which will enable the organisation to develop their own projects which may support the other improvements within The Salts.

Although the skate park (a target user area for the facility) is separated from The Base due to the position of the Tennis Courts, this has not proven to be a significant

challenge in generating interest; the lack of hot / cold running water and WC are the greatest influences, followed by the size of the building.

Recommended development: Subject to agreements being signed, previously proposed improvements, as detailed above should be prioritised to enable the building to provision youth services more regularly at The Salts, this in turn will generate further interest in the park, providing a secure area for young people to use potentially creating new user groups for The Salts and providing more opportunities for community entertainment.

## 12. PUBLIC TOILETS

In relation to the café and play space it is clear that the public toilets are furthest away from some of the most dependent users, being families and young children.

This was clear in consultations; many of the views were related first and foremost to the poor quality of the existing provision, in both the café and the public toilets, but also the proximity of 'free use' toilets to that of the play space.



The public toilet block was refurbished and upgraded in the mid 90's and the services no longer meet modern standards especially for baby change and accessible toilet provisions, but also sanitary ware and floor and wall finishes.

The toilet facilities in the café are also a poor standard and do not provide acceptable facilities for the large numbers of families and are also not 'accessible'.

Recommended development: Decorate the outside of the building to improve visual quality, upgrade equipment inside focussing specifically on 'anti-vandal' equipment. Install CCTV to ensure security; Install new sanitary ware, floor and wall finishes; upgrade baby change and accessible facilities to meet modern standards. Upgrade the roof covering to match the café and The Base.

In addition, extend the public provision further by upgrading the toilets within the café, installing modern equipment and providing multiple use, also alter the access and cleaning arrangements.

### 13. CYCLING/JOGGING/ACCESS and WALKING

Building upon the 'Shared use' approach this development plan proposes to extend upon the existing uses of the park; encouraging a mixture activities will require some care and there are varied opinions generally on shared uses.

A provisional pathway or 'track' has been drawn that links opposite ends of The Salts together forming a 'circuit' of the recreation ground.

The use of a self-binding aggregate would be the most suitable approach as opposed to a solid surface such as tarmac. An aggregate surface will prescribe the type of cycling a little more; in addition to constructing a new track, more detailed review of the existing designated routes will be undertaken.

The provisional track has a shared use in mind catering for Jogging, Cycling and Walking and therefore a width of at least 2.5m should be planned as well as suitable stopping and passing places being included.

Other types of cycling provisions can be considered such as pump tracks and cyclogyms. Further support and consultation (e.g. by Cycle Seahaven) is required in this area before accurate plans can be produced, but this particular element of The Salts project, considering it's full scope, will reach an even broader range of the community, and the broadest range of ages. Another notable benefit of this track is in fact accessibility; such a track will provide access to areas of The Salts by wheelchairs and other users with lower mobility, as well as families with buggies; all will be able to access views that come with it.

Other access improvements will be required to cater for demand and responding to the prioritisation of primary entry points such as the entrance from the seafront. Designated routes will be specified for tenants / vehicles; this will improve security but will also control movement.

Recommended development: Consult with potential user groups and local organisations to ascertain the most suitable routes and type of paths to be used.

The route of the track / path may vary depending on available funding and other developments.

In relation to accessibility primary access points from the seafront will also be redesigned, first and foremost is the ramp leading from the seafront pedestrian crossing, to the rear of The Salts Café and play space. This access and ramp will be widened, and a longer accessible ramped path will be constructed, on a more gentle slope with a change of direction along the decent, and turning points, providing rest spots and passing places; then the existing steps at the bottom of the ramped will also be transformed and ramped, to enable wheelchairs, buggies, bikes and scooters to be brought into The Salts in relative safety.

## OTHER SPORTS & ACTIVITIES

Various other sports were brought up in consultations such as:

*Netball, Benchball, Badminton*

*Table Tennis*

*Dance, Zumba, Yoga, Fitness and Circuits*

*Skating Classes*

*Giant Chess Sets, Pedal Boat Hire and Kayak Hire*

If there is further demand for some of the sports detailed above or other sports / activities in future; the development phases will be adapted to incorporate new provisions in an available space. Table Tennis for example would be more compatible in a sheltered location with structures or densely laid out landscaping that will screen the activity from wind.

There are many activities that do not require a formal area or equipment to be installed, for them to be introduced; some may simply require space being made available for short periods for the activity to take place.

In addition some of the activities may also present new income generators through hire of equipment and/or facilities.

## SECURITY & LIGHTING

Security will be improved. A balance will be met between well-lit priority routes and intentionally unlit sections of The Salts. Security improvements will also take into account risks associated with sheltered areas and their proximity to certain facilities such as public toilets and play space. CCTV is a crucial factor; with the considerable costs experienced each year through graffiti, vandalism and misuse of the public toilets and as well as the skate park and damage to some other isolated areas, the ability to monitor and prevent criminal damage and other activity will be essential to protect new investments and safeguard these areas in future.

Recommended development: Lighting will improve access to indoor facilities that provide the valuable sheltered space for activities; especially improving conditions during colder winter months and in wet weather, thus encouraging more people to access and enjoy The Salts for longer, and throughout the year.

CCTV is a key component in safeguarding the proposed investments, around the public toilets will be a priority area to consider for CCTV as well the skate park; with other potentially vulnerable parts of the park also being given consideration.

## DOGS / DOG WALKING / DOG FOULING

Dog walkers have not been directly consulted however it is clear that this is primary location for dog walkers and many dog owners travel specifically to walk at this location. Proposed developments will not impact on dog walkers greatly with the exception of a larger designated picnic and play space within the south west corner of The Salts that will prohibit dogs; however other developments will improve conditions for dog walkers.



There are a variety of landscape options that can be used for creating the boundary around the new family space, deterring dogs from passing into the area. Alternative methods will be incorporated where fencing proves to be prohibitive.

The path featured in 'Cycling/Jogging/Walking and Access', will also benefit dog walkers, providing a more comfortable and enjoyable walk, all year round.

Forming one of the most common complaints across all of Seaford Town Councils open spaces, dogs mess will continue to be a long term challenge. Control methods may be improved, facilitated by the grounds maintenance contract, potentially including more collection measures in contract specifications, especially in relation to pitch preparations for core sports such as Cricket, Football and Rugby; but also this could include clearance from 'hot spots' where habits have been found to set in.

These options will inevitably increase contract costs, however with the grounds maintenance contract being reviewed, there is an opportunity to develop a more compatible scope taking into account high priority sites including The Salts.

A range of 'Dog Rules' could be introduced with some public information signage to detail the requirements for the park.

**Recommended development:** Initially, monitoring should be managed by engaging with visitors through awareness campaigns or user groups set up to generate support for change in user behaviour.

Introduce a short list of dog rules promoting responsible dog handling, and supported by awareness campaigns through user groups.

Although an option that can be explored, enforcement of fines will only be practical through support from Dog Wardens; in the short term this is not believed to be a sustainable option and will require further consultation with Lewes District Council.

## LANDSCAPING and SIGNAGE

The existing landscaping is uncreative, lacking in quality and visual amenity. New landscaping will be designed into each of the project areas but again this will take a holistic approach, with a consistency in plant species so that these can be maintained more efficiently through grounds maintenance, as well as introducing schemes that do not present costly renovation/pruning stages over the longer term.

New planting will be focussed around sports courts to soften the imposing lines of high level fencing; also on various corners creating 'gateways' to specific activity areas; used for screening where activities might disturb residents or other visitors; in addition the tamarisk banks will be redesigned and reconfigured to compliment the various areas as well as improving visual quality and safety.

Planting around the Outdoor Gym is yet to begin but there is funding available for this small standalone project. However a consistent landscape style will be introduced before any planting in the Outdoor Gym space takes place.

