

NEW SKATEPARK

PROJECT No. 201805

SOUTH HILL GARDENS

ALTERNATIVE SITE FEASIBILITY STUDY

Contents

1	Introduction	4
2	Feasibility Study Overview	5
3	South Hill Gardens – Site Overview	6
4	Benefits & Opportunities	11
5	Site Suitability Assessment 2019	12
6	Site Review	16
7	Budget	17
8	Programme	18
9	Land Ownership & Legal Issues	20
10	Stakeholders	21
11	Concept Design	24
12	Accessibility	25
13	Land Use Planning	26
14	Heritage	27
15	Archaeology	28
16	Road Safety	29
17	Rock Face Stability	30
18	Noise	32
19	Preliminary Ground Investigation	33
20	Buried Underground Services	34
21	Planning Risk	35
22	Conclusion	37

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1 Introduction

- 1.1 The New Skatepark project comprises the construction of new facilities to meet current demand and growing popularity and participation in skateboarding, BMX, rollerblading and scootering. The project was conceived following the temporary closure of the existing facility on New North Quay in January 2018. A Social Case Report was then prepared outlining the benefits of skate facilities and opportunities for Jersey. A Business Case to secure funding was prepared in April 2019 and the project was adopted and granted funding through the Government Plan at the start of 2020. Funding will also be provided from Jersey Development Company and Ports of Jersey. The project objectives are as follows:
- To provide modern, accessible and open facilities that are an environment for the local urban sports community that the participants feel safe and supported within and enables progression to a high level.
 - To promote urban sports as an important part of an active lifestyle that can improve health and wellbeing and provide an outlet for creativity.
 - To challenge the stigma surrounding urban sports and educate on the overall societal benefits.
 - To relocate the existing New North Quay facility to enable the area to be developed.
- 1.2 The Government of Jersey undertook a desk based assessment of possible locations for the main skatepark prior to the project being allocated capital funding.
- 1.3 The Government of Jersey published the report summarising the assessment on 5th June 2019 (<https://www.gov.je/Government/Pages/StatesReports.aspx?ReportID=4610>).
- 1.4 This assessment concluded that Les Quennevais Sports Centre is the most suitable site in terms of ease of delivery but is a compromise against the objective of providing an accessible facility. As such, it was proposed that the main skatepark be supplemented by much smaller satellite facilities, primarily in St Helier but also in other parishes island wide. In conjunction with the publication of the Site Suitability Assessment Report, a public consultation was held to gather feedback.
- 1.5 Procurement of the planning and design team for the main skatepark commenced in January 2020 following the adoption of the Government Plan 2020 – 2023. This was completed in April when the island was adjusting to the COVID-19 pandemic and there was uncertainty over the future of all capital projects as funding was reallocated to support the island's response and recovery. Furthermore, there was change at the most senior level of the department responsible for delivering the project (Infrastructure, Housing and Environment (IHE)) and the Sport arm of the Government transitioned from the Economic Development, Tourism, Sport and Culture Department to IHE. This was amidst mounting concern from internal and external stakeholders about the decision to locate the main skatepark at Les Quennevais Sports Centre and whether a facility located there would maximise the benefit to the public and meet the demands and expectations of the users.
- 1.6 As a result, it was decided to undertake a review of the sites first considered to identify any possible alternatives to Les Quennevais Sports Centre. It was concluded that South Hill Gardens may be a viable site but would require a detailed feasibility study to confirm this. The feasibility study subsequently commenced in October. The study was conducted in a collaborative manner, working with key stakeholders and interested parties. This report describes the feasibility study and summarises the findings.

2 Feasibility Study Overview

2.1 Overview

- 2.1.1 The South Hill Gardens – Alternative Site Feasibility Study was formally commenced in October 2020 after mounting concern from internal and external stakeholders about the decision to locate the main skatepark at Les Quennevais Sports Centre. Concerns raised included the impact of floodlighting, coordination with long term plans for redevelopment of Les Quennevais Sports Centre and most importantly, accessibility and the distance from the most densely populated areas of the island (St Helier). It was feared that this specifically would restrict the usage of the facility and therefore reduce the overall benefit.
- 2.1.2 Furthermore, the move towards Les Quennevais Sports Centre was a significant departure from the findings of early consultation undertaken in 2018, as part of the Social Case Report. This consultation engaged directly with children and young people through youth projects, youth clubs and surveys at existing skatepark facilities. The Social Case Report summarises this early consultation and states ‘that there was a clear expression from the skate community that St Helier was the preferred settlement due to its population base and public transport accessibility from across the island’. In effect, the decision to adopt Les Quennevais Sports Centre was against the preference of the children and young people originally consulted.
- 2.1.3 The feasibility study followed a review of some of the sites first considered to identify any possible alternatives to Les Quennevais Sports Centre that may better fit the demands and expectations of the users. It was concluded that South Hill Gardens may be a viable site but would require a detailed feasibility study to be undertaken to confirm this. This was not possible for the original site suitability assessment as the project had no capital funding at the time. It was decided to concurrently progress the design and planning application for Les Quennevais Sports Centre to avoid any delay should we conclude that South Hill Gardens isn't a viable site. It was felt that the delay caused by a change to South Hill Gardens and potentially abortive costs would be marginal in terms of the overall project and the opportunity to construct a skatepark in St Helier as per the original aspirations outweighed this.

2.2 Scope

- 2.2.1 The feasibility study focussed on potentially prohibitive issues. The following assessments and works were included in the scope of the study:
- Financial Assessment
 - Programme Assessment
 - Land Ownership & Legal Issues Background Check
 - Stakeholder Consultation
 - Concept Design Development
 - Accessibility Assessment
 - Land Use Planning Assessment
 - Heritage Review & Consultation
 - Archaeological Review
 - Road Safety Assessment
 - Rock Face Stability Assessment
 - Noise Impact Assessment
 - Preliminary Ground Investigation
 - Buried Underground Services Assessment
- 2.2.2 Other issues such as ecology, drainage, crime impact and open space assessment were scoped out as it was felt these could be managed and mitigated in the design and construction of the facility.

