TIPKINDER PARK PLANNING BRIEF

APPROVED AS SUPPLEMENTARY PLANNING GUIDANCE

13 FEBRUARY 2003

BACKGROUND

At its meeting on 17th October 2002 the Board approved the Draft Planning Brief for Tipkinder Park as a basis for consultation with interested parties, local residents and young people.

Copies of the draft planning brief were sent out to 34 different organisations. A leaflet and poster were designed and displayed in Crewe Library and sent out to six secondary schools in the area. Over 400 leaflets were sent out to local residents. The brief was available for inspection at the Municipal Buildings, the Nantwich Office and it was published in the Crewe Chronicle highlighting the proposals and the start of the consultation period.

The results of the consultation exercise were reported to Board on 13th February 2003. The Final Brief, which tried to take into account the concerns and issues raised was approved; and has now been adopted as Supplementary Planning Guidance.

THE BRIEF AS REVISED

1. Introduction

1.1 At the ‘Where we Live’ Meeting of the Local Strategic Partnership on 20th June 2002 the topic of Queens Park was discussed. The concept of Tipkinder being a centre for extreme sports and also incorporating a refreshment and dining establishment catering for family needs was agreed. A design brief for discussion with young people and other interested parties was requested.

This document is the design and planning brief amended after consultation.

1.2 The Regeneration of Queens Park and Tipkinder Park is one of the priorities for the Community Strategy for Crewe and Nantwich.

Where We Live

Queens Park

• Ensure that the restoration work on Queens Park is complemented by other activity such as the regeneration of the Tipkinder area.
1.3 In the Community Strategy for Crewe and Nantwich, 90% of people said they liked living in the area and 47% said they liked it very much. People said that they were proud of the flower displays, attractive countryside, the charm of Nantwich, Queen’s Park and Crewe Alexandra.

1.4 As so many people feel proud of Queens Park the regeneration of the area is extremely important, the regeneration of Tipkinder Park will complement this work.

1.5 The regeneration of Queens Park is to be funded by a grant from the Heritage Lottery Fund and by contributions from the Council’s capital budget. The regeneration of the Park will restore the Victoria Avenue entrance lodges, the clock tower and bandstand. The planting will be restructured and the overall appearance of the park improved.

1.6 Implementation

It will be necessary following this planning brief to draw up a project plan. This plan should include information relating to the management of the Extreme Sports centre and details of where the funding for the project will come from. Some money has already been identified for this purpose from within the Borough Council’s budget.

2. Local Plan Context

2.1 Tipkinder Park is currently designated as open space with recreational or amenity value and is protected under policy RT.1 of the Adopted Local Plan. The Park is also subject to this Policy in the First and Second Deposit Draft Local Plans. The Policy is set out in more detail in Appendix A.

3. Current Uses

Tipkinder Park is currently used for the following forms of recreation;

3.1 BMX Track

There is a BMX cycle track located on the park, which is currently used by a local BMX team, Cheshire Ghostriders. The team members include both International and National Champions and are very well recognised.

The Cheshire Ghostriders are currently involved in negotiations with the Borough Council’s Legal Department concerning a long-term lease for the track. The group is also hoping to have the track identified as a National Training Centre for cycle sports.
The BMX track is extremely well used and attracts a lot of visitors but is in need of upgrading. It has been noted that many of the visitors to the BMX track do not park on the car parks provided at Tipkinder but park along Victoria Avenue.

3.2 Open Space

A large area of Tipkinder is made up of open grassed areas and wooded areas. The grassed areas are currently used for typical recreational activities e.g. dog walking, picnics. One of the larger grassed areas is currently used as the location for the fairground for an average of two visits per year, once in May and in connection with Crewe Carnival at the end of August.

3.3 Car Parks

There are two relatively small car parks on Tipkinder that lie immediately adjacent to Queens Park Drive. They are used for both visitors to Tipkinder Park and Queens Park. The car parks are currently unsurfaced, of a poor quality and lack effective security.

The road linking the two car parks is also poor quality and as with the car parks badly surfaced and full of potholes.

3.4 Planing History

A copy of the planning history for Tipkinder Park can be found in Appendix B at the end of the report.

4.0 The Future Uses of Tipkinder Park.

The purpose of this planning brief is to look at the ways in which more effective use can be made of the site, in terms of improving the quality of the existing facilities and the environment of the Park.

4.1 BMX Track

Due to the popularity of this facility, it is proposed that the BMX Track is retained and improved in its existing location.

The Borough Council has agreed to provide a long licence for the BMX track to enable them to continue to use the facility and to invest in it. This will mean that whatever future development takes place on the site the BMX track will form part of it.
4.2 Centre for Extreme Sports / Skate Park

The demand in the area is for an indoor skatepark. This has been illustrated by consultation with eight secondary schools in the area and around a skateboarding event held in Crewe Town Centre. The results of the consultation conducted by The Council’s Community Development Team are shown in their report.