Recommended development: The Tamarisk banks on the southern boundary of The Salts are costly and cannot be maintained easily through standard grounds maintenance contracts. These areas will be reconfigured with the aim of removing as much as 75% of the shrubs. A hedge line will be formed along the top of the bank and will be kept at a suitable height to maintain safety; where tamarisk is to be removed from the steep banked areas this will be replaced with hard landscaping and low maintenance planting options such as wild flowers, other areas of the banks can be incorporated into the proposed developments such as play space and the skate park.

Tree planting will be fed into the design process and Seaford Tree Wardens will be invited to assist planning and implement the planting along with other landscaping activity, thereby creating opportunities for more volunteers to become involved in the shaping of The Salts. Trees are notoriously hard to grow along the seafront locations however there are species that are commonly more resilient to the seaside conditions and the planting will be trialled to monitor successes.

Signage will be renewed in the existing locations, detailing the relevant contacts for organisations associated with the park, as well as providing contact information for relevant authorities. New signage will be introduced to enhance the access and visibility of The Salts from other locations especially capitalising on the link to the seafront where currently there is a very poor visual link to The Salts. Signage that traditionally 'Welcomes' visitors to the park will be used at primary entrance points, again especially entrances that will attract from the tourism market areas such as the seafront.

Seating will be reconfigured to adapt to development projects; but with a longer term view in mind, seating will be planned in more detail to suit the landscaping style, especially so that future memorial donations can be placed in locations that complement new layouts.

Throughout the design process, drainage will be taken into consideration. The Salts generally drains well, however considering its low lying position it will always be

susceptible especially with its proximity to the sea, 'continuation' is one of the key considerations when renovating or redeveloping facilities; improvement projects will adapt to local conditions; special consideration will be given to layout, surfacing and drainage specifications so that the activities are protected from interruption due standing water and flood.

## OTHER SERVICES AND FACILITIES

The changing room building next to the Cricket Pavilion was recently refurbished transforming the visual amenity following a number of years of disrepair. This building provides changing facilities for Cricket and Football, however the standard of the facilities still fall far short of modern standards as this building was converted from the original Cricket Pavilion; there is limited space when considering improvements to football and the potential increase in demand and the construction standards will not facilitate upgrading in future.

Recommended development: Although not an essential short term action, future developments should be kept in sight and working in partnership with relevant stakeholders a more suitable facility should be planned for the future.

Seaford Scouts lease the scout hut on the north east corner of The Salts; this building is in urgent need of attention and following the recent extension of the lease the scout group intend on upgrading the building, especially focussing on the external appearance and quality of cladding materials.

Again, another important community service the scouts should be supported in their development goals and where necessary any longer term and larger scale development options for The Salts should include their facility to ensure that the community service is protected.

## IMPACT & ENHANCEMENTS

Play, Physical Activity and Sporting enhancements will be achieved as a result of this development plan. With a new Children's play space that promotes physical activity and connects children to other sports 'related' equipment, this will provide a stepping stone for younger age groups to access and experience a variety of physical activities and sport at an earlier age.

For example in Basketball, using hoop heights that are more suitable for younger children, will enable them to learn and develop skills in a sport that in public open spaces is often restricted to older ages due to the heights.

Access to football will be enhanced with a greater variety of informal football options as well as some alternative styles of play.

Climbing facilities incorporated in or around play space will encourage a more progressive path towards technically skilled climbing and there is scope to offer

promotion of other local climbing facilities from The Salts, supervised climbing activities could be run during school holidays or weekends.

With a Junior / Training area incorporated into the Skate Park at The Salts, as well as more options for skilled skaters a new 'Skating Community' can evolve, one that develops, learning collaboration, good skating etiquette and one that will promote positive peer influence as well as a sense of ownership for young people and other users.

With improvements to the organised sports and their facilities at The Salts, this will enhance the overall quality of the park by allowing organisations to influence the standard of maintenance and performance of contractors.

Access improvements in all facets of this plan, will change the way people interact with The Salts, a greater proportion of the community will be aware of and have the opportunity to enjoy The Salts, as well as having reason to return more frequently. In addition with improvements to landscaping, signage, security and public information, this will enhance the overall visitor experience in particular health and well-being; connecting with the community, providing greater transparency and enabling visitors to become more engaged with their environment.

## FREE OR FEES

Currently The Salts is seen as offering a majority free access to sport and recreation and many users do not expect to spend money when they visit. The intention is to maintain this ethos, with charges being introduced only where this has previously been in place or for new services that have an 'operating cost'.

With this in mind it will be important to ensure that any facilities that require charges are first of all in high enough demand and that charges do not deter repeat visitors.

It will be important to attract and retain visitors that are happy to stay longer because they first of all don't feel pressured to spend money and secondly that they can access the range of activities that all ages look for in The Salts and at affordable levels.

Low cost fees will also be a primary objective so that income from 'drop in' visitors can be maximised (*there are no cash machines close by for The Salts, so affordability for drop in visitors is important*)

## RUNNING COSTS

Broadly, the operational demands will remain the same to that of the existing arrangements, however costs will be divided more effectively with a primary goal being to reduce annual contract maintenance costs. There are many proposals featured in this development plan that have the potential to save significant annual costs.



With the proposed transfer of sports pitch maintenance to the clubs, this could save in the region of £18,000 - £20,000.

With the removal of the pitch and putt and therefore the maintenance, this could save in the region of £7,000.

With the removal of chipped bark from play space, this could save in the region of £10,000 - £15,000.

New contract maintenance costs will be experienced following the new developments, but these will be used to greater effect in priority areas such as the improved play equipment, landscaping, cyclical cleaning, redecoration and repair of facilities and equipment; all with the aim of maintaining the highest standard of presentation and quality of service.

New income generators will also be explored to offset running costs.

Renewable energy sources should be capitalised upon where ever possible, due to the abundance of wind energy and solar resources. A long term environmental strategy may guide a number of phased improvements to buildings in future.

## LONG TERM COMMITMENTS

The Salts represents the highest cost to this Council in the grounds maintenance contract with an existing annual commitment of nearly £90,000; in addition The Salts is the largest recreation space in Seaford, with the most buildings, and the greatest number of user groups using services; then also taking into consideration the peak season demands especially during school holidays, a sustainable approach must be adopted to ensure that best value can be maintained and that new developments are provided with a stable future.

This development plan now provides a strategy that will maximise the benefits from future funding and resources which are more limited than in previous years. To account for long term sustainability a 'Management Plan' will be produced.

To ensure the maximum lifespan for equipment, a more robust servicing and cleaning regime will be included which will also safeguard product guarantees; contract maintenance arrangements will include equipment specific maintenance procedures.

Service life planning will be taken into account in all areas so that replacement reserves may be considered, with outside funding becoming harder to obtain, renovation or replacement projects should be planned in advance to ensure that projects are already prepared when funding becomes available.

The Capital Wish list, adopted by this Council in August 2014 can be used to prepare for recommended renovation or replacement stages. Annual projects budgets will then be prioritised using the capital wish list, enabling more effective use of public money, implementing renovation projects without delay and maintaining continuity in services.

With a range of existing commitments to organised sports at The Salts and limited space available in Seaford overall, following the development work in relation to football, rugby and cricket, a Sports Development Plan will be produced in consultation with relevant user groups, other local authorities and leisure providers. This strategy may then form part of a broader 'Open Spaces Strategy' that looking forward, will predetermine a number of objectives for Seaford's open spaces.

## OTHER INCOME GENERATION

Other income generation models will be included, first of all using partnership working but also commercially, marketing The Salts more widely to generate more business. As well as income for Seaford Town Council, new income generators will also take into account voluntary organisations and charities enabling them to also generate their own income.

Work in closer partnership with The Salts Café and The Base to promote entertainment, as well as development and promotion of regular community outdoor events.

Events must not conflict with existing activities or provisions, this should also be taken into consideration in the design process to provide designated spaces that facilitate events when desired, and not interrupting with sports pitches or other facilities; planned access and landscaping improvements will also enable more events.