3 South Hill Gardens – Site Overview

3.1 Location

- 3.1.1 The site under consideration is located within the area known as South Hill Gardens. Figure 1 shows the proposed site.

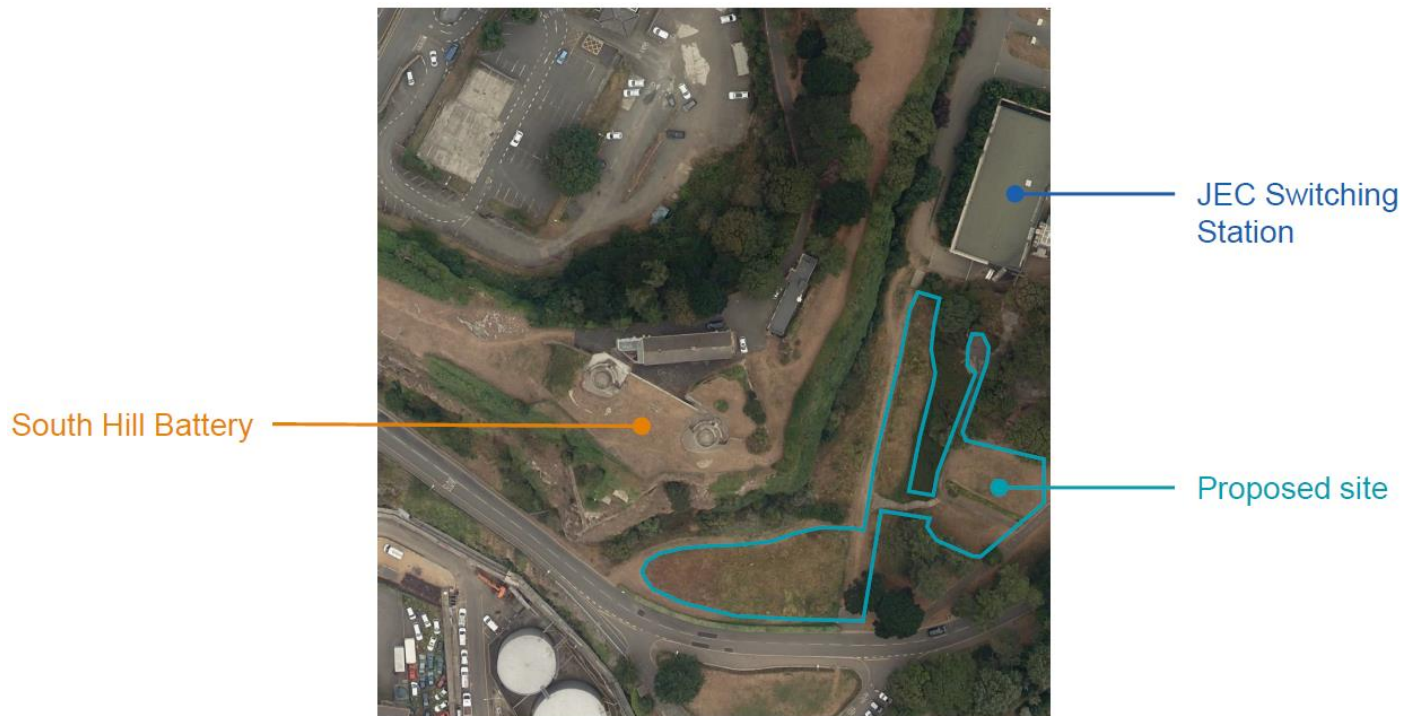


Figure 1 – South Hill Gardens – Proposed Site

3.2 Photographs

3.2.1 Figures 2, 3, 4, 5, 6 and 7 are photographs of the proposed site.



Figure 2 – South Hill Gardens – Photograph 1



Figure 3 – South Hill Gardens – Photograph 2



Figure 4 – South Hill Gardens – Photograph 3



Figure 5 – South Hill Gardens – Photograph 4



Figure 6 – South Hill Gardens – Photograph 5



Figure 7 – South Hill Gardens – Photograph 6

3.3 Planning Status

3.3.1 La Collette Hazard Zones

3.3.1.1 The proposed site is within the Outer Hazard Zone around the bulk fuel storage facilities at La Collette. As such, development of the site is restricted to certain types of development in order to protect the safety of occupants.

3.3.2 Listed Place

3.3.2.1 The proposed site is within the Grade 2 Listed Place – South Hill Park (Ref. HE1898) and is adjacent to the Grade 2 Listed Place – La Collette Gardens (Ref. HE1896). These two listed places form a pair, South Hill Park being informal in nature and La Collette Gardens being formal. There are other listed buildings within these listed places and the surrounding areas. Figure 8 shows the proposed site in the context of the listed places.



Figure 8 – Surrounding Listed Places

3.3.2.2 The proposed site is also within the Area of Archaeological Potential – St Helier Historic Town & Harbour (HE1858).

3.3.3 Protected Open Space

3.3.3.1 The proposed site is within a Protected Open Space. A skatepark would be considered open space, classified as play space or an outdoor sports facility.

4 Benefits & Opportunities

4.1 The proposed site at South Hill Gardens presents the following benefits and opportunities:

- A skatepark at South Hill Gardens would better satisfy the original project objectives

To provide modern, **accessible** and open facilities that are an environment for users where they feel safe and supported within and enable progression to a high level.