A building would be too costly to erect. Security fencing and/or a cover over the area should be considered instead, together with appropriate management arrangements.

Tipkinder Park is well located to be used as a centre for extreme sports, without causing disturbance to local residents. The type of sports that would be included would be skateboarding, BMX, mountain biking, roller blading etc.

An Extreme sports facility would incorporate the existing BMX track, following its extension and improvement and the proposed Skate Park.

The Skatepark will operate in conjunction with another proposed skatepark facility at King George V Playing Fields. The facility at Tipkinder Park will be of a more advanced standard than that on King George V Playing Fields and will cater mainly for older children.

4.3 A refreshment and dining establishment catering for family needs

A refreshment and dining establishment catering for family needs, of a similar size and type to the Brocklebank, Weston Road, Crewe, could be developed at Tipkinder. (The Brocklebank occupies an area of 0.5 hectares; this includes a refreshment and dining establishment catering for family needs, fun factory, outdoor play area and car parking). Such a development would assist in supporting the provision of other facilities on the site.

A refreshment and dining establishment catering for family needs could encourage more frequent and longer visits to both Tipkinder and Queens Park, and would be complimentary to the facilities in Queens Park itself.

By locating this type of facility on Tipkinder Park improved and modern facilities for visitors can be provided without damaging the historic character of Queens Park.

There is already a children’s play area located within Queens Park which is made use of during the day. A refreshment and dining establishment catering for family needs with children’s play facilities within it will mean that visitors will be attracted to the park not just during the day. A further
advantage would be that the play facility will be indoors and could be used regardless of the weather.

Locating a refreshment and dining establishment catering for family needs on Tipkinder Park will mean that the car parking provision will be improved. The current car parking facilities are of a poor quality and there are also security problems. Obtaining a secured car parking award for the car parks will help to address this issue.

By encouraging more people to visit the Park, surveillance will be increased and a better quality car park will be provided as part of the development.

**Locations**

Whilst there are several possible locations for a refreshment and dining establishment catering for family needs on Tipkinder Park the preferred location is off Queens Park Drive.

**Preferred Option (Plan 3)**

A refreshment and dining establishment catering for family needs could be located in position A; with vehicular accesses from Queens Park Drive. Joint car parking for the refreshment and dining establishment catering for family needs and the Queens Park could be provided as part of this option. An additional car park for the BMX track and Extreme Sports Centre could also be provided to discourage parking on Victoria Avenue.

**Implications**

By locating the refreshment and dining establishment catering for family needs in position A, a large area of open space will be left free for the provision of an Extreme Sports Facility, and possible extension of the BMX track.

The Fair could also be accommodated on its current site. This is the preferred option.

**5.0 A Refreshment and Dining Establishment Catering for Family Needs Developer Contributions/Requirements**

**5.1** The developer of the refreshment and dining establishment catering for family needs will be required to provide the following -

- **Car Parking** - Car parking which can be used by visitors to the refreshment and dining establishment catering for family needs, Tipkinder Park and Queens Park will need to be provided, to meet the Borough
Council’s standards. It may be necessary to provide overspill car parking to ensure there is adequate provision when events are held on the site.

- **Replacement Access and Possible Pedestrian Crossing** - A replacement vehicular access to Tipkinder Park, off Queens Park Drive will also need to be provided, to improve visibility. A detailed survey of traffic movements along Queens Park Drive is also required, as it is likely that a pedestrian crossing or island will need to be provided, to ensure the safety of users of both Tipkinder Park and Queens Park. If this is the case, the developer will be required to provide such a facility.

- **Landscaping** - Improved landscaping within the Tipkinder site should take the form of planting in the vicinity of the refreshment and dining establishment catering for family needs, and car park. In addition, further tree planting and protection of existing mature trees along the boundary of Tipkinder Park and Victoria Avenue should reinforce the existing landscape buffer and help to reduce the impact of any additional noise that is generated within the site on local residents. There will also be a requirement for the payment of a commuted sum for the landscape maintenance. (Reference should also be made to Section 7 of this report).

- **Contaminated Land** – See Section 7.

- **Drainage** – See Section 8.

- **Highways** – See Section 10

- **Design** – See Section 11.

- **Security** – See Section 12.

- **Amenity** – See Section 13.

- **Enhancement of the Area** – See Section 14.

### 6.0 Implications of Development at Tipkinder Park for The Fun Fair

6.1 The preferred option would allow the fair to continue locating on Tipkinder Park as well as enabling the extreme sports centre and a refreshment and dining establishment catering for family needs to be accommodated.

