




## Seaford Town Council

### To the Members of the Community Services Committee

A Meeting of the **Community Services Committee** will be held electronically via Zoom\* on **Thursday 4<sup>th</sup> February 2021 at 7.00pm**, which you are summoned to attend.

  
Adam Chugg  
Town Clerk  
29<sup>th</sup> January 2021

**\*see overleaf for important information to join virtual meeting and accessing password**

**PLEASE NOTE THAT THIS MEETING WILL BE VIDEO RECORDED**

### AGENDA

**1. Apologies for Absence**

To consider apologies for absence.

**2. Disclosure of Interests**

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

**3. Public Participation**

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

**4. Projects & Facilities Manager's Update Report**

To consider report 129/20 informing the Committee on progress and actions relating to the Town Council's assets, services and projects (pages 3 to 8).

**5. Community Services Finance Report to 31<sup>st</sup> December 2020**

To consider report 127/20 informing members of the Community Services Committee income and expenditure to 31<sup>st</sup> December 2020 (pages 9 to 17).

**6. Storm Gate – Seaford Promenade**

To consider report 128/20 presenting information about the installation, operation and management of a Storm Gate on Seaford promenade (pages 18 to 22).

**7. Salts Tennis Operating Models**

To consider report 130/20 presenting information regarding the options for the running of the new Salts Tennis Courts (pages 23 to 26).

**8. Fields in Trust Programme**

To consider report 132/20 regarding instructing officers to research the possible registration of The Salts, The Crouch and Martello Fields as protected spaces with Fields in Trust (pages 27 to 28).

## **9. Seaford Water Sports Concession Proposal**

To consider report 131/20 presenting a proposal for consideration from Skipper Water Sports for their concession licence to include jet ski hire and a mobile trailer selling water sports equipment and accessories (pages 29 to 32).

## **10. Ouse Valley and Tide Mills Nature Reserve Project**

To consider report 119/20 presenting the report “Celebrating 30 Years of Partnership in the Lower Ouse Estuary-An Overview and Vision of Seaford Community Partnership” and receive a verbal introduction from the report’s author (pages 33 to 41).

### **For further information about items appearing on this Agenda please contact:**

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Email: [adam.chugg@seafordtowncouncil.gov.uk](mailto:adam.chugg@seafordtowncouncil.gov.uk)

Telephone: 01323 894 870 (*please note that due to working from home, this phone line is not currently manned, so please leave a voice message and this will be picked up and forwarded to the relevant member of staff to deal with*)

**Circulation:** All Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

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## **Zoom Meetings**

In line with the Coronavirus Act 2020 and subsequent regulations governing local authorities meetings, the Council will be holding this meeting via the online video conference facility, Zoom.

**To join the Zoom meeting follow this link:**

<https://zoom.us/j/98331728720?pwd=ejFuTjR0SDhnWXo2cVljejEzb1lCZz09>

**Meeting ID:** 983 3172 8720

**Password:** (to ensure online security it is recommended that meeting passwords are not publicised and are given directly to those intending to attend the meeting. Please therefore email [admin@seafordtowncouncil.gov.uk](mailto:admin@seafordtowncouncil.gov.uk) for the password at least 24 hours before the scheduled meeting date)

**Telephone number to join by audio only:** 0330 088 5830 (you will be prompted to enter the meeting ID and password before joining the meeting)

**Zoom Joining Instructions and Guidance on Attending and Taking Part in Zoom meetings** are available to download from <https://www.seafordtowncouncil.gov.uk/council-meetings/>



<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Projects &amp; Facilities Manager Update Report</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To inform the Committee on progress and actions relating to Seaford Town Council's assets and services.</b>

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## Recommendations

**The Committee is recommended:**

- 1. To note the contents of the report.**

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## 1. Projects and Facilities Information

### 1.1 The Salts

#### Tennis Courts

Total project costs are estimated at £194,050.

Since the last Community Services (CS) meeting, Officers have been successful in securing a further £40,000 grant application through Lewes District Council's (LDC) Community Infrastructure Levy (CIL).

This means Officers have now secured a total of £100,000 of external funding towards this project, a fantastic achievement. The Town Council has agreed a £20,000 contribution from the CIL Earmarked Reserves (EMR).

It is hoped the outstanding amount, approximately £75,000, will come from a ten year, interest free loan from the Lawn Tennis Association (LTA) which has closely worked with Officers from the very start of the project. A report will be taken to the Full Council meeting on 18<sup>th</sup> March 2021 for Full Council's approval to apply for the loan.

Tenders for the works (tennis courts and flood lighting) were received last year before the outbreak of the pandemic, it is hoped contracts will be awarded by the end of February.

#### Phase 2 CCTV - On Hold

Approximately 60% of the project was completed in 2019 with the second part of the project on hold until 2022.

#### Salts Improvement Plan Proposal - On Hold

A presentation was given to Town Councillors in December 2019 regarding the proposal and a report taken to the Full Council meeting on 23<sup>rd</sup> January 2020.

The report recommended approving a specialist grant management and landscaping services organisation, Groundwork South, to work with the Town Council on developing the plan and providing support with large grant funding applications.

It was hoped £15,000 would be set aside in next year's budget for work to continue, however this has now been put back to 2022.

### **Salts Café**

The newly refurbished café has proved very popular, with Officers receiving lots of positive feedback. It remains open during the current lockdown offering a takeaway only service.

## **1.2 Seafront Improvement Plan**

### **Martello Toilets and Café**

Officers received an update early-November from the Community Lottery Fund case officer allocated to the project. As previously mentioned, the project was parked due to the pressures of the pandemic and lockdown. Now the project is live again, Officers are trying meeting with the Lottery case officer on 11<sup>th</sup> February to discuss next steps.

### **Bönningstedt Beach Huts**

There has been a lot more interest in the huts this year than last. So far in the current financial year, four huts have been sold and two rented out. Also, a non-refundable deposit has also been taken for another hut with the sale to be finalised once we are out of lockdown.

This will mean the Town Council will have only four huts remaining, two of which are currently rented until April 2022.

### **Seasonal, short-term rent beach huts/concession huts/temporary toilets**

Officers are awaiting the decision from LDC whether planning permission will be granted to reinstate the huts for the 2021 season.

If successful, it is hoped the huts will resume for the summer season, however this will be dependent on what restriction are in place at that time.

### **Water Bottle Refill Stations**

Four stations are to be installed once the current lockdown restrictions are lifted. They will be located adjacent to the Martello Kiosk, at Frankie's Beach Café, between the steps at Bönningstedt Promenade and outside Place Lane toilets.

This will mean the town will have a total of five water refill stations.

Officers have managed to secure sponsorship for nearly all the stations. Funds raised will go towards the servicing, upkeep and eventual replacement of the stations.

### **Bönningstedt Wall**

Full Council approved the allocation of £50,000 to build the wall to the front of the Bönningstedt Huts at the recent Full Council Budget Meeting. It is planned to obtain quotes by the middle of March and for construction to begin in April 2021.

### **Electric Point for Bönningstedt Ice Cream Concession**

The Town Council has approved this work to go ahead. It is hoped to have the electric point in place in time for the new trader to start in April 2021.

### 1.3 Other Projects

#### South Hill Barn Repairs/Renovations

A budget of £5,000 has been set in the 2021/22 budget to spend on repair works to both the main and side barn to carry out improvement works and make them more desirable to rent out.

#### Projects Overview List

Please see the Appendix A.

This is a working document and is subject to change, for example if additional funding is received or projects are reprioritised.

### 1.4 External Grants

Since the last Community Services meeting, Officers have secured a grant of £903 for the Christmas Magic Seaford Star Gazing Trail and an additional CIL grant of £40,000 towards the Salts Tennis Project.

#### Current Grant Applications

Purpose	Grant Organisation	Amount	Status
Salts Tennis Courts	CIL 1 <sup>st</sup> Bid	£20,000	Successful
Salts Tennis Courts	Sports England	£40,000	Successful
Salts Tennis Courts	CIL 2 <sup>nd</sup> Bid	£40,000	Successful
Salts Tennis Courts	LTA contribution	£7,000	Successful
Martello Toilets and Cafe	Community Lottery Fund	£341,000	Pending
Water Refill Station	CIL	£2,972.22	Successful
Christmas Magic Seaford Star Gazing Trail	Chalk Cliff Trust	£903	Successful

### 1.5 Filming and Photography

After a busy summer and autumn following the first lockdown, there have only been a couple of small bookings during the winter as would usually be expected at this time of year.

### 1.6 Events

Christmas Magic had to be cancelled because of restrictions, however the window display competition and stargazing trail event were still able to go ahead.

Officers pushed the ‘shop local’ message with these events, as well as posts on the Town Council’s website and Facebook page.

### 1.7 Concessions

Concessions traded well over the summer and benefitted from the increased number of visitors to Seaford. Many have been able to continue to trade through the current lockdown serving takeaways only.

A new fresh fish concession was in place for the summer at Bönningstedt Promenade and it is hoped the trader will return next season.

### **West View Concession Huts**

Ritualise (the only remaining hut through winter) is unable to trade in the current lockdown.

### **Bönningstedt Ice Cream Tender**

The tender is currently open with applications to be received by 9<sup>th</sup> February, to hopefully start trading at the beginning of April 2021.

### **Water Sports Concession**

Skipper Water Sports hope to resume trading this year subject to the Seaford Lifeguard service resuming. See the report elsewhere on this agenda.

### **South Hill Barn**

Cotton's Coffee Bar has ceased trading until restrictions are lifted, having concerns regarding crowding around the car park and barn.

## **1.8 Increased Tourism**

Last year, when restrictions were first eased, Seaford saw an unprecedented number of visitors to the seafront. This caused far more disruption than the Town Council could have ever anticipated, such as: increased litter, illegal camping, fires and human waste in open spaces.

It is likely the town will continue to see an increase of visitors again this year as many people will not be able to afford or be allowed/want to go abroad.

Officers are looking to set up a meeting with colleagues in LDC and the Police to discuss best ways to handle the increase in visitors and related pressures this brings to the town.

## **2. Financial Appraisal**

The Committee is not being asked to make any financial decisions as a result of this report.

## **3. Contact Officer**

The Contact Officer for this report is Tony Jackson, Projects & Facilities Manager.