- A skatepark at South Hill Gardens will provide more of an equal opportunity for children and young people across a broader range of household income
- The site is strategically located closer to the most densely populated areas of the island and would therefore experience significantly greater usage
- The site would satisfy the preference of the children and young people originally consulted
- Satellite facilities could be provided around the island to better correlate with population distribution.
- The skatepark offers the opportunity to reinvigorate a forgotten and neglected area of St Helier
- There is an opportunity to create a leisure corridor from Snow Hill to Havre des Pas through the skatepark and redevelopment of Fort Regent
- There is an ongoing social housing development that will increase population density in the area
- There is a private residential development planned for South Hill Offices that would further increase population density in the area
- There are plans to redevelop the existing playground next to the South Hill Offices as part of the private residential development and this could be linked to the skatepark

5 Site Suitability Assessment 2019

5.1 Original Assessment

5.1.1 The original Site Suitability Assessment was undertaken in 2019. The assessment was a desk study only as there was no funding available for a detailed feasibility study. The assessment sought to identify a site that would enable the skatepark to be delivered to an ambitious programme. The following sites were considered as part of the assessment:

1. Coronation Park
2. Fort Regent
3. Glacis Field
4. Grainville Playing Fields
5. La Collette Gardens
6. Les Jardins de la Mer
7. Les Quennevais Sports Centre
8. Lower Park
9. Millbrook Field
10. Millennium Town Park
11. People's Park
12. Sir Winston Churchill Memorial Park
13. South Hill Gardens
14. Springfield Sports Centre
15. St Andrew's Park

5.1.2 The sites were assessed against the following criteria:

- Legal Status
- Space Availability
- Accessibility
- Planning Status
- Environmental Impact
- Other Project Interconnectivity
- Neighbour Sensitivity
- Spectator Facilitation
- Engineering Suitability
- Other Site Use Conflict
- Management and Maintenance
- Other Facilities
- Open Access

5.1.3 Each site was given a score for each criterion. Scores for some criteria were weighted more heavily as it was considered they had greater effect on the deliverability of the skatepark. Table 1 shows the scores and ranking of the sites.

		Weighted Scores													Overall Weighted Score
		10% Weighting							5% Weighting						
		Legal Status	Space Availability	Accessibility	Planning Status	Environmental Impact	Other Project Interconnectivity	Neighbour Sensitivity	Spectator Facilitation	Engineering Suitability	Other Site Use Conflict	Management and Maintenance	Other Facilities	Open Access	
Rank	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	
1	Les Quennevais Sports Centre	10.00	10.00	5.00	10.00	10.00	10.00	10.00	3.75	3.75	3.75	5.00	3.75	5.00	90.00
2	Springfield Sports Centre	10.00	10.00	10.00	10.00	10.00	10.00	2.50	3.75	3.75	5.00	5.00	1.25	2.50	83.75
3	Coronation Park	10.00	10.00	7.50	2.50	7.50	10.00	10.00	5.00	3.75	3.75	5.00	3.75	2.50	81.25
3	Grainville Playing Fields	10.00	10.00	7.50	10.00	7.50	10.00	2.50	3.75	5.00	3.75	5.00	1.25	5.00	81.25
3	South Hill	10.00	10.00	10.00	2.50	7.50	10.00	7.50	3.75	2.50	5.00	5.00	2.50	5.00	81.25
6	La Collette Gardens	7.50	7.50	10.00	0.00	7.50	10.00	7.50	3.75	2.50	5.00	2.50	2.50	5.00	71.25
6	Millenium Town Park	10.00	0.00	10.00	10.00	10.00	2.50	2.50	5.00	3.75	2.50	5.00	5.00	5.00	71.25
6	St Andrew's Park	7.50	10.00	7.50	2.50	7.50	10.00	2.50	3.75	3.75	5.00	2.50	3.75	5.00	71.25
9	Les Jardins de la Mer	7.50	10.00	10.00	2.50	10.00	0.00	7.50	5.00	3.75	2.50	2.50	2.50	5.00	68.75
9	People's Park	0.00	10.00	10.00	2.50	7.50	10.00	7.50	5.00	5.00	1.25	2.50	2.50	5.00	68.75
11	Fort Regent	10.00	2.50	10.00	2.50	10.00	0.00	10.00	3.75	5.00	2.50	5.00	5.00	0.00	66.25
12	Sir Winston Churchill Memorial Park	0.00	10.00	5.00	2.50	5.00	10.00	7.50	3.75	2.50	5.00	5.00	3.75	5.00	65.00
13	Millbrook Field	0.00	10.00	7.50	2.50	7.50	10.00	7.50	5.00	3.75	2.50	0.00	3.75	2.50	62.50
14	Lower Park	0.00	10.00	10.00	2.50	7.50	10.00	0.00	3.75	3.75	1.25	2.50	2.50	5.00	58.75
15	Glacis Field	0.00	10.00	10.00	2.50	7.50	0.00	2.50	3.75	3.75	2.50	5.00	2.50	5.00	55.00

Table 1 – Site Suitability Assessment – Original Assessment

- 5.1.4 The assessment concluded that Les Quennevais Sports Centre is the most favourable site in terms of an expedited delivery. However, the site is a compromise against the objective of providing an accessible facility. Therefore, any facility constructed at Les Quennevais Sports Centre must be supplemented by additional satellite facilities in St Helier and other parishes.
- 5.1.5 The Government of Jersey published the report summarising the assessment on 5th June 2019 (<https://www.gov.je/Government/Pages/StatesReports.aspx?ReportID=4610>).
- 5.1.6 In conjunction with the publication of the Site Suitability Assessment Report, a public consultation was held to gather feedback.
- 5.1.7 The move towards Les Quennevais Sports Centre was a significant departure from the findings of early consultation undertaken in 2018 as part of the Social Case Report. This consultation engaged directly with children and young people through youth projects, youth clubs and surveys at existing skatepark facilities. The Social Case Report summarises this early consultation and states 'that there was a clear expression from the skate community that St Helier was the preferred settlement due to its population base and public transport accessibility from across the island'.