### 7.0 Contamination issues

7.1 Tipkinder Park was an aerial tip, used by the railway industry for tipping ash from steam engines. It is thought that it ceased operation in the 1960’s. The site was reclaimed for recreational use in the late 1970’s
7.2 It is thought that the site is contaminated, typically by heavy metals which are associated with coal ash. Site investigation works would need to be carried out to determine the exact nature and level of contamination. An appropriate ground conditions survey will be commissioned by the Borough Council prior to any work taking place on any part of the site. The details of the proposed methodology for both site investigation and remediation work will need to be submitted to the Local Planning Authority for approval. Work to remediate the contamination must take place before the construction of the refreshment and dining establishment catering for family needs and/or Extreme Sports Centre commences. Such work would need to be carried out in accordance with Policy BE.6 – Development on Contaminated Land of the Second Deposit Draft Local Plan. (Attached as Appendix C.)

8.0 Drainage

8.1 The Environment Agency has been contacted for their comments with regard to the potential impact of the proposed development on Valley Brook. Although they had no objection in principle they highlighted several points. Their comments can be found as consultee response 21.

8.2 United Utilities were also asked for their comments. These can be found as consultee response 30.

9.0 Pedestrian Access from Alton Street

9.1 There is a pedestrian access to Tipkinder Park via a foot bridge, located to the rear of allotments off Alton Street. However, if use is to be made of this access it will be necessary to resurface the path and provide lighting along it.

10.0 Highways Requirements

Comments from Cheshire County Council Highways illustrated several points.

10.1 The potential of providing a pedestrian crossing on Queens Park Drive between Queens Park and Tipkinder Park was looked at.

The visibility issues on Queens Park Drive would need to be investigated. Possible options for a pedestrian crossing include;

- traffic calming along the whole stretch of road,
- raised crossing between the two Parks or
- pedestrian refuge island crossing between the two Parks.
Traffic counts would need to be carried out to determine which option is most suitable. Additional improvements will need to be made to ensure pedestrian movements between Tipkinder Park and Queens Park are made safer and more convenient.

10.2 To improve visibility the existing access, on Queens Park Drive, to Tipkinder Park would need to be replaced. This would need to be agreed with the Highway Authority, but would involve its relocation further south. To utilise the existing access into the Park, the access must be constructed to an adoptable standard using visibility splays.

10.3 The possibility of providing a vehicular access for a refreshment and dining establishment catering for family needs off Victoria Avenue was looked at,
- This is feasible but could be costly. It may be preferable to improve the existing access off Queens Park Drive.

10.4 Providing additional facilities on Tipkinder Park will increase the number of visitors. As a result of this more pedestrians will cross Victoria Avenue. Visibility on Victoria Avenue is good and, as such, it is not thought necessary to propose anything more than a dropped crossing here.

10.5 The Car Parking provision is also a matter that needs to be considered for any future development.
- The existing car parks are insufficient and will need to be increased to accommodate visitors to the refreshment and dining establishment catering for family needs, BMX track and the Extreme Sports Centre. The numbers provided should seek to avoid people parking on Queens Park Drive and Victoria Avenue.
- There is potential to provide two car parks on the site in total; one to accommodate visitors to the BMX track and Extreme Sports Centre and another for the refreshment and dining establishment catering for family needs, and Park.
- Research into similar facilities elsewhere in the UK should help determine appropriate parking levels for the Extreme Sports Centre.

10.6 There are problems caused by people parking along Victoria Avenue. It may be possible to implement parking restrictions to limit this problem. There may be potential to make the temporary access from Victoria Avenue to the BMX track permanent. This would need to be agreed with Cheshire County Council Highways and would require adequate visibility. A small car park for the BMX track and the Extreme Sports Centre could then be accessed from Victoria Avenue.
11.0 Design

11.1 The design of the refreshment and dining establishment catering for family needs will need to be carefully considered, it will need to fit in appropriately with the setting of the Park and not be visually intrusive. It will be necessary to incorporate appropriate landscaping and in its design the building should help to encourage public safety and deter vandalism and crime.

11.2 The design of the Extreme Sports Centre is also important, however it will not have to be as traditional in design as the refreshment and dining establishment catering for family needs. The extreme sports centre could be of an innovative and modern design but should also be designed to fit in with its surroundings. The Centre should also address security and incorporate this into its design.

12.0 Security

12.1 The design of the buildings and the redesign of the Park should encourage security. It should incorporate extra lighting and security features such as CCTV into the landscaping of the park. It is proposed to have fencing around the Extreme Sports Facility this is shown on plan 3. The fencing should be of a design that fits in with the park and is not visually obtrusive.

13.0 Amenity issues

13.1 The Extreme Sports Centre will need to be appropriately managed to ensure that increased visitors do not adversely affect the local residents. The facility will need to be managed with appropriate opening and closing times to minimise disruption caused by increased noise and additional lighting.

14.0 Enhancement of the area

14.1 To complement the regeneration of the Queens Park area, and to accommodate the new development the current landscaping of the Tipkinder Park site will also need to be looked at. Any landscaping schemes should try to encourage natural surveillance of the Park and try to help in solving any security issues. During the consultation the issue of the lack of security of the current car park was raised. It is hoped that obtaining a secured car park award, improving the lighting and surveillance of the area will help to address this issue. Providing an additional car park accessed from Victoria Avenue for the Extreme Sports Centre and the BMX track should also help to minimise problems caused by parking along Victoria Avenue.
14.2  As many of the visitors will be using the extreme sports facility it may be advisable to provide a cycle track through the Park; possibly one from the access off Queens Park Drive and another where the existing pedestrian access is off Victoria Avenue. More cycle parking of a better quality than already exists is also required.