Empowering and supporting organisations to run their own activities and events will provide income for them, in some cases enabling them to maintain Seaford Town Council assets; furthermore this income allows those groups to continue providing valuable community services; in turn sustaining some of the existing low cost sports activities that already take place at The Salts.

During the Summer months, outdoor cinema / movie nights could be held on either the tennis courts or in good weather, could be held on specified grassed areas that are designated for the purpose of events. Skate events could comfortably be catered for on the skate and MUGA or potentially tennis courts and neighbouring grassed areas would then be used for stalls and other event attractions. Funfairs and similar attractions at arranged times would also increase footfall, create more 'business' for The Salts and increase user enjoyment.

Special activities or events may also reach more sports clubs potentially looking for competition space or other groups or individuals looking to enjoy their sport outdoors. By introducing some more flexible options for court sports, this offers for a more diverse range of 'Hire' options, therefore potentially increasing income.

Also important, will be the promotion of activities and use during winter months; this will create more business for the café and offer potential for seasonal activities that may not be compatible on other sites.

If a greater number of users visit The Salts and all year round, this will promote the sense of ownership and create a more diverse community for The Salts. Winter functions could include an ice skating rink (real or artificial) on the surface of one or two tennis courts, there is a significant outlay to consider with such an activity but entry fees would offset the cost of the set up and staff, which is generally contracted to a supplier company. Connected to this will be the development and promotion of the available indoor space at The Salts, for example The Base, providing community functions that can also generate income.

There are a variety of other winter options; however their compatibility with The Salts, the existing users and predominant expectations, will be the most important aspect to manage if exploring new ideas; however the primary objective should remain, to create more opportunity for visitors to enjoy The Salts throughout the winter months.

## IMPROVEMENT TO QUALITY AND PERFORMANCE

Conclusions now clearly demonstrate that The Salts already provides a highly valued range of activities that the majority of users simply want to see well taken care of and with a consistency in the availability of services and equipment; in addition however some felt there are a variety of problems affecting their access and enjoyment of the facilities.

With this in mind, it is also clear that general health, safety and security improvements should be incorporated within the process, particularly in relation to the mixture of activities, taking into account the broad range of users and age groups that are able to access the facilities together.

Although there is not an overwhelming demand to attempt radical or revolutionary change, the majority felt that The Salts fell far short of expectations and did not meet modern standards, especially in comparison to play space and recreation areas in other towns.

The ageing facilities and equipment as well as the fragmented arrangement of the spaces within the park were clearly presenting barriers to people's enjoyment and the quality of services

Important in protecting the existing facilities will be the efficiency in management and the distribution of maintenance costs; some activities and services are more 'dependent' than others, and budget cuts or restricted spending in future may affect their overall quality and performance. Waste management, cleaning and maintenance must be a priority for The Salts, supporting investment and maximising visitor enjoyment.

## ICONIC FACILITIES

In a partnership project with Lewes District Council and Wave Leisure a feasibility study was produced, in order to identify large scale investment options in the provision of a

leisure facility on Seaford seafront, one that also provided catering options with sea views.

Initial focus was around the possible creation of a water based leisure and catering facility, however, with the limited financial viability for a solely water based centre, a significant focus was given to other leisure activities that would provide a marketable option, and would also compete within the region.

Subsequently the feasibility study presented up to 8 options with financial projections to evidence the schemes viability or otherwise. It was clear that the large scale options were not feasible for Seaford at this time and would require significant alterations or the removal of leisure facilities in other towns within the district as well as not being suitable when positioned on the seafront but instead requiring a position further inland on the site.

The most suitable options were detailed around a catering facility, café/restaurant with a connected function space, or one option with Health spa facilities and treatment rooms. Following more detailed inspection of the financial projections the spa option was found not to be feasible at this stage and as with the higher cost schemes, presented too high a risk to be pursued.

Following further review, options may now be focussed primarily around an Iconic Café/catering facility and are anticipated for further development in partnership with Lewes District Council. Based upon examples in this region the proposal may provide a facility in the region of 250sqm with an approximate cost in the region of around £500,000 although there is suggestion that a scheme in this location may be considerably more. Again looking at successful comparative schemes, these were private sector investments with lease terms agreed for the completed development.

Pursuing a new café development may inevitably impact on the long term prospects for The Salts Cafe and potentially The Base; with this in mind implementation of development in the individual project areas will be made where there is a clear benefit in doing so.

## CONSULTATION, RESIDENTS & COMMUNITY INVOLVEMENT

In addition to proposed partners and volunteers, the next stages of the process will focus on further consultation enabling public decision making within known limitations, increasing activity and awareness.

Although there are few residents directly neighbouring the active areas of The Salts, a number of comments have been recorded over past years from neighbours.

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Requests have been made for many of the provisions, especially skating and five a side football to be relocated. There is evidence that similar issues have been raised during previous consultations and development projects.

Reconfiguration of some of the activities as detailed in this plan will not only serve the interest of the local residents, but also provides more flexibility in the design of the landscape at The Salts. Residents will continue to be consulted through the development process.

Consultations will be implemented where a clear design direction is required such as play, skate parks, new pathways and accessible provisions.

## KEY PROJECT GOALS

- **Community** – Involving the Community in ‘Our Park’ promoting public decision making; developing a greater sense of ownership.
- **Partnership** - with Voluntary / Community Groups and businesses that wish to build or improve their relationship with The Salts.
- **Activity** – increasing both physical and creative activity and inspiring all to access and enjoy The Salts.
- **Design** – Taking pride in design, recognising the effects that ‘good design’ has on user value, enjoyment, health and well-being.
- **Innovation** – Inspiring innovative thinking and refocussing the way people view The Salts within their environment ‘More than just a Park’
- **Young People** – Sparking imagination in young people, a sense of connection with their surrounding environment and in turn a sense responsibility being instilled to support a successful future.

## PROPOSED PARTNERS & VOLUNTEERS

Seaford Town Council has limited scope to independently manage the proposals set out in this development plan, therefore it is crucial to engage the community, voluntary groups and charities who may wish to support us in establishing a sustainable future for The Salts; thus restoring the park as a place for Seaford to be proud of:

Seaford Youth Forum  
Seaford Community Partnership  
Seaford Tree Wardens  
Cycle Seahaven  
The Base Management Committee  
Seaford Cricket Club  
Seaford Netball Club  
Seaford Table Tennis Club  
Community Payback

Seaford Community Cinema  
Wave Leisure  
Seaford Scouts  
Seaford Rugby Club  
Seaford Town Football Club  
Premier Mini Soccer  
Seahaven Harriers  
Seaford Museum

## REFERENCES

Planning Policy Guidance 17: Planning for open space, sport and recreation  
Play England – Design for Play  
Cabe Space – Inclusion by design  
Cabe Space – Guide to developing Open Spaces Strategies  
Physical Activity Framework – Review of open spaces and access to physical activity  
Seaford Town Council - Future of The Salts Visioning Report 2007  
Lewes District Council – Impact Seaford  
Lewes District Council – Building a Brighter Future  
Lewes District Council – Informal Recreational Space Study 2005  
Consultation Results gathered on a 2 day consultation held at The Salts  
Surveys collected over 6 months in connection with sports clubs, physical activity, childrens play space.  
Site based research of other relevant facilities within 30 mile radius.  
Historical references from Seaford Museum and local residents