5.2 Updated Assessment

- 5.2.1 The Site Suitability Assessment has been updated as part of the feasibility study to reflect current information about both sites.
- 5.2.2 The original assessment of Les Quennevais Sports Centre included four possible sites within the boundaries of the sports complex and playing fields (Figure 9). Area 2, albeit reduced to 2000m², was subsequently adopted as the Les Quennevais Sports site. This site is further from public transport links, parking and other amenities available within the main sports centre building. The sports centre is also aging and will require redevelopment, linking the skatepark project to other long term projects.



Figure 9 – Les Quennevais Sports Centre – Possible Sites

- 5.2.3 The original assessment of South Hill Gardens included two possible sites, each with an area of approximately 1100m². The proposed site is an expansion of one of those sites to include other adjacent areas such that a skatepark with a footprint of 2000m² can be accommodated. The overall score for South Hill Gardens has not changed. However, some of the potential challenges found in the original assessment are now better understood and measures to overcome these, within the project budget, have been identified.
- 5.2.4 Table 2 shows the updated scores for both sites.

		Weighted Scores														
		10% Weighting							5% Weighting							
		Legal Status	Space Availability	Accessibility	Planning Status	Environmental Impact	Other Project Interconnectivity	Neighbour Sensitivity	Spectator Facilitation	Engineering Suitability	Other Site Use Conflict	Management and Maintenance	Other Facilities	Open Access		
Rank	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	Overall Weighted Score	
1	Les Quennevais Sports Centre	10.00	10.00	2.50	10.00	10.00	2.50	10.00	3.75	5.00	5.00	5.00	2.50	5.00	81.25	
1	South Hill	10.00	10.00	10.00	2.50	7.50	10.00	7.50	3.75	2.50	5.00	5.00	2.50	5.00	81.25	

Table 2 – Site Suitability Assessment – Updated Assessment

6 Site Review

- 6.1 The South Hill Gardens – Alternative Site Feasibility Study was commenced in October 2020 after mounting concern from internal and external stakeholders about the decision to locate the main skatepark at Les Quennevais Sports Centre. Particularly, the accessibility of the site and it being a departure from the preferences of children and young people first consulted in 2018.
- 6.2 This led to a Site Review of the sites assessed in the Site Suitability Assessment in order identify any possible alternatives to Les Quennevais Sports Centre that may better fit the demands and expectations of the users. The sites considered in the Site Review were as follows:
1. Les Jardins de la Mer
 2. South Hill Gardens
 3. Springfield Sports Centre
 4. St Andrew's Park
- 6.3 The Site Review was a qualitative assessment based on the advantages and disadvantages of each of the sites. The review concluded that South Hill Gardens may be a viable site but would require a detailed feasibility study to be undertaken to confirm this.
- 6.4 Les Quennevais Sports Centre has many advantages but one major compromise is that it is not in St Helier. Springfield Sports Centre has insurmountable fundamental disadvantages that would prevent the project objectives being achieved. St Andrew's Park has a similar planning status to South Hill Gardens and doesn't offer the same advantages.

7 Budget

- 7.1 The project budget remaining is £1,185,000.
- 7.2 It is estimated that if South Hill Gardens is adopted as the site of the main skatepark, the total cost, including professional fees and satellite facilities would be £1,157,500. There would be £27,500 budget remaining at completion of the project and therefore, the project would be affordable.
- 7.3 The forecast expenditure for the South Hill Gardens includes funding to relocate the existing equipment from New North Quay to create satellite facilities in the east and west of the island. Existing playing courts at Les Quennevais Sports Centre have been identified as a possible site to relocate the equipment to.

8 Programme

8.1 The overall project programme has been considered and compared for the sites at South Hill Gardens and Les Quennevais Sports Centre as excessive delay due to a change in site may not be considered acceptable.

8.2 If the proposed site at South Hill Gardens was adopted, the programme would be as follows:

Task	2021												2022					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Prepare and submit planning application																		
Stakeholder consultation																		
Planning application determination																		
Detailed design																		
Detailed design user consultation																		
Construction procurement and mobilisation																		
Construction																		
Implementation of satellite facilities																		

8.3 If the proposed site at South Hill Gardens was adopted, the main skatepark would be complete by the end of January 2022. It is estimated that it would take until June 2022 to complete the satellite facilities. It may be possible to improve on this date depending on the nature of the satellite facilities and if the planning and design process could happen concurrent with the planning determination period for the main skatepark.

8.4 If the main skatepark was constructed at Les Quennevais Sports Centre, the programme would be as follows:

Task	2021												2022					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Finalise planning application																		
Planning application determination																		
Detailed design																		
Detailed design user consultation																		
Construction procurement and mobilisation																		
Construction																		
Implementation of satellite facilities																		

8.5 If the main skatepark was constructed at Les Quennevais Sports Centre, it would be complete by January 2022. It is estimated that it would take until June 2022 to complete the satellite facilities. As above, it may be possible to accelerate the programme for the satellite facilities.

- 8.6 It should be noted that the programmes assume that planning permission for both sites is granted after a single submission and no third party appeals are lodged against this. It is estimated that this would add approximately 3 months to the programme for both sites, taking completion to the end of April 2022. There is also the possibility that planning permission is refused. In this case, the decision could be appealed, delaying completion to the end of April 2022, or in the worst case, a new application could be lodged, delaying completion by 6 months to the end of July 2022.
- 8.7 The construction timescale assumes that construction activities are overlapped to give as much time as possible for the critical concreting works through the winter months.

9 Land Ownership & Legal Issues

9.1 Land Ownership

- 9.1.1 The proposed site is owned by the Government of Jersey and administered and managed by Infrastructure, Housing and Environment. No transfer of ownership or other legal agreement would be required if the skatepark were to be constructed on the proposed site.