**15.0  Further Information**

15.1  If you wish to discuss issues raised in this Brief, please contact the Duty Planning Officer (Telephone 01270 537502 / 537503).
Plan 1  Tipkinder Park Location Plan
Plan 2 – Tipkinder Park Existing Uses
Appendix A

Borough of Crewe and Nantwich Local Plan – Adopted Written Statement
Adopted 13 November 1997

On the proposals map of the Adopted Local Plan, Tipkinder Park is designated under policy RT.1. as a protected open space

RT.1 PROTECTION OF OPEN SPACES WITH RECREATIONAL OR AMENITY VALUE

Development will not be permitted which would result in the loss of open space shown on the proposals map which has recreational or amenity value.

An exception may be made where:
- A suitable replacement open space of at least equal recreational value is provided in a suitable location nearby; or
- A commuted payment is made for the provision of a suitable new area of open space in the vicinity, or to upgrade an area of existing open space nearby.

Borough of Crewe and Nantwich Replacement Local Plan 2011 – First Deposit Draft (Approved 13 December 2000)

On the proposals map of the First Deposit Draft Local Plan Tipkinder is designated again under policy RT.1. This policy is basically the same as that in the Adopted plan.

RT.1 PROTECTION OF OPEN SPACES WITH RECREATIONAL OR AMENITY VALUE

Development will not be permitted which would result in the loss of open space (which includes school playing fields) shown on the proposals map which has recreational or amenity value.

An exception may be made where:
- A suitable replacement open space of at least equal recreational value is provided in a suitable location nearby; or
- A commuted payment is made for the provision of a suitable new area of open space in the vicinity, or to upgrade an area of existing open space nearby.
POLICY RT.1 – SECOND DEPOSIT DRAFT LOCAL PLAN

RT.1 PROTECTION OF OPEN SPACES WITH RECREATIONAL OR AMENITY VALUE

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD RESULT IN THE LOSS OF OPEN SPACE (WHICH INCLUDES SCHOOL PLAYING FIELDS) SHOWN ON THE PROPOSALS MAP, WHICH HAS RECREATIONAL OR AMENITY VALUE.

AN EXCEPTION MAY BE MADE WHERE:

- A CAREFULLY QUANTIFIED AND DOCUMENTED ASSESSMENT OF CURRENT AND FUTURE NEEDS HAS DEMONSTRATED THAT THERE IS AN EXCESS OF PLAYING FIELD OR OPEN SPACE Provision in the catchment, and the site has no special significance; OR:

- THE PROPOSED DEVELOPMENT IS ANCILLARY TO THE PRINCIPAL USE OF THE SITE AS A PLAYING FIELD OR OPEN SPACE AND DOES NOT AFFECT THE QUANTITY OR QUALITY OF PITCHES OR ADVERSELY AFFECT THEIR USE.

- THE PROPOSED DEVELOPMENT AFFECTS ONLY LAND INCAPABLE OF FORMING PART OF A PLAYING PITCH, AND DOES NOT RESULT IN THE LOSS OF OR INABILITY TO MAKE USE OF ANY PLAYING PITCH (INCLUDING THE MAINTENANCE OF ADEQUATE SAFETY MARGINS), A REDUCTION IN THE SIZE OF THE PLAYING AREA OR ANY PLAYING PITCH, OR THE LOSS OF ANY OTHER SPORTING / ANCILLARY FACILITY ON THE SITE.

- THE PLAYING FIELD OR OPEN SPACE WHICH WOULD BE LOST AS A RESULT OF THE DEVELOPMENT WOULD BE REPLACED BY A PLAYING FIELD OR OPEN SPACE OF EQUIVALENT OR GREATER QUALITY IN A SUITABLE, LOCATION AND SUBJECT TO EQUIVALENT OR BETTER MANAGEMENT ARRANGEMENTS PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

- THE PROPOSED DEVELOPMENT IS FOR AN INDOOR OR OUTDOOR SPORTS FACILITY, THE PROVISION OF WHICH WOULD BE OF SUFFICIENT BENEFIT TO THE DEVELOPMENT OF SPORT AS TO OUTWEIGH THE DETRIMENT CAUSED BY THE LOSS OF THE PLAYING FIELD OR OPEN SPACE.
### Appendix B