## REFERENCES TO BE EXPLORED

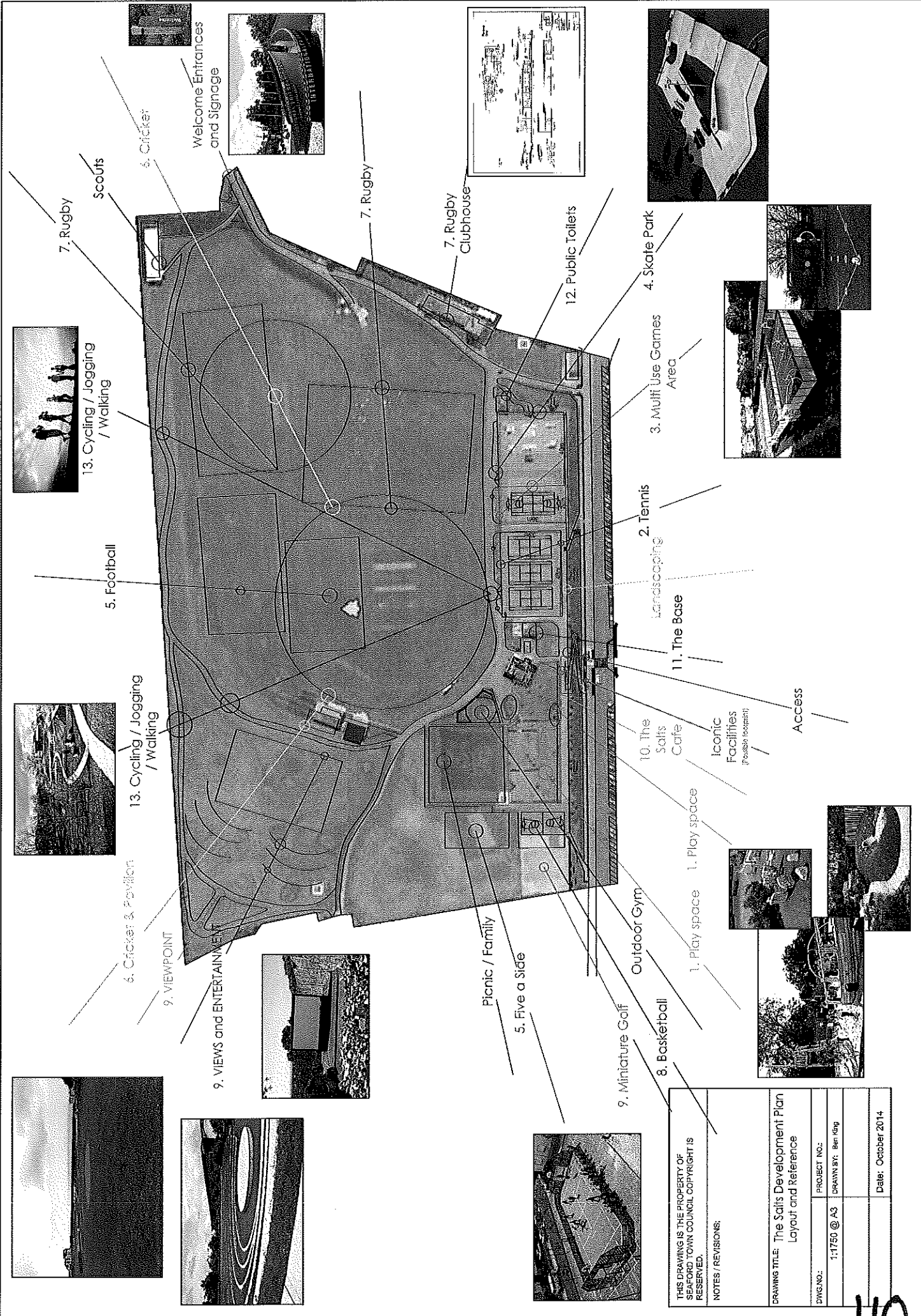
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Sport England – Towards a Level Playing Field  
Fields in Trust – Planning and Design for Sport and Play

ACKNOWLEDGEMENTS: Seaford Rugby Club – Seaford Cricket Club – Cycle Seahaven – the general public who contributed their views at all stages of consultation – Lewes District Council – Seaford Town Council's Community Services Committee – Councillors who helped on the consultation days - The Salts Project Working Group – Seaford Youth Forum – Seaford Community Partnership – Seaford Museum – Seaford Tree Wardens – Seaford Community Cinema - Wave Leisure – Seaford Lifeguards – Premier Mini Soccer.....









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Seaford Town Council

The Salts Recreation Ground - Development Plan  
Project Units & Cost Estimates

Appendix B.

Project units focussed primarily on restoring and maintaining an existing provision

Project Unit	Estimated requirement	Scope		Breakdown of Estimate	Fund / Budget Source / Provider
Children's Play Area	£200,000+	<p>Replace all equipment and increase on the previous range.</p> <p>Resurface the whole space, introducing new safety surfacing.</p> <p>Replace all fencing and form new boundary for play 'space'</p> <p>Landscaping of redundant spaces to incorporate more grass and create new picnic space with more furniture.</p>	<p>Estimated using a previous quotation at £183,000 and previous estimates for resurfacing the whole play space at £101,000</p>	<p>£60,000 soft landscaping reconstruction and safety surfacing</p> <p>£30,000 Hard landscaping alterations</p> <p>£100,000 equipment</p> <p>£20,000 other contract costs for example drainage, additional fencing and designation of routes</p>	STC Capital cost + outside funding + S106
Tennis Courts	£60,000	Resurfacing – Painting and marking Replacement fencing	<p>Estimated using a surfacing quotation - known fencing costs and known surfacing costs</p>	<p>£25,000 Resurfacing</p> <p>£25,000 fencing, footpath reconfiguration and landscaping</p> <p>£10,000 additional surface and landscaping alterations</p>	STC Capital cost + outside funding + S106

Basketball Court	<b>£8,000</b>	Replacement Hoops Surface treatment, Court painting and line marking.			<b>£6,000</b> Products <b>£2,000</b> Install and line marking	STC Capital cost + outside funding + S106
Dedicated 5 a side	<b>£45,000</b>	Synthetic Turf or Grass Football pitch	Estimated using previous quotes	<b>£30,000</b> Removal of fencing hard surfacing, install reinstate new surface. <b>£15,000</b> Materials/goals/fencing and install	STC Capital cost + outside funding + S106	
SKATE PARK and PRACTICE AREA	<b>£180,000</b>	Installation of a Concrete park with Junior/Training space; and flat space for tricks and freestyle		<b>£135,000</b> New concrete park <b>£25,000</b> Dedicated training space and practice section add on for kids and learners <b>£10,000</b> Fencing and footpath reconfiguration <b>£10,000</b> Additional surfacing for flat space	STC Capital cost + outside funding + S106	
FOOTBALL Pitches	<b>£TBBC</b>	Relocate existing pitch and introduce second pitch.			Outside Funding in partnership with sports clubs	
CRICKET	<b>£TBBC</b>	Installation of boundary guard nets, restoration/replacement of artificial wicket no 2.			Outside Funding in partnership with	

						sports clubs
RUGBY	£TBC	Top dress and seed both pitches to restore maximum quality of playing surface. Establish a low maintenance training space designed for purpose considering part synthetic and part natural surfacing. Renew posts and post holes to prolong life and improve safety.				Outside Funding in partnership with sports clubs
RESURFACING OF MAIN PATHS – RESTORATION OF WALLS	£50,000	Resurfacing costs for areas of path/driveway that are not included within other project units. Restoring storm walls retaining walls and flint walls				STC Capital cost + outside funding
TOTAL	<u>£543,000+</u>					
<b>Project units focussed on premises/buildings</b>						
THE SALTS CAFÉ	£50,000+	Full restoration; extension to provide additional indoor dining space, possibly indoor soft play; attachment of public toilet facilities; restoration of heritage features from the original building including signage on the roof.				STC Capital cost + outside funding

<p>ICONIC FACILITIES</p>	<p><b>£500,000+</b></p>	<p>New Café facility; Iconic Design; Seafront access and sea views; multi-functional incorporating other community services To replace The Salts Café and The Base</p>	<p>Based on project brief from Lewes District Council and comparison costs from projects in other areas.</p>		<p>Private investors / capital contributions / National regeneration funding</p>
<p>THE BASE</p>	<p><b>£110,000 + £40,000</b></p>	<p>Installation of new disabled WC with Baby change - Relocation of Kitchen space Extension of building and purchase of equipment.</p>			<p>Outside funding – Projects led by voluntary group/The Base Management Committee</p>
<p>PUBLIC TOILETS</p>	<p><b>£60,000</b></p>	<p>Full renovation and modernisation.</p>			<p>STC Capital cost + outside funding</p>
<p>CHANGING ROOMS</p>	<p><b>£TBC</b></p>	<p>Increase storage space, upgrade showers, upgrade insulation, ventilation and heating. Upgrade seating and changing space</p>			<p>STC Capital cost + outside funding. Potential partnership projects with sports clubs.</p>