Project and Support Manager



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Town Clerk



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## STC Projects Overview January 2021

Project	Description	Total Cost	STC Contribution	CIL/Grant Funded	Notes	Priority
Bonningstedt Wall	Low level wall to go in front of the Bonningstedt beach huts to give protection from shingle and debris washed up in the winter.	£50,000.00	£50,000.00	No	A high priority due to owners being told the wall would be built as part of the project. Funds from hut sales were to go towards this. Work planned for 21/22.	HIGH
Martello Toilets and Café	Demolish existing Martello toilets. New build to house toilets, changing places room and two concessions.	£400,000.00	Unknown	Yes, could be partly funded	At present this project is completely dependant on funding from the Community Lottery Fund. The Council has been told its application is still being considered. Officers are hoping to meet with Lottery Officer very soon to discuss grant progress.	HIGH
Splash Point Repairs	Medium term repairs that will enable public access	£35,420.00	£10,000.00	Yes, could be partly funded	Completed	HIGH
Water Refill Stations	Installation of four water refill stations along the seafront.	£5,972.00	£3,000.00	Partly	Works to be completed once lockdown restrictions eased.	HIGH
Electric Point to Bonningstedt Concession	Install electric point and meter for the Ice Cream Concession at Bonningstedt	£2,000.00	£2,000.00	No	Will alleviate the need for a diesel generator	MED
Salts CCTV	Complete CCTV install to the Salts Recreation Ground.	£5,000.00	£4,500.00	Possibly	To install cameras in areas not covered within the 19/20 project. Costs include £500 contribution from Rugby Club. Project put back to 22/23	MED
Martello Fields Fence	Fence replacement	£30,000.00	£30,000.00	Possibly	Fencing in bad state of repair, work can happen gradually over a few years to spread the cost. Officers to look into funding opportunities.	MED
South Hill Barn Repairs	To carry out works to the Barn to make it more suitable for a broader range of uses and therefore provide the opportunity to generate further income and make use of this unique asset.	£5,000.00	£5,000.00	No	Work planned for 21/22	MED
Salts Tennis Courts	Refurbishment of three tennis courts to include electronic booking system and floodlighting.	£194,000.00	£20,000.00	Mainly grant and loan funded	Project to hopefully go ahead Summer 2021, subject to agreement of Lawn Tennis Association loan.	MED
Salts Playground	General renovation works to include improved pathways and general ground covering.			Possibly	It is hoped some costs will come from annual grounds maintenance budget.	MED
Seafront Bins	Replace bins (normal and recycled waste) the whole length of the prom.	£25,000.00	£25,000.00	Possibly	Existing bins old, many are broken but still usable. Currently no provisions for recycling of waste. Project put back to 22/23.	MED
Salts Development Plan-Feasibility Works	STC officers to work with specialist grant management and landscaping services organisation, Groundwork South, to develop the plan and support us with large grant funding applications.	£15,000.00	£15,000.00	No	Project agreed with Council earlier in the year. Project put back to 22/23	LOW
Old Town Hall	Works highlighted in condition survey.	£20,000.00	£5,000.00	Possibly	Will look at various funding options.	LOW
Seafront Sandpits	Install two sandpits along the seafront-part of Seafront Improvement Plan.	£5,000.00	£5,000.00	Yes	Will look at various funding options.	LOW

## STC Projects Overview January 2021

Project	Description	Total Cost	STC Contribution	CIL/Grant Funded	Notes	Priority
Seafront Trees	To plant trees along the seafront-part of the Seafront Improvement Plan.	£10,000.00	£10,000.00	Possibly	the harsh environment, suggest relooking at project when Seafront Improvement Plan is reviewed	LOW
South Hill Barn Development Plan	Professional costs to further develop plan.	£5,000.00	£5,000.00	No		LOW
South Hill Barn	Building works recommended by structural report.	£20,000.00	£20,000.00	No	Most high priority remedial works have already been carried out.	LOW
Martello Tower Survey	Professional fees to carry out condition survey.	£3,000.00	£3,000.00	No	Provisional survey has already been carried, a further, more thorough survey is required.	LOW
Various sites	Plant 1,000 whip trees	£2,000.00	£0.00	No	Costs covered by Tree Wardens EMR. Need to identify site.	LOW





## Seaford Town Council

### Report 127/20

<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Community Services Finance Report to 31<sup>st</sup> December 2020</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To inform the Community Services Committee of Income and Expenditure up to 31<sup>st</sup> December 2020.</b>

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#### Recommendations

**The Committee is recommended:**

**1. To note the contents of the report.**

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#### 1. Information

- 1.1** Appendix A is attached which shows a breakdown of income and expenditure for Community Services budget up to 31<sup>st</sup> December 2020.
- 1.2** Many projects and non-essential works are on hold to contribute towards overall savings for the Town Council required because of the COVID-19 pandemic.
- 1.3** **105 The Salts**  
4275 (Building Maintenance) is high due to spend on The Salts Café bringing it to a standard ready to be taken on by a new licence holder.
- 1.4** **106 The Crouch**  
4261 (Grounds Maintenance non-contract) will rise over the next month due to essential tree works to be carried out.
- 1.5** **107 Martello Fields**  
With restrictions eased last summer, bookings resumed for Bill Coles Fair and a handful of car boot sales. However, income is still less than half of what would be expected. Officers are already taking bookings for later this year.
- 1.6** **116 Seaford Head Estate**  
Despite filming not being allowed for much of last year, account code 1011 (Income Filming) has performed extremely well, with an income of £49,055.
- 1.7** **118 Beach Huts**  
1066 (Income Concession) is just under half of what would be expected, as concession huts were unable to trade until June.
- 1.8** **121 Seaford in Bloom**  
The amount of planting was slightly reduced this year which meant the Town Council was about to make a £2,000 saving on the predicted budget 4402

(Seaford in Bloom). The 21/22 budget has been halved to £5,000, Officers have been working with the supplier to reduce the specification, while still retaining many of the displays.

### **1.9 225 Projects Pool**

There has been no expenditure on new projects this year so far as all are on hold. 4422 (Skate Park in Salts)- the retention fee for the main contractor of £5,284 is due and this was accounted for in the 2019/20 accounts, hence the negative balance on this account.

## **2. Financial Appraisal**

The financial implications in this report are outlined in Section 1 of this report.

## **3. Contact Officer**

The Contact Officer for this report is Tony Jackson, Projects & Facilities Manager.

Project and Support Manager



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Town Clerk



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07/01/2021

## Seaford Town Council 2020/21 Current Year

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## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

## Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR	
<b>Community Services</b>								
<u>105 Salts Recreation Ground</u>								
1050	Income Rent	1,849	2,152	303		85.9%		
1051	Income Insurance Recharge	1,436	1,436	0		100.0%		
1055	Income Memorial Bench	0	1,500	1,500		0.0%		
1058	Income Water Recharge	3,117	4,579	1,462		68.1%		
1066	Income Concession	4,925	18,825	13,900		26.2%		
1073	Sports Pitch Hire & Green Fees	1,878	3,636	1,758		51.7%		
1076	Income Insurance Claim	2,840	0	(2,840)		0.0%		
	<b>Salts Recreation Ground :- Income</b>	<b>16,045</b>	<b>32,128</b>	<b>16,083</b>		<b>49.9%</b>	<b>0</b>	
4052	Water & Sewerage	1,965	8,000	6,035	6,035	24.6%		
4055	Electricity	244	284	40	40	86.0%		
4056	Gas	87	0	(87)	(87)	0.0%		
4100	Telecommunications	169	200	31	31	84.7%		
4115	Insurance	3,582	3,411	(171)	(171)	105.0%		
4155	Professional Fees	853	0	(853)	(853)	0.0%		
4250	Memorial Bench	0	1,000	1,000	1,000	0.0%		
4251	Dog Bin Emptying	1,406	1,922	516	516	73.2%		
4252	Additional Litter Pick	0	723	723	723	0.0%		
4260	Grounds Maintenance Contract	51,794	71,750	19,956	19,956	72.2%		
4261	Grounds Maint non contract	2,168	6,000	3,832	3,832	36.1%		
4275	Building Maintenance	9,332	4,000	(5,332)	(5,332)	233.3%	4,150	
	<b>Salts Recreation Ground :- Indirect Expenditure</b>	<b>71,600</b>	<b>97,290</b>	<b>25,690</b>	<b>0</b>	<b>25,690</b>	<b>73.6%</b>	<b>4,150</b>
	<b>Net Income over Expenditure</b>	<b>(55,555)</b>	<b>(65,162)</b>	<b>(9,607)</b>				
6000	plus Transfer from EMR	4,150						
	<b>Movement to/(from) Gen Reserve</b>	<b>(51,405)</b>						
<u>106 Crouch Recreation Ground</u>								
1050	Income Rent	1,625	1,625	0		100.0%		
1051	Income Insurance Recharge	617	628	11		98.2%		
1055	Income Memorial Bench	1,285	0	(1,285)		0.0%		
1058	Income Water Recharge	0	1,500	1,500		0.0%		
1073	Sports Pitch Hire & Green Fees	5,081	10,000	4,919		50.8%		
	<b>Crouch Recreation Ground :- Income</b>	<b>8,608</b>	<b>13,753</b>	<b>5,145</b>		<b>62.6%</b>	<b>0</b>	
4052	Water & Sewerage	1,226	6,700	5,474	5,474	18.3%		
4115	Insurance	854	843	(11)	(11)	101.3%		
4155	Professional Fees	1,256	0	(1,256)	(1,256)	0.0%		

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## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4250 Memorial Bench	639	0	(639)		(639)	0.0%	
4251 Dog Bin Emptying	1,004	1,372	368		368	73.2%	
4260 Grounds Maintenance Contract	31,902	44,029	12,127		12,127	72.5%	
4261 Grounds Maint non contract	1,406	4,120	2,714		2,714	34.1%	
4275 Building Maintenance	0	1,000	1,000		1,000	0.0%	
Crouch Recreation Ground :- Indirect Expenditure	<b>38,289</b>	<b>58,064</b>	<b>19,775</b>	<b>0</b>	<b>19,775</b>	<b>65.9%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>(29,681)</b>	<b>(44,311)</b>	<b>(14,630)</b>				
<u>107 Martello Fields</u>							
1050 Income Rent	3,170	7,500	4,330			42.3%	
Martello Fields :- Income	<b>3,170</b>	<b>7,500</b>	<b>4,330</b>			<b>42.3%</b>	<b>0</b>
4115 Insurance	7	0	(7)		(7)	0.0%	
4251 Dog Bin Emptying	804	1,098	294		294	73.2%	
4260 Grounds Maintenance Contract	11,630	16,148	4,518		4,518	72.0%	
4261 Grounds Maint non contract	379	4,244	3,865		3,865	8.9%	
Martello Fields :- Indirect Expenditure	<b>12,819</b>	<b>21,490</b>	<b>8,671</b>	<b>0</b>	<b>8,671</b>	<b>59.7%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>(9,649)</b>	<b>(13,990)</b>	<b>(4,341)</b>				
<u>108 Other Open Spaces</u>							
1050 Income Rent	90	90	0			100.0%	
1066 Income Concession	300	0	(300)			0.0%	
1072 Income Trees for Seaford	1,172	0	(1,172)			0.0%	1,172
Other Open Spaces :- Income	<b>1,562</b>	<b>90</b>	<b>(1,472)</b>			<b>1735.6%</b>	<b>1,172</b>
4052 Water & Sewerage	128	331	203		203	38.6%	
4154 Land Registry Fees	0	60	60		60	0.0%	
4251 Dog Bin Emptying	1,607	2,197	590		590	73.1%	
4260 Grounds Maintenance Contract	22,242	30,887	8,645		8,645	72.0%	
4261 Grounds Maint non contract	976	7,000	6,024		6,024	13.9%	
4262 Trees for Seaford	3,662	0	(3,662)		(3,662)	0.0%	3,662
Other Open Spaces :- Indirect Expenditure	<b>28,615</b>	<b>40,475</b>	<b>11,860</b>	<b>0</b>	<b>11,860</b>	<b>70.7%</b>	<b>3,662</b>
<b>Net Income over Expenditure</b>	<b>(27,053)</b>	<b>(40,385)</b>	<b>(13,332)</b>				
6000 plus Transfer from EMR	3,662						
6001 less Transfer to EMR	1,172						
<b>Movement to/(from) Gen Reserve</b>	<b>(24,563)</b>						

## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>113</u> <u>Crypt</u>							
1051 Income Insurance Recharge	369	366	(3)			100.9%	
	<u>369</u>	<u>366</u>	<u>(3)</u>			<u>100.9%</u>	<u>0</u>
Crypt :- Income							
4115 Insurance	369	366	(3)		(3)	100.9%	
4275 Building Maintenance	0	500	500		500	0.0%	
	<u>369</u>	<u>866</u>	<u>497</u>	<u>0</u>	<u>497</u>	<u>42.6%</u>	<u>0</u>
Crypt :- Indirect Expenditure							
<b>Net Income over Expenditure</b>	<u>0</u>	<u>(500)</u>	<u>(500)</u>				
<u>114</u> <u>South Street</u>							
4275 Building Maintenance	0	1,030	1,030		1,030	0.0%	
	<u>0</u>	<u>1,030</u>	<u>1,030</u>	<u>0</u>	<u>1,030</u>	<u>0.0%</u>	<u>0</u>
South Street :- Indirect Expenditure							
<b>Net Expenditure</b>	<u>0</u>	<u>(1,030)</u>	<u>(1,030)</u>				
<u>115</u> <u>Martello Tower</u>							
4115 Insurance	1,695	1,695	(0)		(0)	100.0%	
4275 Building Maintenance	525	8,000	7,475		7,475	6.6%	
	<u>2,220</u>	<u>9,695</u>	<u>7,475</u>	<u>0</u>	<u>7,475</u>	<u>22.9%</u>	<u>0</u>
Martello Tower :- Indirect Expenditure							
<b>Net Expenditure</b>	<u>(2,220)</u>	<u>(9,695)</u>	<u>(7,475)</u>				
<u>116</u> <u>Seaford Head Estate</u>							
1011 Income Filming	49,055	15,000	(34,055)			327.0%	
1050 Income Rent	10,000	10,000	0			100.0%	
1053 Income Grants	0	3,250	3,250			0.0%	
1054 Income Other	0	100	100			0.0%	
1055 Income Memorial Bench	3,335	2,000	(1,335)			166.8%	
1066 Income Concession	1,200	1,800	600			66.7%	
1200 Income Nature Reserve	526	750	224			70.2%	
	<u>64,116</u>	<u>32,900</u>	<u>(31,216)</u>			<u>194.9%</u>	<u>0</u>
Seaford Head Estate :- Income							
4110 Advertising & Publicity	0	2,884	2,884		2,884	0.0%	
4115 Insurance	851	851	0		0	100.0%	
4199 Other Expenditure	0	1,300	1,300		1,300	0.0%	
4250 Memorial Bench	1,732	2,000	268		268	86.6%	
4251 Dog Bin Emptying	804	1,098	294		294	73.2%	
4260 Grounds Maintenance Contract	1,372	1,901	529		529	72.2%	
4261 Grounds Maint non contract	1,962	3,090	1,128		1,128	63.5%	
4275 Building Maintenance	304	4,000	3,696		3,696	7.6%	
4500 Nature Reserve Expenses	13,691	14,500	809		809	94.4%	

## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4501 Filming Expenses	9,691	3,000	(6,691)		(6,691)	323.0%	
Seaford Head Estate :- Indirect Expenditure	<b>30,407</b>	<b>34,624</b>	<b>4,217</b>	<b>0</b>	<b>4,217</b>	<b>87.8%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>33,709</b>	<b>(1,724)</b>	<b>(35,433)</b>				
<b>117 Seafront</b>							
1011 Income Filming	1,740	0	(1,740)			0.0%	
1055 Income Memorial Bench	690	0	(690)			0.0%	
1057 Income Electricity Recharge	1,832	4,310	2,478			42.5%	
1058 Income Water Recharge	146	99	(47)			147.1%	
1066 Income Concession	27,833	48,175	20,342			57.8%	
1078 Income Entertainment Area	1,600	0	(1,600)			0.0%	
1084 Income Promenade	0	300	300			0.0%	
Seafront :- Income	<b>33,841</b>	<b>52,884</b>	<b>19,043</b>			<b>64.0%</b>	<b>0</b>
4052 Water & Sewerage	79	500	421		421	15.8%	
4055 Electricity	1,832	4,310	2,478		2,478	42.5%	
4115 Insurance	925	875	(50)		(50)	105.8%	
4154 Land Registry Fees	3	0	(3)		(3)	0.0%	
4250 Memorial Bench	342	0	(342)		(342)	0.0%	
4253 Shelters	1,425	2,000	575		575	71.3%	
4254 Martello Entertainments Area	365	0	(365)		(365)	0.0%	
4261 Grounds Maint non contract	4,334	6,000	1,666		1,666	72.2%	
4270 Vehicles & Equipment Maint	0	100	100		100	0.0%	
4275 Building Maintenance	1,353	3,000	1,647		1,647	45.1%	
Seafront :- Indirect Expenditure	<b>10,658</b>	<b>16,785</b>	<b>6,127</b>	<b>0</b>	<b>6,127</b>	<b>63.5%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>23,183</b>	<b>36,099</b>	<b>12,916</b>				
<b>118 Beach Huts</b>							
1019 Rechargeable Income	3,335	0	(3,335)			0.0%	
1054 Income Other	539	0	(539)			0.0%	
1057 Income Electricity Recharge	70	0	(70)			0.0%	
1060 Beach Huts Site Licence	23,230	22,690	(540)			102.4%	
1061 Beach Hut Annual Rent	13,355	23,636	10,281			56.5%	
1066 Income Concession	2,950	6,000	3,050			49.2%	
1094 Income Seasonal Beach Huts	0	15,000	15,000			0.0%	
Beach Huts :- Income	<b>43,479</b>	<b>67,326</b>	<b>23,847</b>			<b>64.6%</b>	<b>0</b>
4019 Rechargeable Expenditure	3,210	0	(3,210)		(3,210)	0.0%	
4021 Electricity Top Up Cards	40	0	(40)		(40)	0.0%	
4051 Rates	3,731	3,659	(72)		(72)	102.0%	

## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4110 Advertising & Publicity	0	2,000	2,000		2,000	0.0%	
4115 Insurance	1,179	1,617	438		438	72.9%	
4258 Seasonal Beach Hut Revenue Exp	2,287	10,000	7,713		7,713	22.9%	
4275 Building Maintenance	2,738	1,061	(1,677)		(1,677)	258.1%	2,030
Beach Huts :- Indirect Expenditure	<b>13,186</b>	<b>18,337</b>	<b>5,151</b>	<b>0</b>	<b>5,151</b>	<b>71.9%</b>	<b>2,030</b>
<b>Net Income over Expenditure</b>	<b>30,294</b>	<b>48,989</b>	<b>18,695</b>				
6000 plus Transfer from EMR	2,030						
<b>Movement to/(from) Gen Reserve</b>	<b>32,324</b>						
<u>119 Old Town Hall</u>							
1050 Income Rent	1,063	1,275	213			83.3%	
1051 Income Insurance Recharge	191	191	0			100.0%	
Old Town Hall :- Income	<b>1,253</b>	<b>1,466</b>	<b>213</b>			<b>85.5%</b>	<b>0</b>
4115 Insurance	191	191	0		0	100.0%	
4275 Building Maintenance	650	3,000	2,350		2,350	21.7%	
Old Town Hall :- Indirect Expenditure	<b>841</b>	<b>3,191</b>	<b>2,350</b>	<b>0</b>	<b>2,350</b>	<b>26.4%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>413</b>	<b>(1,725)</b>	<b>(2,138)</b>				
<u>121 Seaford in Bloom</u>							
1054 Income Other	417	417	0			99.9%	
Seaford in Bloom :- Income	<b>417</b>	<b>417</b>	<b>0</b>			<b>99.9%</b>	<b>0</b>
4402 Seaford in Bloom	7,226	9,396	2,170		2,170	76.9%	
Seaford in Bloom :- Indirect Expenditure	<b>7,226</b>	<b>9,396</b>	<b>2,170</b>	<b>0</b>	<b>2,170</b>	<b>76.9%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>(6,810)</b>	<b>(8,979)</b>	<b>(2,169)</b>				
<u>125 Allotments</u>							
1050 Income Rent	1,012	1,016	4			99.6%	
Allotments :- Income	<b>1,012</b>	<b>1,016</b>	<b>4</b>			<b>99.6%</b>	<b>0</b>
4261 Grounds Maint non contract	0	500	500		500	0.0%	
Allotments :- Indirect Expenditure	<b>0</b>	<b>500</b>	<b>500</b>	<b>0</b>	<b>500</b>	<b>0.0%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>1,012</b>	<b>516</b>	<b>(496)</b>				
<u>130 Other Recreation</u>							
4410 Swimming Pool	6,111	10,000	3,889		3,889	61.1%	
Other Recreation :- Indirect Expenditure	<b>6,111</b>	<b>10,000</b>	<b>3,889</b>	<b>0</b>	<b>3,889</b>	<b>61.1%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(6,111)</b>	<b>(10,000)</b>	<b>(3,889)</b>				