#### Site History - Planning History

<table>
<thead>
<tr>
<th>Date</th>
<th>Reference</th>
<th>Subject/Title</th>
<th>Action Taken</th>
</tr>
</thead>
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<tr>
<td>14/12/77</td>
<td>7/3567</td>
<td>General recreation area including show ground, golf course and car parking.</td>
<td>Approved 16/2/78</td>
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<tr>
<td>4/6/84</td>
<td>7/11160</td>
<td>Construct BMX cycle track</td>
<td>Planning Clearance 23/7/84</td>
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<tr>
<td>13/12/84</td>
<td>7/11695</td>
<td>Siting of refreshments caravan, parking area, commentary position and floodlights</td>
<td>Approved 17/1/85</td>
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<tr>
<td>12/3/85</td>
<td>7/11882</td>
<td>Move changing rooms and shower facilities from Leighton Park to Tipkinder Park</td>
<td></td>
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<tr>
<td>7/3/97</td>
<td>P97/197</td>
<td>Use of land for junior motorcycle scrambling on Saturday mornings for trial period of one year</td>
<td>App. 6 months 30/4/97</td>
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Appendix C

Borough of Crewe and Nantwich Replacement Local Plan 2011 – Second Deposit Draft; Contaminated Land Policy

BE.6 DEVELOPMENT ON CONTAMINATED LAND

DEVELOPMENT PROPOSALS ON OR NEAR A SITE WHERE THERE IS CONTAMINATION OR GOOD REASON TO BELIEVE THAT CONTAMINATION MAY BE PRESENT, SHOULD INCLUDE A SITE ASSESSMENT AND A REPORT OF THE FINDINGS TO ESTABLISH THE NATURE AND EXTENT OF THAT CONTAMINATION

DEVELOPMENT WILL NOT BE PERMITTED UNLESS PRACTICABLE AND EFFECTIVE MEASURES ARE TAKEN TO TREAT, CONTAIN OR CONTROL ANY CONTAMINATION SO AS NOT TO:

- EXPOSE THE OCCUPIERS OF THE DEVELOPMENT AND NEIGHBOURING LAND USES TO UNACCEPTABLE RISK;
- LEAD TO THE CONTAMINATION OF ANY WATER COURSE OR AQUIFER; AND
- CAUSE THE CONTAMINATION OF ADJOINING LAND

CONTAMINATION SHOULD USUALLY BE TREATED ON SITE. ANY PERMISSION FOR DEVELOPMENT WILL REQUIRE THAT THE REMEDIAL MEASURES AGREED WITH THE AUTHORITY MUST BE COMPLETED AS THE FIRST STEP IN CARRYING OUT THAT DEVELOPMENT, OR CONCURRENTLY WITH ANY OTHER OPERATION ON THE SITE.
Appendix D

RESPONSES FROM CONSULTEES

INTRODUCTION

At its meeting on 17th October 2002 the Board approved the Draft Planning Brief as a basis for consultation with interested parties, local residents and young people.

Copies of the draft planning brief were sent out to some 34 different organisations. A leaflet and poster were designed and displayed in Crewe Library and sent out to six secondary schools in the area. Over 400 leaflets were sent out to local residents. The brief was available for inspection at the Municipal Buildings, the Nantwich Office and it was published in the Crewe Chronicle highlighting the proposals and the start of the consultation period.

RESPONSES

1. Councillor Gwyn Griffiths

Commented on the lack of information within the Draft Planning Brief relating to the provision of public transport, the following suggestions were made: safe access to Alton Street and enhancement of the bus stop on Alton Street.  
Addressed in paragraph 9.0.

2. Marie Cottam

Proposal is an excellent idea. The problems caused by people parking on Victoria Avenue to drop children off at the BMX track was also raised, some provision would need to be made to prevent this.  
Addressed in paragraphs; 5.1, 10.6, 13.1, 14.0.

3. Wallace Cooper

Concerned that the proposal would include the removal of trees from the park. Also raised the litter problem in the area and wondered if the footbridge from Victoria Avenue to the park could be resurfaced as it is presently in a mess and dangerous.  
Addressed in paragraphs 5.1 and 9.1.

4. Mr and Mrs E Owen

Concerned over the parking provision when popular events are held at Queens Park, people already park on their estate and the Barratts estate. Also raised concern over the creation of extra noise from development on the site.  
Addressed in paragraphs; 5.1, 10.6, 13.1, 14.1 and 14.2.
5. G Tomlin

The development looks well planned and should provide a safe environment for young people. A concern over the parking provision was raised, at busy times people park on Victoria Avenue and cause a hazard. **Addressed in paragraphs; 4.3, 5.1, 10.6 and 14.1 and 14.2.**

6. John Moffat

Suggested that when the site is landscaped the other side of the brook be included in it.