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SCOUTS	£TBC	Improve the appearance of external walls, upgrading external cladding, upgrade internal spaces and welfare.			Outside funding – Projects led by voluntary group/The Base Management Committee
RUGBY CLUBHOUSE	£TBC	Extend Changing space, reconfigure main entrances and improve access, upgrade roof coverings and external other fixtures, replace windows and doors New lighting and covered walkway			Outside funding – Projects led by voluntary group/The Base Management Committee
<b>TOTAL for STC commitments</b>	<b>£160,000 + Or £610,000+ (Iconic)</b>				
<b>Project units focussed on upgrading The Salts improving well-being, access and inclusion, sports provision.</b>					
MAIN ACCESS ROUTES and other SURFACES	£20,000	Footpath restoration where not incorporated in play spaces and sports area project units			STC Capital cost + access funding.

<p>DISABLED ACCESS RAMP and SEAFRONT CONNECTION</p>	<p><b>£50,000+</b></p>	<p>Install an 'accessible' ramp within the tamarisk banks, with passing places, hard landscaping and seating. Open a 10m section of storm wall opposite pedestrian crossing. Incorporate 'Storm' drainage within the ramp New welcome signage, public information and Seafront – Salts - Town map.</p>			<p>STC Capital cost + outside funding.</p>
<p>MUGA or Alternative options</p>	<p><b>£90,000</b></p>	<p>Include a variety of sports. Five a Side, Basketball, potential for Ball Walls such as Street Snooker Cross Bar King, Netball and more.</p>			<p>STC Capital cost + outside funding (sport England/award for all)</p>
<p>Footpath / Cycle Path / Circuit</p>	<p><b>£90,000</b></p>	<p>3 metres wide and in excess 350m long to complete a circuit of the Salts to allow Jogging / Cycling / and easier walking</p>	<p>Estimated using square metre rates for surfacing and linear metre rates for edging</p>		<p>STC Capital cost + outside funding + S106 + access funding</p>
<p>New entrance developed at Lifeguard Boathouse and renovation of entrance at Richmond Road</p>	<p><b>£35,000</b></p>	<p>Welcome signage and lighting; raised beds and hard landscaping. New fencing and entry configuration at Richmond Road. Also offering way marking, sign posting and directions to Seafront. Route between the two points above to be fully lit, columns to be consistent with other seafront locations.</p>			<p>STC Capital cost + access funding.</p>

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SECURITY and LIGHTING	£25,000	Bollard lighting leading from the Public Toilets to The Base and The Salts Café CCTV around the public toilets and skate park Potentially additional CCTV around The Base and The Salts Café.			
<b>TOTAL</b>	<b>£310,000+</b>				
<b>Immerging Project units – representing greater running costs or requires a larger scale reconfiguration or removal of existing provisions</b>					
Amphitheatre Flat Space and Landscaping of viewpoint and picnic area	<b>£50,000+</b>	Removal of pitch and putt; then creation of more flat space within The Salts across the lower levels of the pitch and putt; creating additional space for football or for other sport and recreation. Create an amphitheatre effect by constructing a series of flat, shallow tiered platforms and retaining as grass. Connect the highest point in the north west corner of the site to the remaining areas with footpaths using natural surfacing and landscaped areas incorporating additional picnic space.			STC Capital cost + outside funding (sport England/award for all)
Miniature Golf	<b>£TBC</b>	In supplement to the above removal of golf provision, a new miniature golf course may be constructed.			Private investment – STC capital investment and

						income generation
Water Feature	<b>£40,000</b>	Include a meeting place and passing point that uses water spray for kids to enjoy and that forms a landscape design feature – seating should emulate the pedal boats once used at the boating lake, this seating style can be reused in select locations across the play space / picnic areas in the South West corner.				
<b>TOTAL</b>	<b>£90,000+</b>					

**Identified Funding sources**

Lewes District Council (S106)  
**£42,110**

Seaford Town Council Projects proposed Budget 2014/15  
**£20,000**

### STRENGTHS

- Large open spaces lots of green, grassy areas
- Seaford catchment area AND Easy reach of town centre
- Abundance of parking both Free and Pay and Display
- Visibility—no visual barriers
- Café and Public Toilets
- All year round services
- Existing range of facilities meeting needs in physical activity/sports/play/social and healthy and wellbeing.
- Existing buildings with capacity for some 'indoor' activities
- Sea views
- Good access arrangements throughout the site
- Local skate park for Seaford skaters and possibly Newhaven and/or Peacehaven
- Existing high football for 'organised' sports in Cricket and Rugby
- Long established Heritage for Sport and Recreation
- Destination Park, known to users across the District and potentially the county
- Comprehensive consultation results and feedback/enquiry history

### WEAKNESSES

- High exposure to relentless and broad ranging weather conditions affecting the user and facilities/equipment
- Seasonal peaks and troughs in football creating unpredictable demands on services
- Pre-designated uses potentially dominating and limiting available space for other activities.
- Pre-designated areas fragmented from relevant 'partner' activities, e.g separation between Skate Park and Playspace
- Local catchment limited to radius only, not a full circle, halving the amount of 'drop in local visits' and reducing the wider catchment area.
- Access to indoor space limited general to prescribed user groups, Rugby/Scouts/Cricket/The Base/Lifeguards
- Poor quality surfacing in some key areas especially the bark safety surfacing in play space
- Limited range of play equipment
- Limited range of challenge to technical ability in the skate park.
- Limited access to Football/informal play
- Existing vandalism issues and over bearing presence from groups of young people
- Increased rate of wear in Outdoor Gym equipment due to excessive use.
- Age but particularly quality and condition of buildings.
- Lack of on site parking for matches and events
- Limited size of Cricket Pavilion - no connected changing space - neither facility meets modern standards
- Limited life span for Scout Hut, not meeting modern standards.
- Poor toilet provision
- Ugly fencing around Tennis Courts
- Poor quality and high maintenance planted landscaping

### OPPORTUNITIES

- Capitalising on the 'Destination Park' aspect, attracting/creating a significantly larger visitor base through investment
- Increase activities and presence in Winter
- Improve access to the most desirable views
- Reduce revenue cost with the removal of 'loose fill' safety surfacing.
- Reduce revenue cost with the removal of pitch and putt
- Introduce new concessions/licenses
- Increase useable space for other 'high demand' activities
- Reduce revenue cost by working in partnership with sports clubs / tenants
- Improve sports pitch standards by working in partnership with sports clubs
- Generation of income through events - compatible with the existing facilities/activities
- Develop a connection with the community, establishing a user group/friends group
- Create more inclusive spaces within the designated areas with revision of and replacement boundary fencing.
- Improve access for disabled or low mobility users, families with buggies and recreation / sports equipment.
- Improve connectivity with the seaford and Town Centre
- Capitalise on the direct relationship with the Seaford
- Create a gateway between seaford and town centre - increasing footfall, visibility and meeting targets for regeneration.
- Good working platform to tackle vandalism and ASB (improved standards and quality, creating a sense of ownership and responsibility)
- Potentially create more green space and improve visual amenity value with additional landscaping.
- Circular footpath/track around the park for improved access and wider range of leisure activities
- Use of internal CCTV to reduce vandalism
- Create an iconic play area for the town
- Create an iconic facility on the seaford boundary overlooking the sea
- Crazy Golf