9.2 Covenants

- 9.2.1. There is a restrictive covenant relating to the proposed site that states:

“the land would be used exclusively as a place of public recreation and pleasure”

- 9.2.2 This covenant would therefore support the development of the site as a skatepark.

9.3 Leases & Licences

- 9.3.1 There are no leases or licences specifically relating to the proposed site that would prevent the skatepark from being constructed or would require altering to allow the skatepark to be constructed. There is an existing lease agreement with the Jersey Electricity Company for their Switching Station to the north of the proposed site. However, there are no conditions on this that would prevent or obstruct the construction of the skatepark on the proposed site.

9.4 Other Legal Issues

- 9.4.1 The proposed site is within an area designated as a park under the Policing of Parks (Jersey) Regulations 2005. Constructing a skatepark on the proposed site and therefore setting aside areas specifically for skatepark sports would ensure that the partaking in those sports would not be prohibited by these regulations. Les Quennevais Playing Fields is also a designated park under the regulations.
- 9.4.2 The buried underground services assessment identified Jersey Electricity Company and Jersey Gas Company apparatus within the proposed site.
- 9.4.3 The Electricity (Jersey) Law 1937 permits Jersey Electricity Company to make use of ‘roads, streets and lanes’ for the carrying of apparatus necessary for the supply of electricity and has specific provisions for private property and arable land. There are however, no specific provisions for public land that is not considered a road, street or lane. There are also no provisions that would specifically prevent the construction of the skatepark over existing apparatus provided this did not result in damage or interference.
- 9.4.4 Similarly, the Jersey Gas Company (Jersey) Law 1989 permits Jersey Gas Company to take up streets to install and maintain apparatus as necessary for the supply of gas. A ‘street’ being defined in the law as a ‘road, way, square, court, lane, alley, pavement or public path or place in Jersey’. Therefore, the proposed site is considered a street under the law. The law also includes provisions allowing the Government of Jersey to make ‘street improvements’ provided this does not result in damage, interference or a reduction in the depth to apparatus below 2 feet. The construction of a skatepark on the proposed site would be considered street improvements and would therefore be permitted.

10 Stakeholders

10.1 General

10.1.1 A change in location of the main skatepark facility from Les Quennevais Sports Centre to South Hill Gardens is a political decision to be made following consultation with all stakeholders. The feasibility study was conducted in a collaborative manner, working with key stakeholders and interested parties. Initial consultation with key stakeholders has been undertaken to establish whether or not a change in location would be supported. Key stakeholders consulted as part of the feasibility study are as follows:

- Jersey Skateparks Association
- Children's Commissioner for Jersey
- Jersey Youth Service
- Economic Development, Tourism, Sport and Culture
- Infrastructure, Housing and Environment
- Parish of St Helier – Connétable of St Helier
- Jersey Sport
- Jersey Development Company

10.1.2 All stakeholders consulted have indicated they would either support a change in location or would have no objection to a change in location.

10.2 Jersey Skateparks Association



10.2.1 The Jersey Skateparks Association (JSA) represent the end users of the skatepark and are an important partner and stakeholder in the project. Their support is vital to a change in location of the main skatepark facility.

10.2.2 The JSA have been informed of the outcomes of the assessments and work done as part of the feasibility study and have confirmed they would support a change in location from Les Quennevais Sports Centre to South Hill Gardens. They are quoted as follows:

“The Jersey Skateparks Association are grateful for the work undertaken to find an alternative and better site for the main skatepark facility. We understand the challenges we would face in changing the location to South Hill Gardens but feel this would be the best site for the majority of users and meets with our original aspiration of achieving a skatepark in St Helier”

10.3 Children's Commissioner for Jersey

10.3.1 The Children's Commissioner for Jersey is a strong supporter of the New Skatepark project and has expressed the importance of meaningful involvement of children and young people in the decisions that affect them.

10.3.2 The Commissioner's Office has provided a comment on the proposed site at South Hill Gardens and stated the following:

“The Commissioner's Office cannot recommend a place for the park per se. However, we would follow what children said in the first consultation. That town is the preferred place.”

10.3.3 They added the following about the Les Quennevais Sports Centre site:

“there is the problem of transport. Unless it is free, accessibility and use of the park will be limited to children and young people living in the west.”

10.4 Jersey Youth Service

10.4.1 The Jersey Youth Service have provided the following statement on the locations of the main skatepark:

“Skateboarding, BMXing, scootering and rollerblading are popular activities with large groups of children, young people, and young adults. These activities are a great way of young people being engaged in activity for their own physical and mental health and giving them something positive to do.

While the space at Les Quennevais Playing Fields is a good location, we believe that there is a need for other similar resources in other areas of the Island (East and Town) so that the activity is accessible to all children and young people. Not all children and young people have parents that will drive or be able to get them to Les Quennevais.

Having young people travelling from around the Island to Les Quennevais could create some issue for St Brélades residents.

Obviously, an indoor facility would mean that it was available all year round. Town is a better location for the main resource and some satellite ramps in other parishes.”

10.5 Economic Development, Tourism, Sport and Culture

10.5.1 The Assistant Minister for Economic Development, Tourism, Sport and Culture with responsibility for Sport (Senator Steve Pallett) was invited to a site visit to South Hill Gardens on 28th September 2020. Senator Pallett agreed for the feasibility study to be commenced at this site visit. Senator Pallett subsequently resigned from his position as Assistant Minister with responsibility for Sport on 2nd November. The appointment of the current Assistant Minister with responsibility for Sport (Deputy Hugh Raymond) was confirmed on 8th December 2020.

10.5.2 Deputy Hugh Raymond was subsequently briefed on the project and the ongoing South Hill Gardens feasibility study by video meeting on 15th December 2020. The Minister for Economic, Development, Tourism, Sport and Culture (Senator Lyndon Farnham) was also at the meeting. Both confirmed support of the feasibility study and subject to agreement of other key stakeholders, the possibility of changing the location of the main skatepark facility from Les Quennevais Sports Centre to South Hill Gardens.