7. Lucy and Simon Hill

The proposal is an excellent idea, kids need somewhere to go and enjoy themselves. Thought it would be beneficial if the development closed at an appropriate time to minimise disruption through noise or lighting. **Addressed in paragraph 13.1.**

8. Mr I Yeomans

Understands the need to improve the facilities at Tipkinder Park, the installation of CCTV is a good idea. Concerned that the development will reduce the size of open space remaining. Highlighted the issue of trouble caused by gangs, drug abuse and crime during the period the fair is in place. Felt that the situation regarding the fair should be looked at closely before it is allowed to continue. **Addressed in paragraph 13.1.**

9. Kelly Holland

Supports any development which gives kids a safe place to play. Concern over the depth of trees that will be provided in front of her property, the amount of noise that will be created and the type of lighting that will be used. Concerned that the problems caused by kids congregating in the area will be made worse. Another issue that was raised was would the kids actually use the facility, there are 3 parks, a BMX track and a swimming pool all within 10 minutes walk. **Addressed in paragraph 5.1.**

10. Miss Hilary C Louth

Appreciates the needs of young people to have further recreational facilities and has no concerns over the plans to improve the BMX track, however there was concern over the floodlighting. Strongly objects to the provision of a ‘pub’ on the site for a number of reasons:

- Will not benefit the residents of the area,
• If the council wishes to encourage more visitors it should add other attractions e.g. improved catering facilities,
• There are sufficient pubs already in the area, The Rockwood, The George and The Farmhouse.
• Concerned that the pub will not remain a family establishment as this will not be profitable enough,
• Problems caused by youngsters on the Tipkinder Park car parks will be exacerbated.
• Extra noise and bright lights will be created.

Strongly objects to any plans to build a pub on the site, also feels the council has already made the decision and consultation is purely ‘lip service’

**Addressed in paragraphs; 4.3 and 13.1.**

11. Cheshire County Council Engineering Service – Area Highways Office

To utilise the existing access into the park, the access must be constructed to an adoptable standard using visibility splays. Additional improvements will need to be made to ensure pedestrian movements between Tipkinder Park and Queens Park are made safer and more convenient.

**Addressed in paragraphs 10.1 and 10.2.**

12. Mr Michael Hill

The proposal is an excellent idea it will give youngsters somewhere to ‘hang out’. Only concern is the risk of vandalism after the facilities have closed for the evening despite fencing and CCTV.

**Addressed in paragraph 13.1.**

13. Ian Begley

In favour of the development of an extreme sports centre and the improved BMX track. Against the development of a dining establishment on parkland, and the car park in the centre of the park.

**Addressed in paragraph 14.1 and Plan 3.**

14. Sustainability Alliance

• Short journeys on foot or by bicycle to the proposed facilities should be encouraged and should carry as much weight within the brief as the proposed resurfacing of the car parks.
• There should be a strong linkage between Tipkinder and Queens Park for pedestrians and cyclists, support Cheshire County Councils Comments (9.1).
• Would like to see an assessment of the Victoria Avenue crossing for pedestrians and cyclists from Coppenhall Grove residential area.
• Cycling in the park should be allowed in a controlled manner. “Sheffield” style cycle racks for parking would be useful.

**Addressed in paragraphs 4.3 and 14.2.**
15. Alice Trainin

Concerned over the use of Heritage Lottery money to pay for a pub. Commented that there is a lack of information provided relating to funding and that there is insufficient parking provision for the site.
**Addressed in paragraphs 4.3, 5.1, 10.6 and 14.1.**

16. Mr & Mrs Gray

Good idea, main concern is over the parking provision as at the moment there are terrible parking problems. Would also like to see a crossing along Wistaston Road.
**Addressed in paragraphs 4.3, 5.1, 10.6 and 14.1.**

17. Harry Fortuna

Concerned over contamination on the site especially asbestos, thorough remediation of the site will be necessary. Also commented that BMX and skateboarding are passing minority sports.
**Addressed in paragraph 7.2.**

18. Richard Cherrie

Enquired whether there were plans to have a climbing wall within the extreme sports centre and how long the funfairs are likely to be held on the park.

19. Neil Robinson

Thought the proposals were generally good. Concerned that the developers of the refreshment and dining facility should be made to pay for development of the site not local tax payers.

20. Dianne Warrender – Cheshire Constabulary

- A mountain bike track around the perimeter of Tipkinder would be well used, currently mountain bikers constantly dig up land to make their own tracks.
- There has to be supervision at the proposed facility, referred to the problems currently experienced at the Nantwich facility including drinking, bullying, extortion of money etc.
- CCTV needs to be monitored properly.
**Addressed in paragraph 13.1.**

21. Environment Agency
The Agency has no objection in principle to the concept of Tipkinder Park being used as a centre for extreme sports and incorporating a refreshment / dining facility catering for family needs. Additional comments made were:

- A scheme for the provision of foul and surface drainage works would need to be approved in writing by the Local Planning Authority. Such a scheme should be constructed and completed in accordance with the approved plans.

- The watercourse, Valley Brook, adjoining the site is designated a “main river” and is therefore subject to Land Drainage Bylaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior consent of the Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, would need to be submitted to the Development Control Section for consideration.

- Prior to being discharged into any watercourse, surface water sewers or soakaway system, all surface water drainage from car parking greater than 100 spaces should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with, the site being drained. Roof water should not pass through the interceptor. Car parking less than 100 spaces should be passed through trapped gullies with an overall capacity compatible with the site being drained.