### THREATS

- Setting expectations too high
- Continued / Prolonged exposure to storm and flood risk
- Increase in revenue costs due to more advanced equipment / facilities
- High project costs to reach modern standards - especially in comparison to competing parks
- Time constraints - timing of significant project works resulting in loss of provision during construction
- Possible vandalism of new equipment / areas
- Threat of closure of Café business during winter months
- Increase in wear and tear and maintenance demands due to higher demand and increased activity.
- Increases in demand for inspections, repairs and contract maintenance costs.
- Quality and efficiency of maintenance does not meet quality of demands from the site.
- Fragmented implementation of improvements resulting in sporadic peaks in user enjoyment and dominance of specific user groups
- More equipment increasing 'risk'
- Loss of green space with over development





Seaford Town Council

## The Salts Recreation Ground - Development Plan SWOT ANALYSIS - OPPORTUNITIES

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- Create an iconic play area for the town
- Create an iconic facility on the seafront boundary overlooking the sea
- Crazy / Adventure / Miniature Golf





## The Salts Recreation Ground - Development Plan SWOT ANALYSIS - STRENGTHS

### STRENGTHS

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## The Salts Recreation Ground - Development Plan SWOT ANALYSIS - THREATS

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- Fragmented implementation of improvements resulting in sporadic peaks in user enjoyment and dominance of specific user groups
- More equipment increasing 'risk'
- Loss of green space with over development
- Continued / prolonged storm and flood risk.





## The Salts Recreation Ground - Development Plan SWOT ANALYSIS - WEAKNESSES

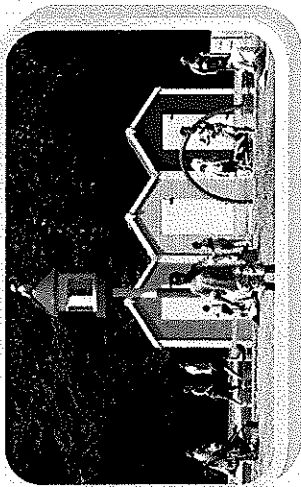
### WEAKNESSES

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# Picnic, Seating & Water?

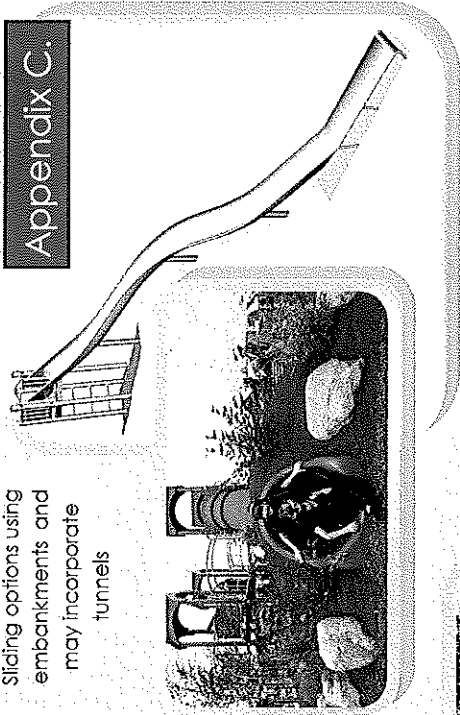
Create a dual purpose space that may cater for both picnic space and general play and that could be used for water play if conditions allow.



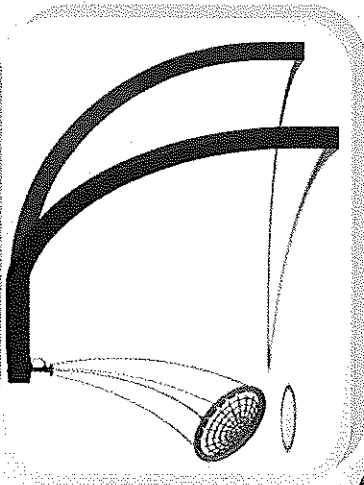
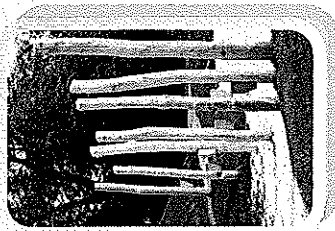
Use of natural materials for seating  
Retain as much grass as possible



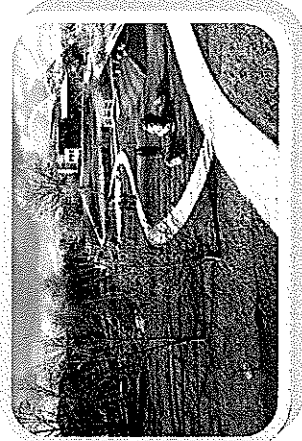
Use of other Seafront themes  
Use for shelter / gathering / seating



Sliding options using embankments and tunnels may incorporate

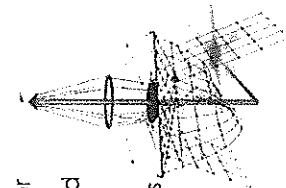


Use of Natural Play elements and themes use the existing landscape for children to challenge themselves and introduce compatible planting and natural spaces such as shrubs and loose fill borders.

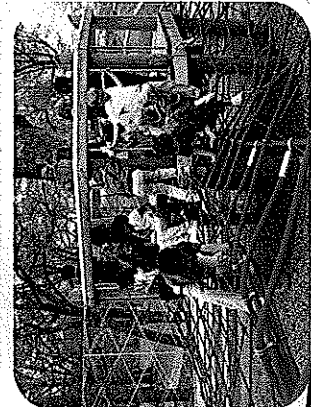
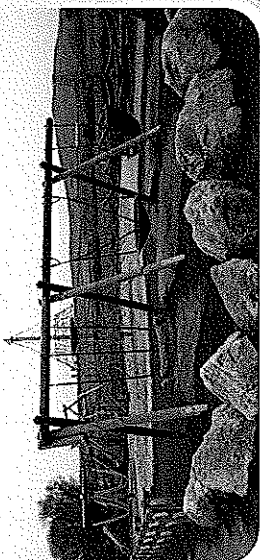


# Timber Rope & Natural

Use mounds/hills, planting and natural landscaping

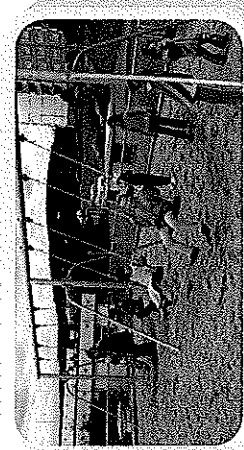
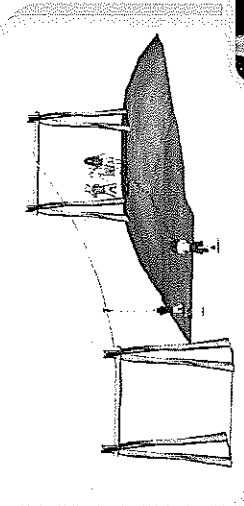


Use of Timber  
Platforms and Nets  
Net Climbers or birchests

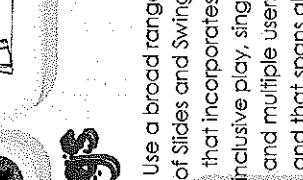
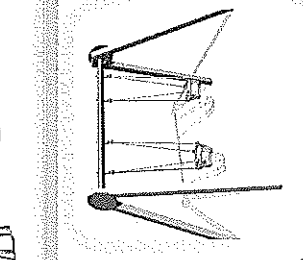
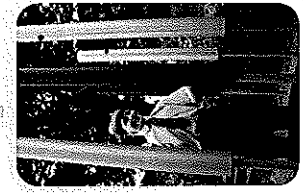