12:10

## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

## Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>134</u> <u>CCTV</u>							
4055 Electricity	1,206	2,554	1,348		1,348	47.2%	
4115 Insurance	386	350	(36)		(36)	110.2%	
4276 CCTV	6,140	9,000	2,860		2,860	68.2%	
<b>CCTV :- Indirect Expenditure</b>	<b>7,732</b>	<b>11,904</b>	<b>4,172</b>	<b>0</b>	<b>4,172</b>	<b>65.0%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(7,732)</b>	<b>(11,904)</b>	<b>(4,172)</b>				
<u>135</u> <u>Community Service Other</u>							
1053 Income Grants	903	0	(903)			0.0%	
1070 Armed Forces Day Income	0	2,000	2,000			0.0%	
1075 Income Christmas Event	0	7,000	7,000			0.0%	
<b>Community Service Other :- Income</b>	<b>903</b>	<b>9,000</b>	<b>8,097</b>			<b>10.0%</b>	<b>0</b>
4115 Insurance	59	54	(5)		(5)	109.9%	
4195 Events Expenditure	104	3,090	2,986		2,986	3.4%	
4273 Christmas Lights	9,842	15,000	5,158		5,158	65.6%	
4281 Christmas Event Expenses	0	10,300	10,300		10,300	0.0%	
4282 Armed Forces Day Expenditure	0	2,000	2,000		2,000	0.0%	
<b>Community Service Other :- Indirect Expenditure</b>	<b>10,006</b>	<b>30,444</b>	<b>20,438</b>	<b>0</b>	<b>20,438</b>	<b>32.9%</b>	<b>0</b>
<b>Net Income over Expenditure</b>	<b>(9,103)</b>	<b>(21,444)</b>	<b>(12,341)</b>				
<u>225</u> <u>Projects Pool</u>							
1014 CIL & S106 Receipts	17,747	9,500	(8,247)			186.8%	17,747
1016 Beach Hut Sales	148,583	167,000	18,417			89.0%	148,583
1053 Income Grants	0	320,000	320,000			0.0%	
<b>Projects Pool :- Income</b>	<b>166,330</b>	<b>496,500</b>	<b>330,170</b>			<b>33.5%</b>	<b>166,330</b>
4155 Professional Fees	0	1,000	1,000		1,000	0.0%	
4257 Seafront Improvement Plan	5,887	88,000	82,113		82,113	6.7%	5,887
4274 Projects Expenditure	0	39,500	39,500		39,500	0.0%	
4301 Public Works Loan Payment	0	5,000	5,000		5,000	0.0%	
4420 Bonn BH Capital Expenditure	1,998	167,000	165,003		165,003	1.2%	1,998
4421 Martello Toilets Capital Costs	0	320,000	320,000		320,000	0.0%	
4422 Skate Park in Salts	(5,284)	5,284	10,568		10,568	(100.0%)	
4423 Salts Development Plan	0	35,000	35,000		35,000	0.0%	
4424 South Hill Barn Development	0	25,000	25,000		25,000	0.0%	
<b>Projects Pool :- Indirect Expenditure</b>	<b>2,601</b>	<b>685,784</b>	<b>683,183</b>	<b>0</b>	<b>683,183</b>	<b>0.4%</b>	<b>7,885</b>
<b>Net Income over Expenditure</b>	<b>163,729</b>	<b>(189,284)</b>	<b>(353,013)</b>				
6000 plus Transfer from EMR	7,885						
6001 less Transfer to EMR	166,330						
<b>Movement to/(from) Gen Reserve</b>	<b>5,284</b>						



## Detailed Income &amp; Expenditure by Budget Heading 31/12/2020

Month No: 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>301 Planning &amp; Highways</u>							
4263 Bus Shelter Maintenance/Clean	240	1,030	790		790	23.3%	
4451 Twitten Naming	0	3,000	3,000		3,000	0.0%	
Planning & Highways :- Indirect Expenditure	<u>240</u>	<u>4,030</u>	<u>3,790</u>	<u>0</u>	<u>3,790</u>	<u>6.0%</u>	<u>0</u>
<b>Net Expenditure</b>	<u>(240)</u>	<u>(4,030)</u>	<u>(3,790)</u>				
Community Services :- Income	341,106	715,346	374,240			47.7%	
Expenditure	242,920	1,053,905	810,985	0	810,985	23.0%	
<b>Net Income over Expenditure</b>	<u>98,186</u>	<u>(338,559)</u>	<u>(436,745)</u>				
plus Transfer from EMR	17,727						
less Transfer to EMR	167,502						
<b>Movement to/(from) Gen Reserve</b>	<u>(51,589)</u>						
Grand Totals:- Income	341,106	715,346	374,240			47.7%	
Expenditure	242,920	1,053,905	810,985	0	810,985	23.0%	
<b>Net Income over Expenditure</b>	<u>98,186</u>	<u>(338,559)</u>	<u>(436,745)</u>				
plus Transfer from EMR	17,727						
less Transfer to EMR	167,502						
<b>Movement to/(from) Gen Reserve</b>	<u>(51,589)</u>						



<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Storm Gate – Seaford Promenade</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To present information about the installation, operation and management of a Storm Gate on Seaford promenade.</b>

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### **Recommendations**

**The Committee is recommended to:**

- 1. Note the contents of the report.**
  - 2. Consider recommending the installation of a Storm Gate on Seaford promenade subject to agreement from the relevant agencies.**
  - 3. Consider approving officers to operate the Storm Gate during inclement weather where there is a risk of flooding or storms.**
- 

### **1. Information**

- 1.1** During the winter month, the entry points in the sea defence wall are boarded up from Dane Road to the Martello Tower.
- 1.2** This means access to the beach can be difficult, for example, people with reduced mobility or with a pushchair wanting to access the promenade often having to take a significant detour.
- 1.3** The Seaford Community Partnership (SCP) and partners are currently working on the ‘Gateway Project’ which looks to link the seafront to the town centre and vice versa. It is hoped this will help benefit local businesses and shops by encouraging people who visit the seafront to also venture to the town centre, as seafront visitors may not always know that Seaford has a diverse and interesting array of shops, cafes, pubs etc.
- 1.4** The project will include increased signage, maps and pavement markings clearly showing a route between the beach and the town.
- 1.5** The proposed Storm Gate will be located just east of The Causeway and Esplanade junction and will form part of the SCP’s marked route between the town and seafront. Please see [Appendix A](#) for details of the construction of the gate and how it will be installed.
- 1.6** The gate is designed to remain locked open all times during the summer season when there is little/no risk of flooding and all the other entry points in the wall remain open.

- 1.7** During the winter months when the entry points are boarded up by East Sussex County Council (ESCC) Highways, nominated Town Council officers will close and lock the gate if there is a storm or flood risk. Once the risk has subsided, officers will reopen the gate.
- 1.8** Further details are within [Appendix B](#) which gives more detail about the operating of the gate and the Town Council's responsibilities. It must be stressed that if officers are in any way concerned about a flood/storm risk, they will always err on the side of caution and close the gate until the risk has passed.
- 1.9** The Town Council's Project & Facilities Manager (P&FM) will take full responsibility for the operation of the gate and delegate to officers when required, for example if on leave. The P&FM's job description will be updated to include this additional responsibility.
- 1.10** To confirm, this will require a commitment of a Town Council officer being available to close the gate, when required, 24 hours a day all year round. At present, this officer availability is not currently available officially but in practise it is happening. It is Officers intentions therefore to present a report to the Personnel Committee at its meeting on 25<sup>th</sup> February 2021 regarding the Town Council's on call arrangements to ensure the Town Council is following best practice where this is concerned, by having a formal process and arrangements in place.
- 1.11** The Town Council's Inspector will regularly inspect the gate. Maintenance will be carried out and financed by SCP.

## **2. Financial Appraisal**

There are no financial implications as part of this report although some Officer time will be required to inspect and operate the gate.

## **3. Contact Officer**

The Contact Officer for this report is Tony Jackson, Projects & Facilities Manager.

Projects & Facilities Manager

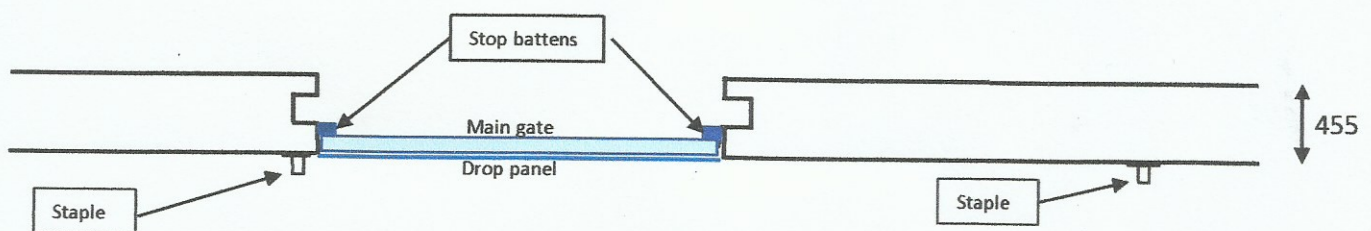
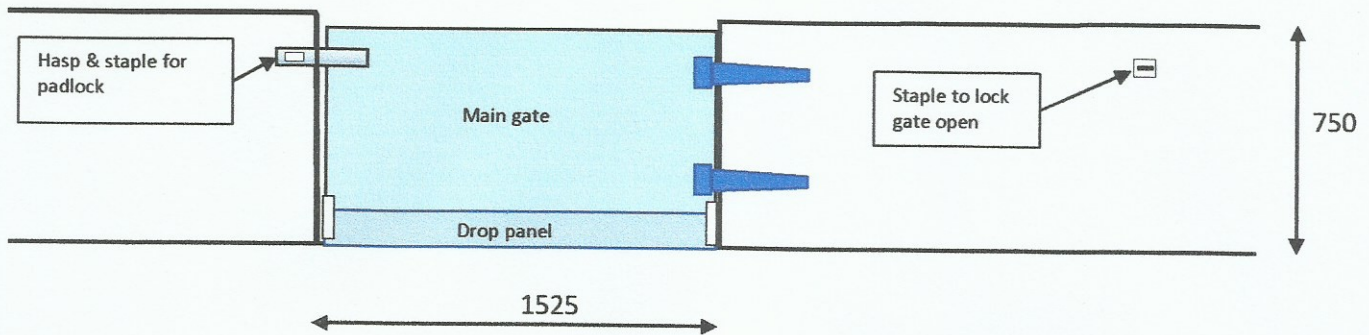


Town Clerk

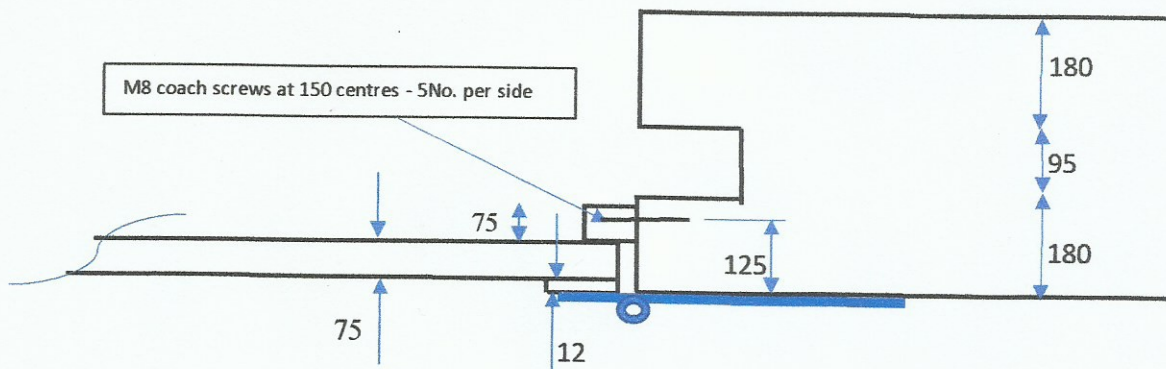


## Seagate opposite The Causeway

### Elevation



### Plan



### Hinge Detail

#### **Specification**

Gate:	2 No. 12mm marine ply on 50x50 oak or treated framing Ply screwed and glued with polyurethane glue to frame
Drop panel	12mm marine ply
Stop battens	75x75 Oak
Fittings:	
Hinges	316 marine grade stainless steel
Screws	A4 stainless steel
Concrete plugs	Plastic
Staples	Marine stainless steel
Drop panel channels	Aluminium angle