10.6 Infrastructure, Housing and Environment

10.6.1 Deputy Hugh Raymond is also the Assistant Minister for Infrastructure and has been briefed on and confirmed support for the South Hill Gardens proposals in his capacity as Assistant Minister with responsibility for Sport.

10.6.2 The Director General for IHE requested the Site Review after concern was raised about the Les Quennevais Sports Centre site and subject to agreement of other key stakeholders, is supportive of a change in location of the main skatepark to South Hill Gardens.

10.6.3 The Parks & Gardens division of IHE are responsible for management and maintenance of the proposed site at South Hill Gardens. They have confirmed that they would have no objection to the construction of the skatepark on the proposed site.

10.6.4 A formal planning pre-application advice request has been lodged with the Planning and Building Services division of IHE. The advice returned confirmed the status of the site and led to a briefing with the Historic Environment Team. The challenge of designing a facility with minimal impact on the listed place(s) and surrounding listed buildings was highlighted but the proposals were not dismissed.

10.7 Parish of St Helier – Connétable of St Helier

- 10.7.1 The Connétable of St Helier has been briefed on the project and the South Hill Gardens feasibility study by video meeting.
- 10.7.2 The Connétable expressed strong support for the skatepark project in general and subject to the agreement of other key stakeholders, the proposition of locating the facility at South Hill Gardens. He agreed that the skatepark could be the catalyst for rejuvenation of this area of St Helier.

10.8 Parish of St Helier – Deputies

- 10.8.1 Deputy Hugh Raymond has consulted with the St Helier No. 1 Deputies on the South Hill Gardens feasibility study. All of the Deputies have confirmed their support for the proposed site, subject to consultation and agreement with all stakeholders.

10.9 Jersey Sport

- 10.9.1 Jersey Sport originally raised concern about the exact location of the main skatepark facility within the Les Quennevais Sports Centre site and suggested relocating the facility closer to the main complex building. They have been continuously consulted on the South Hill Gardens proposals and have expressed strong support for the site.

10.10 Jersey Development Company

- 10.10.1 Jersey Development Company are contributing £425,000 to the New Skatepark project and have plans to redevelop the old States Offices site near to the proposed site at South Hill Gardens.
- 10.10.2 Jersey Development Company have been briefed on the project and the South Hill Gardens feasibility study by video meeting. They stated at the meeting that they did not feel the construction of the skatepark on the proposed site at South Hill Gardens would have a negative impact on their redevelopment of the States Offices site.

11 Concept Design

- 11.1 A design brief and specific design requirements for the main skatepark facility have been developed in conjunction with the Jersey Skateparks Association and based on feedback from users gathered as part of the initial Social Case Report. In terms of overall size, the skatepark must have a footprint of at least 2000m². In terms of design philosophy, the facility is to satisfy the following key requirements:
- The facility is to compare to other internationally recognised skateparks in terms of overall scale and type and variety of features.
 - The facility is to cater for all skill and experience levels in all wheeled sports.
 - The facility is to be architecturally elegant and intelligently designed into and integrated with the surrounding areas.
 - The facility is to be sympathetic to the natural surrounding environment.
 - The facility is to be an inviting space for all active and passive users of the facility as well as other users of the surrounding areas.
 - The facility is to include unique and landmark features that will be instantly identifiable and become synonymous with 'The Jersey Skatepark'.
- 11.2 A concept design has been developed within the constraints of the proposed site confirming that it is possible to satisfy the design brief and all of the design requirements.

12 Accessibility

- 12.1 A primary cause for concern regarding the Les Quennevais Sports Centre site was accessibility and the location relative to the most densely populated areas of the island, resulting in lower usage and therefore reduced overall benefit.
- 12.2 Figure 9 shows population density across the island. Assuming that the distribution of skatepark users is directly proportional to population density, the majority of users will live in St Helier. During school term time, it is expected that the facility would experience peak usage outside of school hours as the majority of skatepark users are of school age. Furthermore, the majority of users will not have their own motorised transport and will need to access the facility either by walking, cycling, public transport or by car with a parent or guardian. This is likely to be impractical at times of peak usage. In addition to this, the cost of public transport may lead to the facility being unfairly discriminatory to users from households of lower income. Particularly those that may need to use two or more bus routes on outbound and inbound journeys to the facility.