- A desk study would need to be undertaken and agreed in writing by the Local Planning authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they should be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

- Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

- The site should be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

- The site is in a location to be served by public sewers. The Agency understands that the development could be connected to a public sewer and suggests that this option is discussed with the Council’s Building Control Officer and/or North West Water Ltd.

- No building material or rubbish should find its way into the watercourse.
• All downspouts should be sealed directly into the ground ensuring the only open grids present around any buildings are connected to the foul sewage system.

• No rainwater contaminated with silt / soil from disturbed ground during construction, should drain to the surface water sewer or watercourse without sufficient settlement.

The Agency wishes to be consulted following the submission of a detailed planning application.

22. Mr C Fenner and Miss L Preston

It should be ensured that the trees remain along the front of Brookdale Park, if necessary more trees should be added. Any new buildings should not be in view of Brookdale Park and kept to a minimal size. Do not agree with the proposal to build a pub on the site, it is currently a peaceful area a pub would bring noise and trouble.

Addressed in paragraphs 4.3 and 5.1.

23. Mr and Mrs C Moulson

Would like to see the area landscaped so it is in keeping with the surrounding area and to complement the work at Queens Park.

Addressed in paragraph 5.1.

24. Miss A Smith

Several concerns were raised;

• There would be a phenomenal increase in youth activity in the area which would increase the youth problem already in the area.

• Concerned that there would be a significant increase in noise pollution.

• High wire fencing and security type floodlights would not be in keeping with the surrounding area.

• Within the vicinity of Tipkinder Park there is Queens Park, a BMX track, large open field with goal posts and the swimming baths all within walking distance. The children do not make use of these but prefer to ‘hang around’ in the road at the entrance of Brookdale Park, the site will just attract more children who will in effect ‘hang around’ the site and not facilitate it and eventually overspill into neighbouring areas.

• The family refreshment and dining facility will be a pub. If it is open all hours day and night there will be an increase in noise and people in general which will create problems for the residents.
Also concerned that properties in the area will be de-valued, through increased activity, rising crime and nuisance by youths. Tipkinder Park will no longer be the quiet, tranquil open space the character and appeal of Tipkinder will be lost forever.

Also raised the issue of possible contamination of the site by the heavy metals associated with the coal ash which had been deposited and requires more information and evidence that this would not be damaging to our health. **Addressed in paragraphs 4.3, 7.2 and 13.1.**

25. Councillor B Silvester

Concern about the quality of the leaflet, no link between the map, which is too small and what the letters on it meant. He felt that if the Council couldn't do better than this they shouldn't bother.

26. H Faddes

Had several points to make:

- Thought that children had not been consulted, many young boys who would like a skate park would prefer one in the centre of Crewe.

- The skate park should not be located so close to Queens Park, The BMX track and the swimming baths. The rest of Crewe is totally lacking in facilities for young people.

- Parents who live in the Coppenhall and Maw Green area will be concerned for the safety of their children as they will be a long way from home if there is an accident.

- Improving the BMX track, CCTV and lighting is a good idea.

- The provision of another public house in Crewe is not warranted. Crewe already has a great number of pubs many of which are closing down due to the competition. A pub would spoil the beauty of Queens Park and would attract people who may cause trouble.

- During the weeks when the funfair is at Tipkinder Park many groups of young teenagers visit the park, fear they may be tempted to ask someone to buy them drinks from the public house.

- Landscaping the area is a good idea.

- Holding the fair at Tipkinder Park is also sensible.
On the whole, a skate park at Tipkinder Park is not a good idea. It should be where the children want it. The leisure facilities in Crewe are appalling and something must be done about them. If children have nowhere to go they will hang around the street and cause trouble. A questionnaire should go to every school asking the pupils what they want and where.

**Addressed in paragraph 4.3.**

27. Mrs C Morris

Does not see the need for another public house in Crewe and can’t imagine that this is a request of school children. Also felt that school children would prefer the money to be spent elsewhere on something for them like a bowling alley. Most of the children in Crewe who go skating would prefer a skate park on the land next to Morrisons. It is about time that Crewe had a decent swimming centre/fun pool. Also commented that it didn’t seem children had been consulted on the matter.

**Addressed in paragraph 4.3.**

28. David Yeates

Requested more facilities like tennis courts, football pitches, basketball pitches and BMX tracks within Crewe. Also felt that the skate park should be located on the ‘Razzer’ of Henry Street as there is a lack of facilities within the area.

29. Wayne Mckenna

A skate park would be better located on the land near to Morrisons and not at Tipkinder.

30. United Utilities

Thanked the Borough Council for the opportunity to be involved in the consultation, they had the following comments to make;

- The brief did not state whether provision of an extra water supply is required, therefore, use of the existing metered service must be considered as a means of supply. If not, a separate metered supply will be required at the applicant’s expense.