Revision B

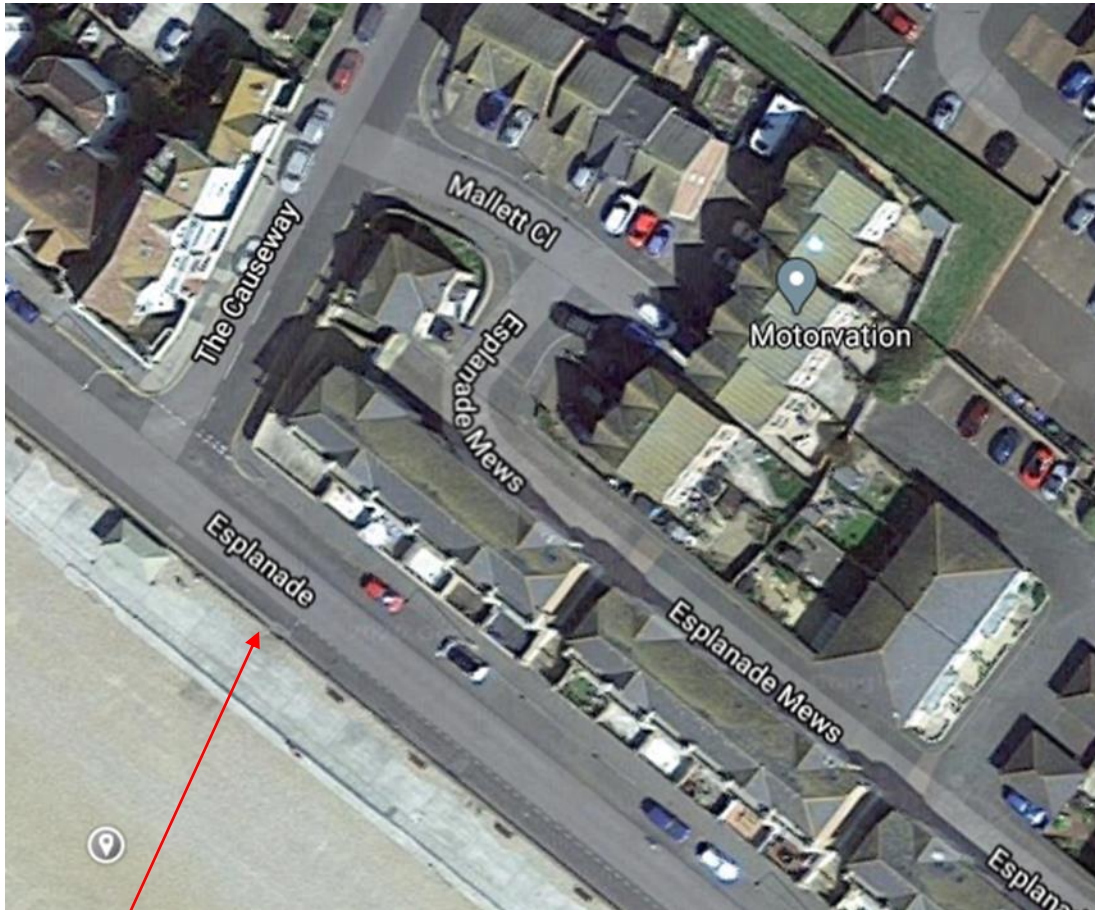




Seaford Town Council

### **Procedure for Operation, Inspection and Maintenance to Storm Gate**

The storm gate is located in Gap 20 of the sea defence wall located just east of the Esplanade and Causeway junction.



#### **Location of storm gate**

The gate will remain open in the summer months (April-September) but will need to be closed and locked in the winter months, upon Officers receiving notification of a storm or flood risk.

Three Town Council officers, assigned by and including the Projects & Facilities Manager, will be signed up to the following:

- Flood warnings and flood alerts for both Seaford seafront and Seaford Town through the government website <https://www.gov.uk/sign-up-for-flood-warnings>
- Severe weather warning alerts through the Met office <https://service.govdelivery.com/accounts/UKMETOFFICE/subscriber/new>

The Projects & Facilities Manager will be the lead officer. If they are unavailable, they will delegate this responsibility to one of the other two officers.

In the event of receiving a storm or flood warning the Projects & Facilities Manager, or delegated officer, will:

- Ensure the gate is closed and locked.
- Reopen the gate only when storm or flood risk has subsided.

If, towards the end of a working week (Friday) there is any risk of floods or storms over the upcoming weekend, Officers will always veer on the side of caution and close and lock the gate until at least the following Monday.

The Town Council will ensure that at least one officer will be available 24 hours a day, all year, solely for the purpose of opening/closing the gate or arranging emergency repair works to the gate if these cannot wait and are preventing the gate from closing when a warning has been made. Any other, non-urgent tasks relating to the gate will be actioned on the next available usual working day.

The gate is to be inspected monthly April to September and weekly October to March. This inspection will include checking the following:

- The padlock is working and to oil if necessary
- The gate freely opens and closes
- Hinges and the locking mechanism are working and to oil if necessary
- The drop panel operates correctly
- The stop battens are secure

A sign will be installed by the gate giving details of who to contact in the Town Council should anyone wish to report a defect or damage to the gate.

Any issues will be reported immediately to the Projects & Facilities Manager.

Details of inspections will be stored on the Town Council's server.

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## Seaford Town Council

### Report 130/20

<b>Agenda Item No:</b>	<b>7</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>The Salts Tennis Courts Operating Models</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To present information regarding the options for the running of the new Salts Tennis Courts.</b>

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#### Recommendations

The Committee is recommended to:

1. Note the contents of the report.
2. (In order for the Town Council to be equipped to properly assess the options available) Approve the advertisement of a Community Tennis Tender for proposals from external businesses to fully manage and run the new tennis courts planned to be built in 2021 (referred to as Option 1 within the report).
3. Delegate to the Town Clerk, in consultation with the Chairs of the Community Services Committee and the Finance & General Purposes Committee, the authority to select the most appropriate of the two options detailed in this report following the Community Tennis tender process being undertaken (as per recommendation 2) and analysis of the two options.

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#### 1. Information

- 1.1 Seaford Town Council and the Lawn Tennis Association (LTA) have been working together to improve the community recreational tennis facilities at the Salts Recreation Ground.
- 1.2 Once the courts have been updated, the Town Council has two options on how the courts can be managed:  
  
Option 1 - The courts to be fully managed and run by an external provider.  
  
Option 2 - The Town Council manage and run the courts 'in house' with maintenance, administration, advertising etc. carried out by Officers.
- 1.3 Both models of operating will make use of the court booking system, Clubspark, which in turn works with Ralley (LTA's online booking site). This system makes it very easy for members of the public to book and pay for courts as well as being able to check availability.
- 1.4 The booking system website will also promote all coaching/playing programmes that are on offer.

## 1.5 Option 1

A business would be given a licence to run the courts on behalf on the Town Council. The tender documents will define the nature of the playing options and rates to ensure the courts are run in a community based and Lawn Tennis Association (LTA) style.

This model puts the onus on the licensee to solely run the courts paying the Town Council an agreed amount per year. This amount must cover the LTA loan, sink fund and an administration cost.

It is proposed that the licence will be a five-year term, with an opt-out clause in year three.

The provider will be required to use the courts for coaching in line with a usage amount that allows ample playing time for membership and non-membership customers, and charge within a set remit to ensure the Courts are accessible financially.

The provider will be expected to provide LTA standard coaching provision, and accessible events.

### Pros

- Very little officer time required.
- Guaranteed yearly income.
- All risk is on the provider, not the Town Council.
- All costs of the Town Council will be covered.

### Cons

- Full income potential for the Town Council may not be realised.
- The minimal licence fee set by the Town Council may not be achievable for a new business.

## 1.6 Option 2

Courts to be run entirely by the Town Council with officers carrying out administrative work such as managing the bookings website, advertising and events.

It is hoped a certain amount of court hours could be leased to a tennis professional for coaching and events.

### Pros

- Gives the Town Council full control of the courts.
- A potentially higher yearly income.

### Cons

- Will initially take up a significant amount of officer time to get systems in place.
- Officers may not have the skills to promote and run the courts to their full potential, something that an external provider is likely to be able to do.
- All of the risk is with the Town Council.



- Risk of not achieving enough income to cover costs.


## 2. Financial Appraisal

- 2.1 See [Appendix A](#) which gives details of the projected income and expenditure for the courts. This has been created by the LTA and is based on similar models they have been involved with.
- 2.2 Based on the current business plan, Option 1 will see the Town Council aiming to lease the courts at a minimum of £14,000 per year. This would cover the LTA loan of £6,900pa, £5,400pa to be earmarked for a sinking fund to maintain the courts and floodlights, £600 for the gated access and between £400 and £1,000 administrative costs. However, administrative costs should be lower if the courts are run by an external provider.
- 2.3 Option 1 will reduce the likelihood of financial impact to the Town Council if there were another business impact event such as the COVID-19 pandemic, as the provider has all the risk and able to access funding that may not be available to a Town Council.
- 2.4 Option 2 will see the Town Council take full financial liability for the Courts which could mean a higher income, but increased risk if bookings are less than expected.

## 3. Contact Officer

The Contact Officer for this report is Tony Jackson, Project & Facilities Manager.