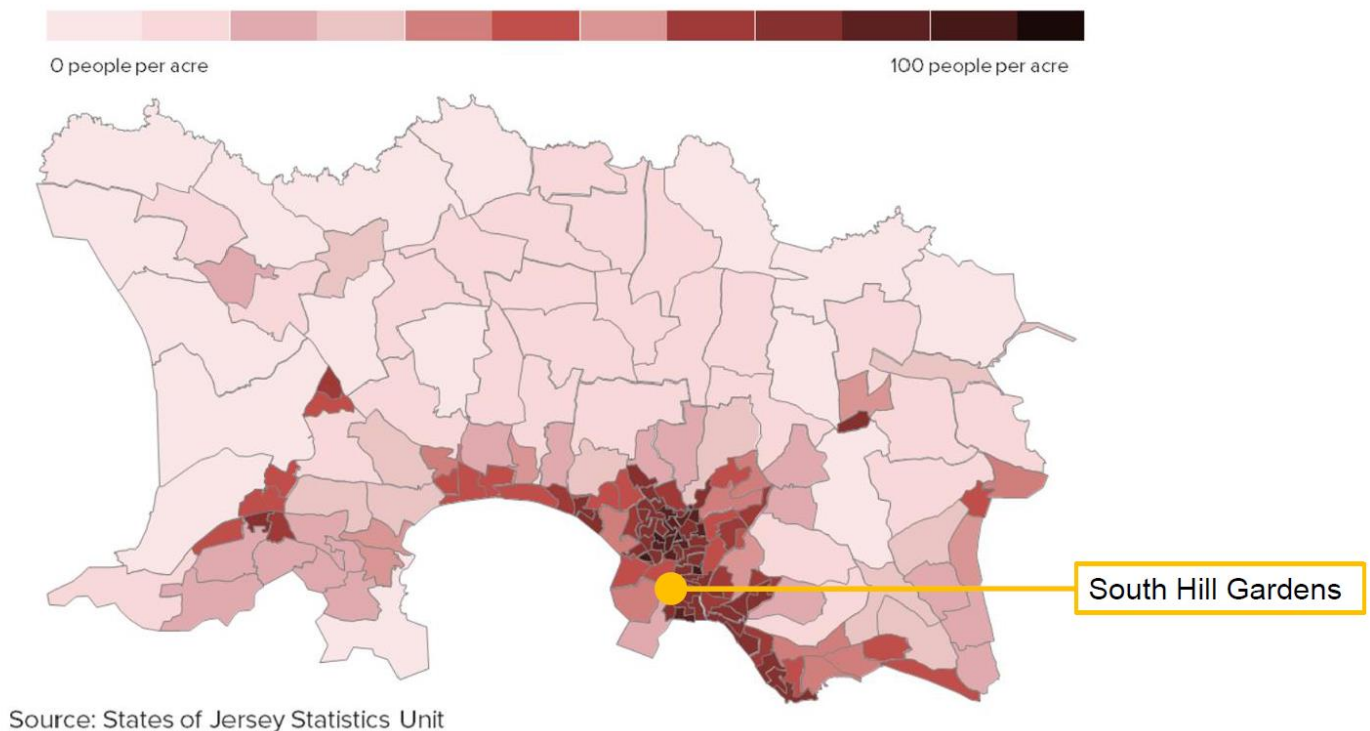


Figure 10 – Island wide population density

- 12.3 The proposed site at South Hill Gardens is strategically located near to the most densely populated areas of the island and densely populated southern corridors to the east and west that have good walking and cycling routes. The site is within walking distance of Liberation Station, allowing many users from the north, east and west of the island to take a single bus journey to reach the facility. Users from the east of the island will benefit from the high frequency of buses that serve the densely populated coastal areas. A high number of these buses journey along Havre des Pas before turning right at the southern end of Green Street where there is a bus stop, leaving only a very short walking distance to the facility. Users from the west will benefit from the high frequency of buses serving the Airport.
- 12.4 Access by private car or motorbike is possible and there are safe drop-off locations at the Mount Bingham Car Park and South Hill Boxing Gym. The existing parking facilities in the immediate vicinity are Mount Bingham Car Park, South Hill Boxing Gym and La Collette Gardens. The multi-story car park at Pier Road is also only a short walk, along safe walking routes, to the proposed site.

13 Land Use Planning

- 13.1 The proposed site is within the Outer Hazard Zone around the bulk fuel storage facilities at La Collette (Figure 10). Any new development within the hazard zones is subject to a Land Use Planning Assessment carried out in accordance with UK Health & Safety Executive's (HSE) Land Use Planning Methodology to determine whether or not the risk to the development is acceptable and therefore whether or not the development is suitable.