- The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water and highway drainage should be drained to a watercourse. Highway drainage may also need to be drained separately to surface water.

- All fuel and chemical storage tanks must have adequate bund walls without outlets. The bund must be capable of holding more than the largest tank within it.
• Discharges from yard storage areas, vehicle washing areas, loading and unloading areas and any other areas likely to be contaminated by spillage should be connected to the foul sewer. They may be regarded as trade effluents and may require the formal consent of this company. The drainage system for the site should be designated to prevent any contaminated waters entering the public sewer system.

31. Mr and Mrs P Gill

Concern over the pub being included within the development at Tipkinder Park. Object to the statement made in the Crewe Chronicle “failing that (to get funding from various sources) we will dip into our capital”. The Council needs to take into account the views expressed by the public as a result of this consultation.

**Addressed in paragraph 4.3.**

32. Mr Manjit Singh Hardava

In favour of development on the park as it should help to clean it up. Hopes that the screening along Victoria Avenue will remain. Both Victoria Avenue and Queens Park Drive are poorly lit and have no safe means of crossing, cars also speed along both roads.

**Addressed in paragraphs 5.1 and 13.1.**

33. Focus Group, King’s Grove School

Enlarge the BMX track and sports centre with five aside tournaments and a youth club. More modern swimming pool, similar to Water World. Would also like a skate park and a teen club.

34. Kings Grove High School

Good idea. More lighting is needed. The fun fair should be moved but don’t know where to. Would like a half pipe and a skate shop. It will be very cool and worth while.

35. Cheshire Constabulary

Thanked the Borough Council for involving it in the consultation work and applauded the work undertaken by the council on Tipkinder Park. Several points were raised these are listed below;

• Car Parks

The Tipkinder Car Park is currently a hotspot location for car crime whilst the current figures are low this is because many people who have been subject to car crime no longer use the car park and its reputation spreads. There is a lack of natural surveillance because of the isolated location and vegetation. These factors help to explain why people park on Victoria Avenue.
The car parks are of a poor quality, unsurfaced and lack natural surveillance. Redevelopment and redesign of these car parks is essential. The Constabulary also suggests that a Secured Car Park award is sought, this would concentrate on increasing natural surveillance, improved lighting, layout and possibly CCTV.

- **BMX Track**

  Pleased that the council has agreed to grant a long licence to the BMX Ghostriders group.

- **Centre for Extreme Sports**

  In discussions with young people there is constant reference made to a lack of facilities for young people within the borough. Tipkinder Park is an ideal central location for such a facility.

- **Refreshment and Dining Establishment Catering for Family Needs**

  This proposal gives us most cause for concern. Although it may be seen as pivotal for the financial viability of any regeneration, it could also be the downfall of any proposed improvements. A badly designed, badly run premises would generate fear and alcohol related violence in the area.

  A properly designed, properly managed family orientated refreshment and dining establishment that attracted a respectable clientele would indeed be an asset to the park and could be a valuable source of revenue.

  Designing out crime measures should be considered on all aspects of the refreshment establishment. Because of the isolation of the area, the existing Park Café has been the subject of numerous break-ins. Other buildings within the park have also been entered.

- **Landscaping**

  Careful consideration needs to be given to striking a balance between what is aesthetically pleasing and what would deter crime. It is of no benefit to anyone to create winding pathways amongst the hills if they become the haunt of muggers and flashers.

- **Design & Security**

  Every aspect of the redesign of the Park, the BMX/Extreme Sports centre, and the family refreshment dining establishment needs careful consideration to prevent crime from the start.

  **Addressed in paragraphs 4.3, 5.1, 10.6, 13.1 and 14.1.**
36. Louise Slack

It is important to provide ample parking facilities as people park on Victoria Avenue and this is not adequate. Rubbish can also be a problem in the area. The park itself needs updating, the play area is rusty and out of date. It is used by a lot of people and would be well worth spending the money on this.

I think that another Public House would not be in the interest of residents where I live, there is the Beefeater Farmhouse which is only 5/10 minutes away. **Addressed in paragraphs 4.3, 5.1, 10.6 and 14.1**

37. Tyrone Ashley - Cheshire Ghostriders

Tyrone Ashley has commented on the proposed extension to the BMX track through discussions with Keith Pickton (Recreation and Leisure department), however the Cheshire Ghostriders plans now do not involve extending the track just improving it. It is proposed that the site plan is amended accordingly. **Addressed in paragraph 4.1 and Plan 3.**

38. Councillor Grant

Interest has been expressed by a private individual for the construction of a go-kart track on the site.

39. Sarah Johnson

Happy for the development to go ahead if consideration is taken of the idea of incorporating a Basket Ball court/pitch as there is only one around the area which is dangerous. There are plenty of children who do not skate who would be grateful.

40. Cheshire County Council Environmental Planning

Cheshire County Council, as Strategic Planning Authority, does not object to the Planning Brief for Tipkinder Park, Crewe.