Project & Facilities Manager



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Town Clerk



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Responsible Financial Officer



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## The Salts - TARGETS Participation and Income

## NOTES

## Participation stats

	2021	2022	2023	2024	2025	2026
<b>Utilisation</b>						
Demand 5 Km	629	629	629	629	629	629
Court Capacity	11,138	11,138	11,138	11,138	11,138	11,138
Court utilisation	15%	20%	25%	30%	35%	40%
<b>Court number of court bookings in the whole year</b>						
Total court bookings	1,671	2,228	2,785	3,341	3,898	4,455
None-lit	1,337	1,782	2,228	2,673	3,119	3,564
Lit	334	446	557	668	780	891

People who currently play tennis in 5km radius of The Salts

Based on 3 floodlit courts. 12 hours x 365 days = 4380 per court x 8 courts = 35,040 x 20% adverse weather = 28,000 hours

Forecast based on 80% of total court booking are non-lit

Forecast based on 20% of total court booking are floodlit

## Income &amp; Expenditure breakdown

Income	2021	2022	2023	2024	2025	2026
Cour booking no light (£8)	£10,358.34	£ 13,811	£ 17,264	£ 20,717	£ 24,169	£ 27,622
Court booking light (£10)	£3,257.87	£ 4,344	£ 5,430	£ 6,516	£ 7,602	£ 8,688
<b>Court bookings income</b>	<b>£ 13,616</b>	<b>£ 18,155</b>	<b>£ 22,694</b>	<b>£ 27,232</b>	<b>£ 31,771</b>	<b>£ 36,310</b>

Expenditure	2021	2022	2023	2024	2025	2026
Sinking fund	£ 5,400	£ 5,400	£ 5,400	£ 5,400	£ 5,400	£ 5,400
Gate WiFi	£ 600	£ 600	£ 600	£ 600	£ 600	£ 600
Loan Repayment	£ 6,900	£ 6,900	£ 6,900	£ 6,900	£ 6,900	£ 6,900
Admin cost	£ 381.25	£ 508.34	£ 635.42	£ 762.51	£ 889.59	£ 1,016.68
<b>Total Expenditure</b>	<b>£ 13,281</b>	<b>£ 13,408</b>	<b>£ 13,535</b>	<b>£ 13,663</b>	<b>£ 13,790</b>	<b>£ 13,917</b>
<b>P/L (Seaford Income)</b>	<b>£ 335</b>	<b>£ 4,747</b>	<b>£ 9,158</b>	<b>£ 13,570</b>	<b>£ 17,982</b>	<b>£ 22,393</b>

2.8% + 25p per transaction. Overall percentage of income ranges from 5 to 6%



## Seaford Town Council

**Report 132/20**

<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Fields in Trust Programme</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To consider instructing officers to research the possible registration of The Salts, The Crouch and Martello Fields as protected spaces with Fields in Trust.</b>

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### Recommendations

**The Committee is recommended:**

- 1. To instruct officers to research protected green space status for The Salts Recreation Ground, The Crouch and the Martello Fields through the Fields in Trust programme.**
- 2. To agree that, if recommendation one is carried, this work is carried out as part of the work for the Assets Working Group feasibility studies being conducted on those sites.**

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### 1. Information

- 1.1** In 2016 the Town Council registered Seaford War Memorial as a Centenary Field with the Fields in Trust (FIT) programme. This gave Seaford War Memorial extended protection to ensure that, whilst ownership remained with the Town Council, the site benefitted from FIT protection in order to honour the memory of those who lost their lives.
- 1.2** The Town Council has been approached to consider extending this programme and apply to designate other Town Council-owned recreational or other green space as protected green space through FIT.
- 1.3** The FIT programme to protect green spaces allows a 'Deed of Dedication' which creates a legal agreement between FIT and the Town Council that the land will be retained for use as 'a green space, usually a public park, playing field or recreation ground, in perpetuity'.
- 1.4** The change of status does not remove the ownership of the land from the Town Council but does ensure it remains as an open green space.
- 1.5** Initial research suggests that protecting a green space(s) could provide the Town Council with the following opportunities:
  - (a)** Raise the profile of local green spaces as important to health and well-being;
  - (b)** Secure the local green space(s) for continued and increased participation in a diverse range of physical and community activities;

- (c) Improve community cohesion, mental and physical health through participation in physical activity;
  - (d) Demonstrate publicly its commitment to the long-term provision and protection of local community green space; and
  - (e) A community engagement event to unveil the Green Spaces for Good commemorative plaque (provided free of charge)
- 1.6** Three potential Town Council sites which could be protected through FIT's programme have been identified: The Salts Recreation Ground, The Crouch, and Martello Fields.
- 1.7** All three sites are currently undergoing feasibility studies via the Town Council's Assets Working Group.
- 1.8** The Committee is asked to consider instructing officers to research the FIT green spaces protection programme, alongside the feasibility studies of these sites.
- 1.9** The research will be presented to a future Full Council meeting with further recommendations for consideration.


## **2. Financial Appraisal**

There are no costs at this stage.

## **3. Contact Officer**

The Contact Officer for this report is Tony Jackson, Projects and Facilities Manager

Projects and Facilities Manager



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Town Clerk



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<b>Agenda Item No:</b>	<b>9</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Seafront Water Sports Concession Proposal</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>For the Community Services Committee to consider whether to approve a proposal from Skipper Water Sports to include jet ski hire and a mobile trailer selling water sports equipment and accessories.</b>

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### **Recommendations**

#### **The Committee is recommended:**

- 1. To consider whether to approve a proposal from an existing water sports concession, Skipper Water Sports, to operate jet ski hire and a mobile trailer selling water sports equipment and accessories, as well as their usual trade of hiring kayaks and stand-up paddle boards.**
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### **Information**

- 1.1** Skipper Water Sports successfully ran a water sports concession at Bönningstedt Promenade during the summer of 2019, which hired out stand-up paddle boards and kayaks. Feedback was very positive and it was hoping to continue in 2020, however, due to the pandemic, was unable to.
- 1.2** For summer 2021, if COVID-19 guidance allows, in addition to the activities already on offer, Skipper Water Sports would like to offer jet ski hire; private hire for people to use the jet ski(s) outside the buoyed areas. See the full proposal [in Appendix A.](#)
- 1.3** Skipper Water Sports proposes to use jet ski model Seadoo GTI; see Appendix A. It advises that this model is safe and eco-friendly and would be restricted to 30MPH.
- 1.4** Jet ski hire would only be available at weekends between 10AM and 4PM.
- 1.5** Should the Committee approve the hire of jet skis, Skipper Water Sports will have to produce a robust Risk Assessment which will need to be approved by both the Town Council's Health and Safety Inspector and the Seaford Lifeguards, before they are granted a licence.
- 1.6** Skipper Water Sports would also like to add a new concession unit in the form of a white trailer box (12ft x6ft) with branding of the Skipper Water Sports logo on the side. This would be located east of the main steps to Bönningstedt Promenade. Again, see the full proposal in [Appendix A.](#)

- 1.7** Skipper Water Sports would also like to include sales of supporting water sport items from the concession unit, which would include towels and wetsuits.
- 1.8** Officers have reviewed the proposal and have the following comments:
- a) Skipper Water Sports advise that in eco-mode the jet skis are quiet and fuel-efficient, minimising the noise and pollution effects.
  - b) Skipper Water Sports propose that customers would be outside the buoyed area. A member of the team would take customers to the jet ski area in a safety boat and collect them from this anchored spot. This will hopefully limit disruption to beach users in the vicinity.
  - c) Skipper Water Sports has Public Liability Insurance, which would need to cover the new services if agreed. It proposes that customers would go through the correct health and safety briefing as well as being monitored by a team member in the rescue Rigid Inflatable Boat (RIB).
  - d) Skipper Water Sports advises that water sports are great for mental health. However, allowing jet ski hire on Seaford beach could also have a negative impact on the mental health and wellbeing of other beach users as it could disrupt their time on the beach.
  - e) Skipper Water Sports have previously worked out of a mobile caravan concession, having the white trailer with their logo displayed would give the concession a more professional look for both them and also for Seaford promenade.
  - f) From the mobile trailer Skipper Water Sports would be able to provide products to support their concession such as towels and wetsuits both for customers as well as visitors who may have forgotten to bring beach items.

## **2. Financial Implications**

Skipper Water Sports currently pay a concession fee of £175 a month for June, July & August.

## **3. Contact Officer**

The Contact Officer for this report is Tony Jackson, Projects & Facilities Manager.

Project and Support Manager



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Town Clerk



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## **Introduction**

Skipper water sports has been running for three years from Bonningstedt Promenade providing stand up paddle boarding, kayaking and wind sipping to the local community and visitors to Seaford town.

### **Proposal:**

Skipper water sports would like to include a couple of new features to the concession for trade during the 2021 season.

A new concession unit of a white trailer box (12ft x6ft) with branding of the Skipper water sports logo on the side, to be left on the Bonningstedt Promenade concession site. The trailer would give Skipper water sports a base for customers to register and also help with marketing our service along with us being able to add some items for sale such as towels and wetsuits.

Skipper water sports would also like to introduce Jet Ski's to the concession. This would be for us to offer customers a Jet Ski Safari Tour of our Seven Sisters chalk cliffs. The tour would depart from the Skipper water sports concession, located on Bonningstedt Promenade, Seaford.

The Jet Ski Safari Tour would be guided by Skipper water sports on our safety boat, along to the Seven Sisters.

The Process a customer would undertake before the tour starts;

1. The Jet Skis would be anchored outside the buoyed area directly opposite the Skipper water sports location.
2. The customers would be taken via Skipper water sports safety boat to the Jet Skis after a full safety briefing from our qualified Jet Ski instructor.
3. The customers would have a practical demonstration and have to be able to have full control of the Jet Ski before departing on the tour.
4. Customers would be taken in a convoy to the Seven Sisters, then return along with the safety boat. Any miss behaviour the customers will be taken back.
5. We will have the customers in a limited setting on the Jet Ski, which limits how fast they can go. Skipper water sports will have remote kill cords, so we can stop the Jet Ski whenever is needed.
6. After the tour customers will return to Skipper water sports concession area and anchor up outside the buoyed area, to be taken back to shore via our safety boat.

Skipper water sports would like to start with two Jet skis, however we would be happy to have a year trial period with using just one so we can show how it can work.

The Jet Skis will not affect or danger any of our other customers who maybe paddle boarding, kayaking or wind surfing or other users of the beach, as the Jet Ski's are not permitted inside the buoy area. Other users outside of the buoyed area will be watched and cared for by the Skipper water sports team. With this being a guided tour we can insure safety along the whole trip and allow customers to enjoy the views.

The Jet Skis that Skipper would like to introduce are Seadoo GTI, which are the safest and eco-friendly Jet Ski and used across the country for hire concessions as they have an eco/learner mode. The Jet Ski would be restricted to 30MPH, the noise can't be measured but is one of the quietest Jet Ski on the market.

Skipper water sports would only hire Jet Skis between the hours of 10am and 4pm at weekends only. This should help minimise any noise issues which may arise.

All customers would be under constant supervision by Skipper water sports staff. This service would only be available to 18 year plus or 16 years plus if accompanied by an adult. Skipper water sports would also refuse anyone we did not see fit to operate a Jet Ski, such as under the influence of drugs or alcohol or generally not showing the correct attitude or respect required.

We at Skipper water sports have always wanted to make getting on the water affordable for all. That's why our pricing for activities have always been at our fair price of £10.00 per hour including equipment hire. The Jet Ski hire would be more to rent for customers due to running costs of the equipment but will still be as affordable as possible for all.

Skipper water sports has always worked alongside Seaford lifeguards to ensure all aspects of health and safety on the water is followed and a good experience for all is maintained. If Skipper water sports are given the go ahead to implement the Jet Ski's a full risk assessment would be completed with Seaford Lifeguards and Seaford Town Council.