# Other Play, Sand, Water, Sound & Puzzles

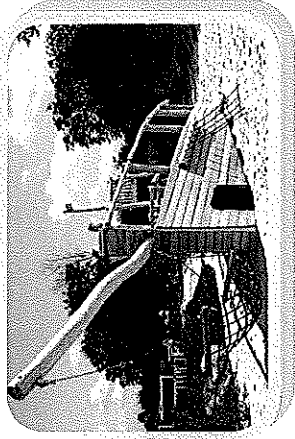
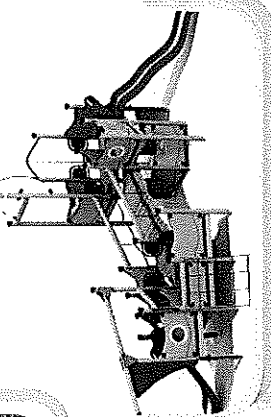
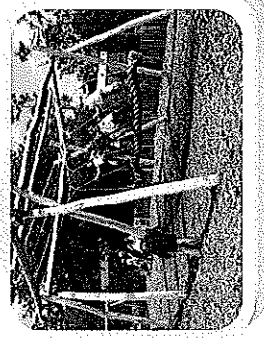


Use of sensory play, natural materials and sound play — include multi-generational items that allows all ages to play together



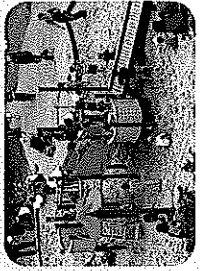
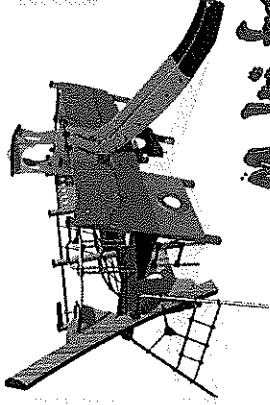
# Slides and Swings

Use a broad range of Slides and Swings that incorporates inclusive play, single and multiple users and that spans all ages

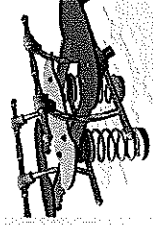


# Multi frames

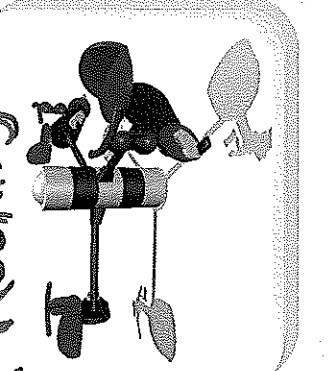
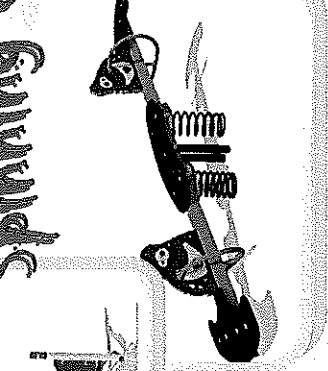
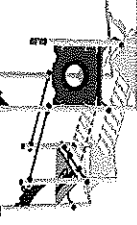
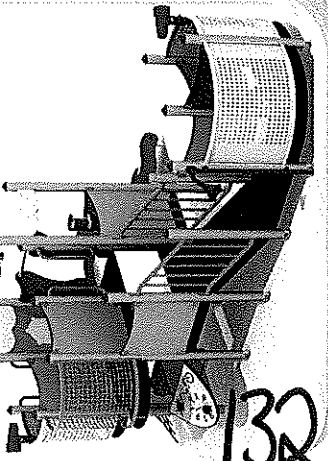
Use of Multi Frames—both age appropriate in identified toddler area and a multi age centre piece unit — Themed centre pieces that create an inclusive and social environments



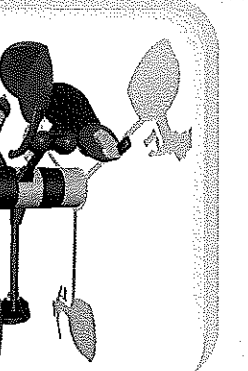
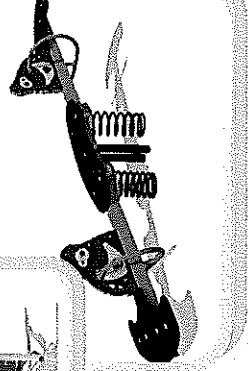
Use a broad range of spinners and rockers that incorporates inclusive play, single and multiple users and that spans all ages



# & Centre Pieces

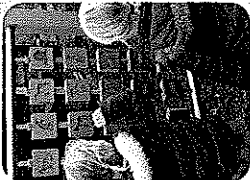
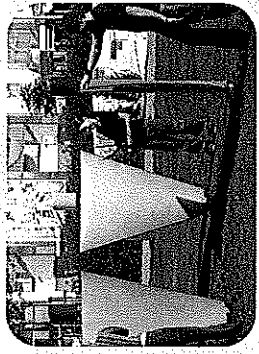


# Spinning & Rocking





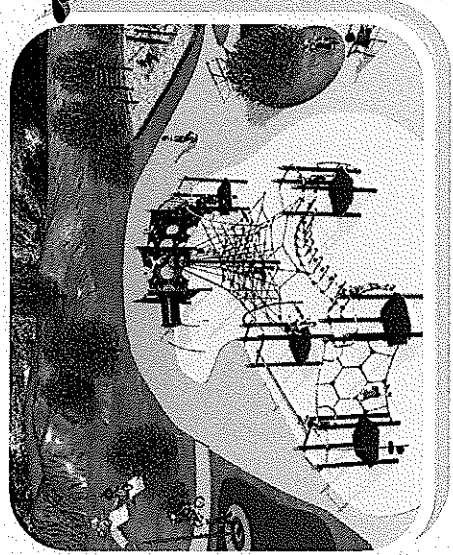
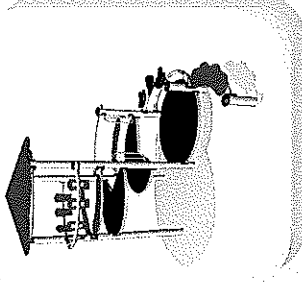
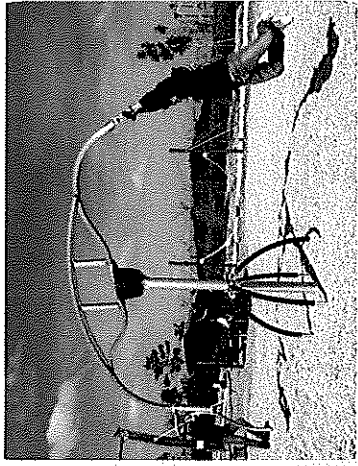
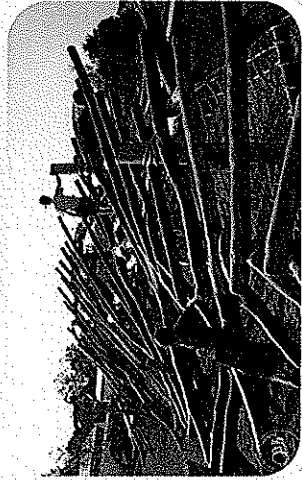
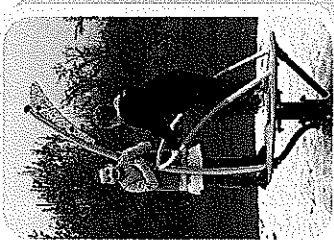




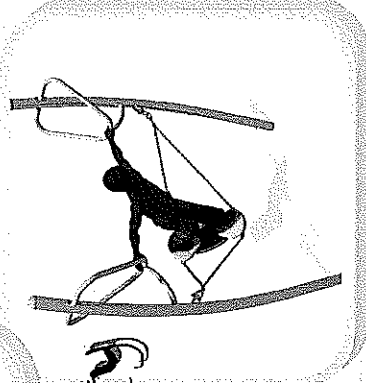
# Climbing &

Consider other climbing features to multi age users such as pick up sticks, Boulders/Rock Climbing all incorporating nets and other proprietary equipment for multi-functional use.