Watersports has been well documented as being great for mental health and I truly believe Skipper water sports compliments Seaford beach and adds to its attraction. We hope to work alongside Seaford Town Council in being able to offer this unique experience.





## Seaford Town Council

### Report 119/20

<b>Agenda Item No:</b>	<b>10</b>
<b>Committee:</b>	<b>Community Services</b>
<b>Date:</b>	<b>4<sup>th</sup> February 2021</b>
<b>Title:</b>	<b>Ouse Valley and Tide Mills Nature Reserve Project</b>
<b>By:</b>	<b>Tony Jackson, Projects &amp; Facilities Manager</b>
<b>Purpose of Report:</b>	<b>To present the report “Celebrating 30 Years of Partnership in the Lower Ouse Estuary-An Overview and Vision of Seaford Community Partnership” by Charles A Grimble.</b>

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#### Recommendations

The Committee is recommended to:

1. Note the contents of the report “Celebrating 30 Years of Partnership in the Lower Ouse Estuary-An Overview and Vision of Seaford Community Partnership” as detailed in [Appendix A](#).
2. Carefully consider the proposals outlined in Part 3 and the appendices of that document and share their observations when the item is reported to Full Council for consideration at its meeting in March 2021.
3. Approve Town Council officers to be involved in the development concepts contained within the proposals in co-operation with Seaford Community Partnership and its partners.
4. Approve to receive further reports on progress of this project during this year.

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#### 1. Information

- 1.1 Ouse Valley CARES, which stands for Climate Action, Resilient Ecosystems, Sustainability, is spearheaded by the South Downs National Park Trust alongside a number of partners, including South Downs National Park Authority, Lewes District Council, Railway Land Wildlife Trust, Transition Town Lewes, Seaford Community Partnership, Community Energy South, OVESCO, 3VA and Sussex Community Development Association.
- 1.2 A £2.5 million Lottery Fund bid has been developed by Ouse Valley CARES and covers the communities of Barcombe, Lewes, Newhaven, Peacehaven and Seaford. So far, the partnership has been successful in receiving a £150,000 project development grant.
- 1.3 A Project Board, made up of one member from each partner organisation listed in 1.1, is responsible for delivering the various development projects James Winkworth of SDNPT chairs the project board, and it meets about monthly, with the first meeting just before Christmas.

- 1.4 The projects need to deliver worked-up schemes in order to submit a bid for £2.5m from the National Lottery by March 2022.
- 1.5 One of these projects is the combined Ouse Valley and Tidemills Nature Reserve Project detailed in Section 3 of “Celebrating 30 Years of Partnership in the Lower Ouse Estuary-An Overview and Vision of Seaford Community Partnership”. [Please see Appendix A.](#)
- 1.6 This report is in three sections. Section 1 sets the scene with background information and provides context. Section 2 contains arguments for a 'Master Plan', rather than 'piecemeal' approaches. Section 3 is the actual proposal. Particular items to note for the Committee to note are highlighted in Section 3.
- 1.7 The project looks to triple the size of the Ouse Estuary Nature Reserve. SCP’s report reviews how the strategic planning framework that has mapped out the economic regeneration of the east bank of the Ouse needs to be applied to the land that will remain undeveloped between the Denton roundabout to the sea. This approach will not only unlock the wildlife and recreational potential of this land, but also the potential for flood alleviation works to protect Newhaven and Lewes.
- 1.8 The Committee is asked to note the project as well as allow limited officer time to aid SCP in the development phase of project.

## 2. Financial Appraisal

There are no financial implications as part of this report although a small amount of officer time will be required.

## 3. Contact Officer

The Contact Officer for this report is Tony Jackson, Project and Facilities Manager.

Projects & Facilities Manager



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Town Clerk



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# CELEBRATING 30 YEARS OF PARTNERSHIP IN THE LOWER OUSE ESTUARY

## AN OVERVIEW AND VISION OF SEAFORD COMMUNITY PARTNERSHIP



by Charles A Grimble BSc FCIoH (retd)  
November 2020

# CELEBRATING 30 YEARS OF PARTNERSHIP IN THE LOWER OUSE ESTUARY AN OVERVIEW AND VISION OF SEAFORD COMMUNITY PARTNERSHIP

## 1. Introduction

In 2023, we will celebrate 30 years of partnership towards the regeneration of the Lower Ouse Estuary, creating jobs, and carrying out environmental works to the land south of The Drove at Denton. This partnership has expanded over the intervening years and now encompasses the Newhaven Port Authority, the Coast to Capital LEP, and the local authorities of East Sussex County Council and Lewes District Council and Town Councils of Seaford & Newhaven.

This is the latest part of a continuum that started in 1761 when innovative industry first came to the area with the creation of the Tide Mill and associated engineering works, and has continued with the development of the port, the construction of military establishments such as RNAS Newhaven seaplane base, the Marconi Radio Station, the use of recycled Admiralty huts to create the Chailey Heritage Marine Hospital, and the conversion of the Tidemills coal yard to create Captain David Dale's racing stables and equine 'convalescent home'.

- In 1993 The Tidemills SSSI (later re-designated LWS) is created "in recognition of the value of the coastal and floodplain grazing marsh and vegetated shingle". These habitats are now included on the Government's list of habitats of principal importance for biodiversity conservation in England and is now protected by Policy DM24 in the LDC Local Plan.
- In 1996, Planning permission is first granted for a new port access road. It was renewed in 2002, and 2007, when construction of the first element started, The final section including the bridge across Mill Creek is due to be completed in early 2021.
- In 2002, ESCC purchases Land at Stud Farm to form the core area for the Ouse Estuary Project. This is a deliberate decision to provide environmental mitigation.
- In 2005 A partnership of ESCC, NPP, SEEDA, the EU Regional development Fund seeks to regenerate the lower Ouse Estuary with the new Ouse Estuary Nature Reserve as a key element going alongside economic regeneration of the portside area.
- In 2009, NPP Ltd sells the title of a parcel of land to the Newhaven & Seaford Sailing Club, and the title of a parcel of land to Buckle Holiday Parks Ltd.
- In 2011 Lewes DC joins Coast to Capital Local Enterprise Partnership(C2CLEP). Since then the work of C2CLEP has been taken on by the South EastLEP. The Newhaven Enterprise Zone has focused upon the economic regeneration of the eastern side of the river Ouse through creating new businesses and jobs. This has been the principal shaper of land use in the lower Ouse valley.
- In 2016 Planning approval is given to East Quay development which includes provision of a nature reserve on the Newhaven TC side of Tidemills. Application LW/15/0034.
- In 2018 ESCC approves the Brett Aggregate scheme but excluding Stage 4 south of the old footpath to the eastern breakwater.
- In 2019 The LDC Local Plan Employment Policy E1 confirms the designation of a site around the foot of the new port access road, which came up to the boundary of the 2016 nature reserve.

- In 2019 The Lewes District Local Plan modifies the Policy E1 to reduce its area, to reduce the impact on the former RNAS seaplane base. It also says *“that appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on dog walking in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project. Due to the open nature of the coastline in this location, development is also likely to have an impact upon the setting of the South Downs National Park. Development proposals should therefore have due regard to Core Policy 10 (Natural Environment and Landscape Character) of the Local Plan Part 1, which seeks to conserve and enhance the landscape quality and scenic beauty of the Park and be informed by the South Downs Integrated Landscape Character Assessment accordingly. Development of the site also has the potential to affect the setting of the Newhaven Fort Scheduled Monument and the Tidemills Archaeological Notification Area. The remains of the WW1 seaplane base also needs to be protected. Development proposals should therefore be accompanied by a heritage impact assessment and an appropriate archaeological assessment and evaluation of the site’s archaeological and historic interest, in accordance with Policy DM33 (Heritage Assets) and Core Policy 11 (Built and Historic Environment and High Quality Design) of the Local Plan Part 1. A public footpath, which forms part of the proposed England Coast Path, runs through the site and any development proposals will be required to mitigate any harmful impact on the convenience, safety and amenity of this right of way, in accordance with Policy DM35 (Footpath, Cycle and Bridleway Network). This is the final piece that shapes the landscape for this proposal. This version of the plan also confirms the use of part of the undeveloped land titles ES1 as the Regeneration of Eastside, a designation that dates back to the original Plan”*.
- In 2020 the approval of the Port Access Road extension (LW/19/0371) gave greater definition to the boundary of the Regeneration area and also through a s106 agreement, allocated £10,000 towards “the implementation of the Ouse Estuary Nature Reserve hydrological study and towards broader mitigation measures in consultation with Newhaven TC”.
- As the development moves forward the site reserved for employment under Lewes DC’s Local Plan Employment policy E1 will offer further opportunities for environmental mitigation, once the NPA bring forward their detailed plans for the site.

## **2. Consequences of this regeneration-focussed approach**

1. The environmental consequences of the above 24 years’ activity has been positive, in that the full commercial and development potential of the whole area east of Pargut is now clearly demarcated. Within that area, the Ouse Estuary Nature Reserve was an early benefit, and the most recent benefit has been the 3.5Ha nature reserve site set out on the southern bank of Mill Creek east of the E1 site. In addition, the Tidemills Local Wildlife Area (previously known as the Site of Nature Conservation Interest SNCI) now determines the environmental use of the NPA’s land south of Vanguard Way/Sussex Ouse Valley Way footpath.

While there is now a fully developed masterplan dealing with the land use planning for economic regeneration, this has had a significant environmental impact upon the remaining land in the lower estuary. This is reflected in the text of the current Lewes DC Local Plan as quoted above. It has always been recognised that the ecological value of this land is of vital importance, this has shown itself in piecemeal initiatives rather than in the creation of an ecological masterplan for the estuary. Up to now, the consequences of trying to implement

the EMMP for the East Quay planning approval of LW/15/0034 has resulted in proposals to export the mitigation out of area to Cuckmere Haven and Sovereign harbour. This creates significant inequity for the residents in the lower Ouse valley settlements. Fortunately, this option has failed, and now a working group is seeking to spend the funding from this mitigation condition back in the Ouse estuary, but has still not settled on a proposal. With significant future developments in the pipeline with the regeneration of sites E1 for industrial and ES1 for 190 homes and retail, this piecemeal approach has to be addressed quickly and early, to ensure that future EMMP's are both sustainable, and wholly local in their benefits to offset the loss of a valued open landscape. Similarly, the committee report on the Brett Aggregates scheme in 2018 required a s.106 Town and Country Planning Act Planning Obligation to secure a contribution of £20,000 towards the Sussex Local Wildlife Sites Initiative and a contribution of £15,000 towards initiatives in the Newhaven Air Quality Action Plan having been completed. The latest piecemeal s106 agreement dated 23 April 2020 makes a £10,000 contribution towards a hydrological survey and unspecified works to be agreed with Newhaven TC. This illustrates the piecemeal approach to date, which could be so much more effectively focussed in a masterplan context.

2. Another unintended consequence of creating EMMP's is that landowners such as NPP Ltd become owners of nature reserves, which is in reality unsustainable in the long term, as it is neither their core business, nor within their business skill sets. Protection of such important ecological assets should be in the hands of organisations who have it as one of their core business objectives.
3. With virtually the entire area being within the Environment Agency's Flood Zone 3 (the highest risk zone), each development incorporates its own flood protection measures, reducing the area of land available to take the flood waters and protect properties. It is my view that any masterplan for the undeveloped lower Ouse estuary should include using it as flood storage area at peak times as well as a nature reserve.
4. Land ownership in the lower Ouse estuary is fragmented, and this complicates the creation of an environmental masterplan, but does not prevent it. Briefly, land is used in several ways
  - a) As nature reserve (OENR, Tidemills LWS & the Old Brickfield LWS, and Newhaven Port NR)
  - b) Under agricultural use
  - c) Commercial recreational use (caravan park and sailing club)
  - d) Neglect (NPP land north of Vanguard Way and east of Tidemills village).

The consequence of planning decisions has meant the realisation of the full commercial value of NPP Ltd.'s landholding, leaving behind a residual portfolio that I judge to be a financial liability in the long term for the company. I have assumed that sites 3,5, 6a and 7 have some intrinsic value as agricultural land. I have also assumed that site 9 will remain in the current owners. I have also assumed that ownership of Sites 8 & 10 remains unchanged, but that through designation of the area including them as a Local Nature Reserve (see proposal 3 below) we will be able to enable the landscaping of those 2 sites to be sympathetic to the aims of Proposal 3 below.

I have included the Old Brickfield (including the Surrey Road component of this Local Green Space-LGS) in this report as topographically, historically and in terms of current designations it fits neatly into this proposed overview.

This is set out in the accompanying plan and schedule identifying land ownership.



### 3.The Proposal

Seaford Community Partnership has worked up this proposal with input and advice from officers of ESCC, Newhaven and Seaford TCs, SDNPA, in response to the opportunity afforded by the current bid to the National Lottery Climate Action Fund. SCP takes sole responsibility for the following proposals, as they may not reflect the positions of these bodies.

The proposal is an initial attempt to bring these observations together for the benefit of all the lower Ouse communities, and will clearly be modified should this paper be followed up as being worth further exploration with all the parties involved.

1. This proposal is submitted to the Councils/Boards of the relevant authorities for support.
2. On the assumption of support from these authorities, SCP works up a more detailed proposal funded by the National Lottery Climate Action Fund, in liaison with the authorities and approaches the relevant landowners to ascertain their responses to the proposals.
3. **A masterplan** is drawn up for the whole area bounded by the A259, Marine Drive (including the Old Brickfield/Surrey Road LGS) the foreshore up to East Quay/E1, and up the eastern side of the new Port Access Road. This could be initiated using the Lottery bid should that be approved this month.
4. A **further bid to the National Lottery Climate Action Fund** is made to match fund the key elements of the masterplan, that cannot be funded by the authorities.
5. **Consolidating ownership** of the area. We explore the options for transferring on equitable terms, sites 1,3,5,6a&6b (that part east of the new footpath alongside the East Quay site), 7 and 9 on the appended plan (Appendix 1 all asterisked for greater clarity), to a local authority through negotiations with the landowners. This would make sense to ensure that the work of Coast to Capital LEP/ Newhaven EP is coordinated for both elements mutual benefits, and to ensure that any EMMP's are of direct benefit to the Ouse valley residents. It also ensures the improvement of the whole estuary impacts positively upon the working environment of employees in the new commercial enterprises.
6. The longer term objective of public ownership is to **designate the entire Lower Ouse area defined by the masterplan above as a Local Nature Reserve**, ensuring vital opportunities for inward investment for the benefit of the entire community it serves, including Seaford, Bishopstone, Newhaven, Denton and South Highton. This status can only be applied for by a local authority. The Government advice is "*Local authorities can create local nature reserves (LNRs). Town and parish councils can create LNRs if the district council has given them the power to do this. The local authority must control the LNR land - either through ownership, a lease or an agreement with the owner. As a manager of an LNR you need to care for and protect its natural features. You must also make your land accessible for any visitors.*"
7. **Unity of ownership will also facilitate investment in flood defence works** in the future, should this be necessary.
8. Because of the unpredictability of the impact of climate change on these communities including Lewes through inundation by marine or riverine sources, it is vital to **bring the relevant national bodies** into the development of the masterplan, as this will help to add further protection to the significant financial investment being brought to bear on this vital, but sensitive location and to the historic investment that has created the unique character of this important estuary over the many past centuries.

**Charles A Grimble BSc FCIoH (retd)**

2020.11.03

Lower Ouse Estuary asset & planning map

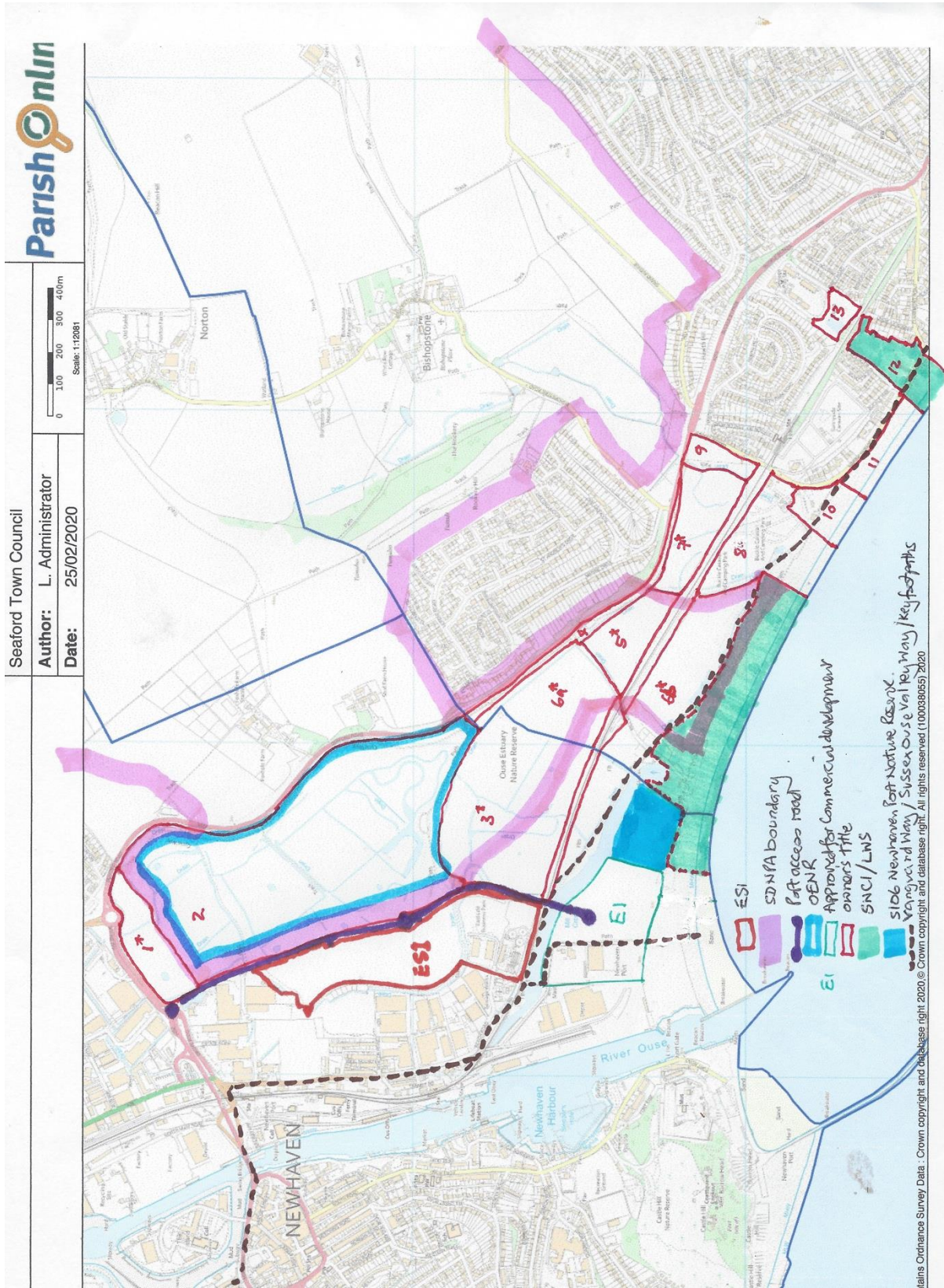




Table showing land ownership (plot numbers relate to map in App. 1)

## Land Registry Titles for Ouse Estuary Nature Reserve and proposed extension

Description	LR Reference	Owner	Plan Y/N	Comments	No on Plan
Land SE of The Drove N'haven	ESX323028	P.F. & C.A. COLLINSON, Inces Farm, Norton.	Y	Agricultural use	1
Land at Stud Farm	ESX261107	ESCC	Y	Ouse Estuary Nature Reserve	2
Land north of railway and west of Seaford TC/Newhaven TC Boundary, Tidemills			N	Agricultural use	3
Land on SW side of Newhaven Road	SX47141	ESCC	Y		4
Land N of railway and east of Mill Drove	SX2994	Carole Willey, Patricia Franklin, James White, Mary White	Y	Agricultural use	5
Land part of Tidemills	ESX185484	Newhaven Port & Properties Ltd.	N	Agricultural use (apart from strip beside cycle path)	6a
Land part of Tidemills	ESX158985	Newhaven Port & Properties Ltd.	Y	Includes 3.5ha. nature reserve provided as a s106 agreement dated 19/12/2016 of planning decision LW/15/0034 approved 23/12/2016.	6b
Land on NW side of Grand Avenue, S side of A259, and N side B'stone Rd.	SX34879	GEOFFREY JAMES WHITE	Y	Now title covers land S of A259 only, as rest has been sold off.	7
Buckle Caravan & Camping Park	ESX325021	Buckle Caravan & Camping Park	N	Suitable for planting?	8
Land S of A259 and W of Marine Parade	ESX311186/ SX126792	VISTA (BISHOPSTONE) LIMITED	N	Likely to remain 'wild'?	9
Newhaven & Seaford S.C.	ESX323175	Newhaven & Seaford S.C.	Y	Suitable for planting	10
Land at Tide Mills, Newhaven, nr. Sailing Club	ESX387111	Seaford TC	Y	Beach and foreshore, linking Old Brickfields to Tidemills	11
Old Brickfield		Lewes DC		Site is designated as a Local Wildlife Site LWS L52 "Seaford Green site, Marine Parade" (formerly known as Site of Nature Conservation Interest-SNCI) and also is a Local Green Space in Seaford N.P	12
Land adj. 47 Surrey Road		John Rigden North Quay Road, Newhaven BN9 0AB	N	Site is designated Local Green Space in Seaford N.P	13

Plan Y/N indicates where information has been obtained from Land Registry.