# Agility

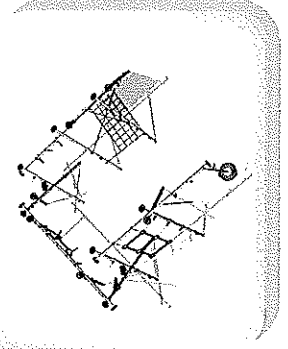
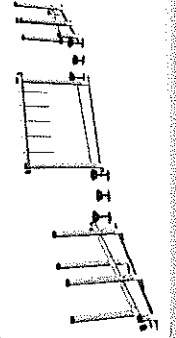
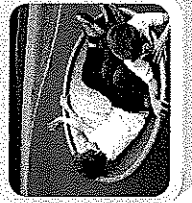
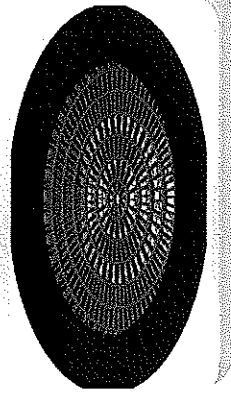
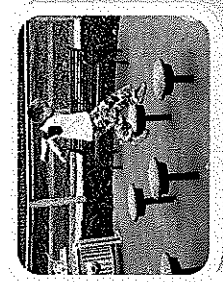
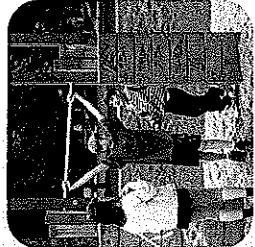


# Teen, Agility & Riding

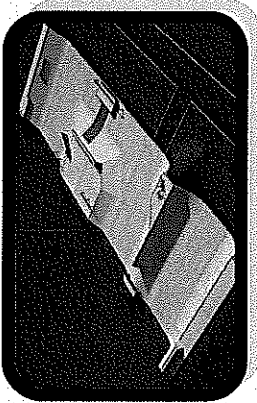


Include equipment that increases the scope for older children and teenagers, those that do not participate in team sports or skating and other Xtreme sports but still enjoy a challenging and physical environment to socialise in.

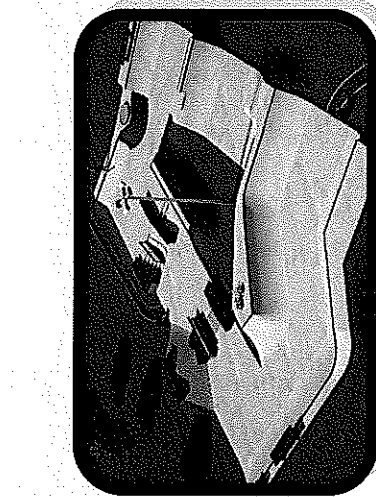
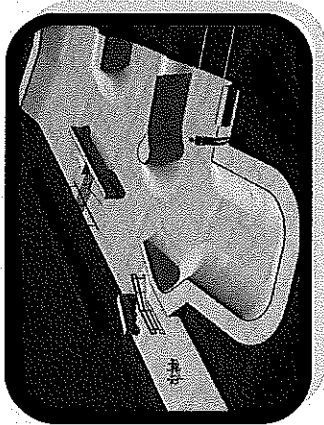
Nets, Agility and Trim Trail are traditional equipment types with dynamic play such as air riders and surfers being more modern examples.



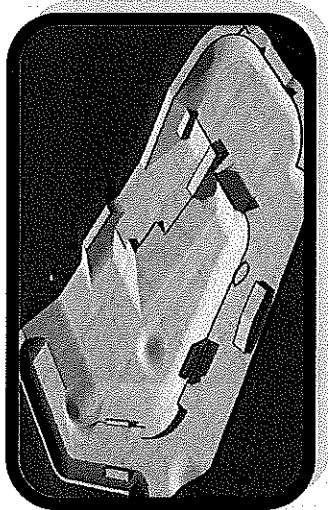




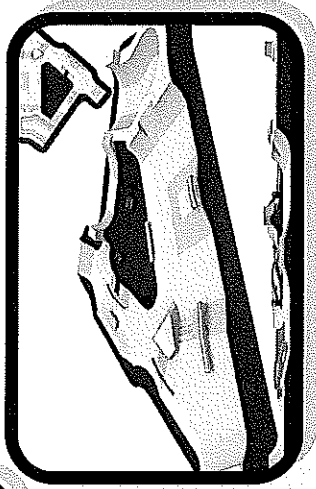
Smaller parks



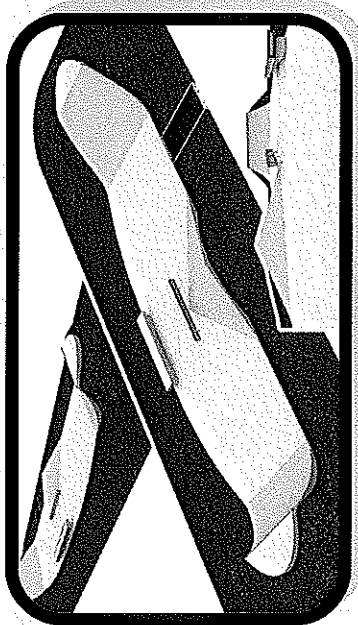
Fits The Salts proposed 'skilled' area well £137,000



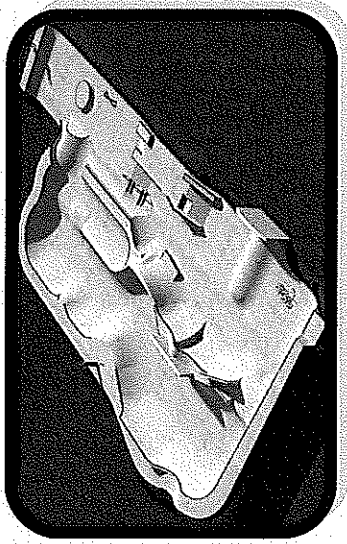
Corner location



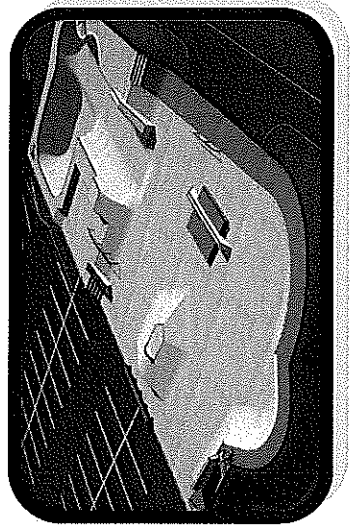
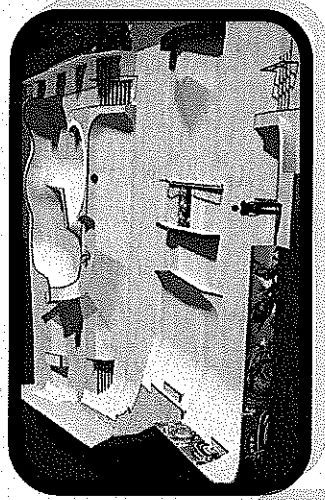
Examples of Flow parks



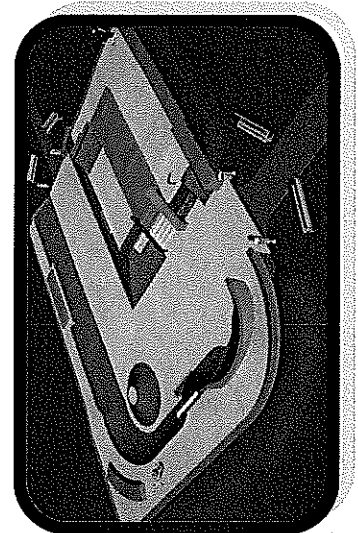
Example Training space £25,000



Street / Bowl Parks



Would fit The Salts - £230,000



Use of Colour to identify spaces



Appendix C.