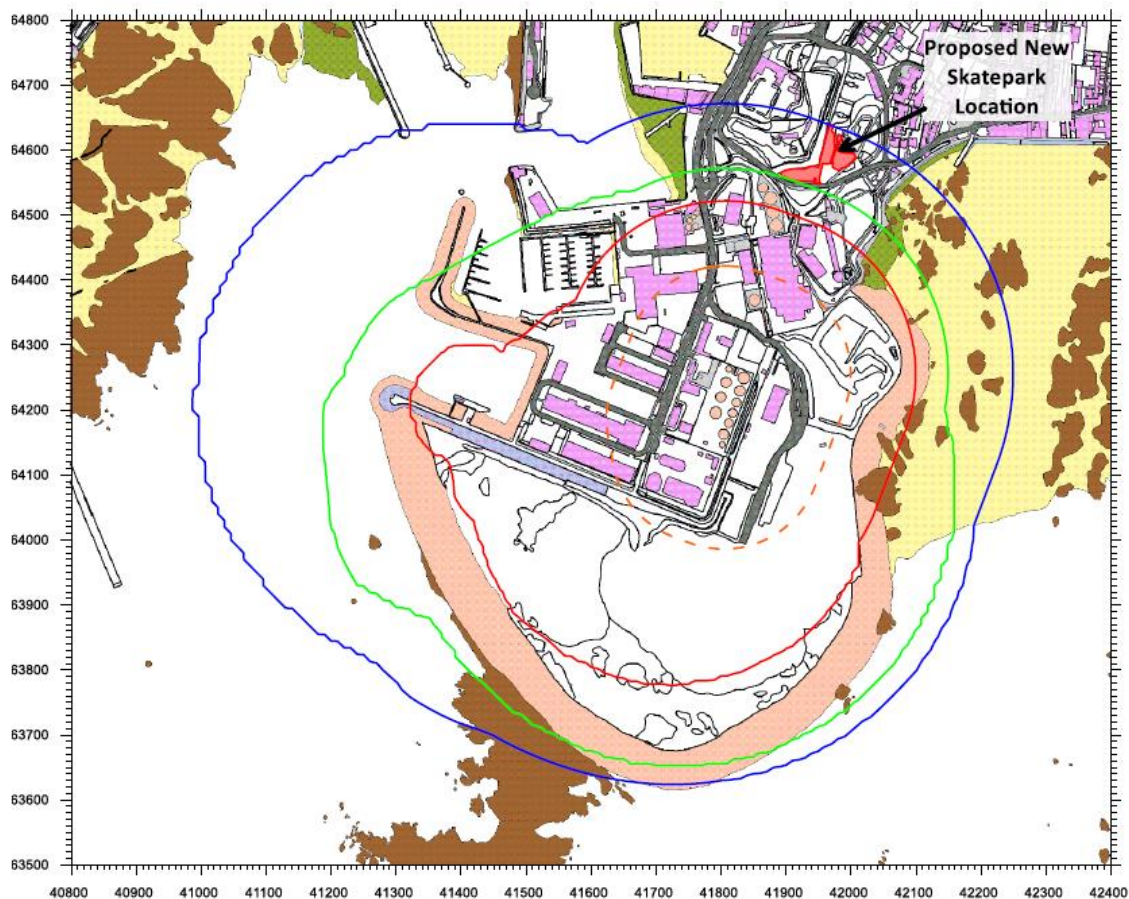


Figure 11 – Proposed Site and Hazard Zones

- 13.2 A Land Use Planning Assessment has been carried out as part of the feasibility study. The assessment conservatively considers the skatepark as a Sensitivity Level 3 development. As a statutory consultee to planning applications, the local Health & Safety Inspectorate uses the decision matrix shown in Table 2 to help determine whether they 'advise against' or 'don't advise against' developments within the hazard zones.

Level of Sensitivity	Development Proximity Zone	Inner Zone	Middle Zone	Outer Zone
Level 0	Don't Advise Against	Don't Advise Against	Don't Advise Against	Don't Advise Against
Level 1	Advise Against	Don't Advise Against	Don't Advise Against	Don't Advise Against
Level 2	Advise Against	Advise Against	Don't Advise Against	Don't Advise Against
Level 3	Advise Against	Advise Against	Advise Against	Don't Advise Against
Level 4	Advise Against	Advise Against	Advise Against	Advise Against

Table 3 – UK HSE's Land Use Planning Methodology Decision Matrix

- 13.3 Under the UK HSE's guidance, as a Sensitivity Level 3 development, the development of the proposed site at South Hill Gardens as a skatepark would be considered acceptable.

14 Heritage

- 14.1 The proposed site is within the Grade 2 Listed Place – South Hill Park (Ref. HE1898) and is adjacent to the Grade 2 Listed Place – La Collette Gardens (Ref. HE1896). These two listed places form a pair, South Hill Park being informal in nature and La Collette Gardens being formal. There are other listed buildings within these listed places and the surrounding areas.
- 14.2 A planning pre-application advice request was lodged as part of the feasibility study and a briefing with the Historic Environment Team was held. It was noted that the skatepark development would have an impact on the listed places and buildings but the proposals were not dismissed and it was confirmed there was potential for a high quality design incorporating appropriate impact mitigation. The following mitigation measures were suggested:
- The new facility would reinvigorate forgotten areas and create new tourist attractions similar to the original gardens and parks
 - The original layout of the park would be unaltered
 - Skateparks are facilities for ‘informal’ sports, reflecting the original landscape architecture of the park
 - Original dilapidated features would be retained and repaired using appropriate methods
 - Formal connection to La Collette Gardens could be created with pedestrian crossings
 - Granite materials could be incorporated into the features and structures of the facility to reflect the historic use as a quarry
 - Granite structures could use dressed granite to reflect the construction of the adjacent military structures
 - Random rubble granite structures could also be appropriately incorporated
 - Soft landscaping would be incorporated into the skateable areas using plant species similar to those found in other areas of the park
- 14.3 Mitigation of the heritage impact to an acceptable level is a significant challenge but one that may be overcome. A local heritage specialist would be required to assist with further collaboration with the Historic Environment Team and development of the skatepark design. A Heritage Impact Assessment will also be required to support any planning application made for the proposed site.

15 Archaeology

- 15.1 The proposed site is within the Area of Archaeological Potential – St Helier Historic Town & Harbour (HE1858).
- 15.2 An Archaeological Desk Based Assessment was prepared for the Jersey Electricity Company's recent application to install cable ducting through the proposed site (planning application reference P/2019/1577). This assessment has been reviewed as part of the feasibility study in order to understand the archaeological potential of the proposed site.
- 15.3 There is significant archaeological potential due to possible remains of a German prisoner of war camp and camp buildings that were located south of the Jersey Electricity Company Switching Station and east of their cables that run through the proposed site. Any excavation in these areas required for the construction of a skatepark will have an impact on this possible archaeological resource. This could be mitigated as follows:
- Minimising excavation in the areas of most significant archaeological potential by raising the level of the skatepark
 - Employing a qualified archaeologist to carry out a watching brief for any excavation works
- 15.4 Mitigation of the impact on the archaeological resource to an acceptable level is a significant challenge but one that may be overcome. A qualified archaeologist would be required to assist with further collaboration with the Historic Environment Team and development of the skatepark design. An Archaeological Desk Based Assessment will be required to support any planning application made for the proposed site and as a minimum a watching brief will be required during excavations works.

16 Road Safety

- 16.1 The south side of the proposed site is adjacent to the road known as Mount Bingham (A4). The road is a hazard and may present risk to the users of the skatepark. There are also other road safety hazards that need to be considered. A preliminary road safety assessment has been undertaken as part of the feasibility study to assess road safety risk and identify mitigation measures. This is summarised in Table 4.

Risk	Initial Risk Rating	Mitigation	Residual Risk Rating
Users inadvertently exiting the skatepark onto Mount Bingham (A4)	High	Install fence or barrier along the boundary of the site that is adjacent to Mount Bingham (A4) Create a separation distance between the fence or barrier Use planting and landscaping to further deter users from entering the area immediately adjacent to the road Design the skatepark so that the flow direction in the areas closest to the road are parallel with the road	Low
Users equipment inadvertently exiting the skatepark onto Mount Bingham (A4)	Medium	Install fence or barrier along the boundary of the site that is adjacent to Mount Bingham (A4) Create a separation distance between the fence or barrier Use planting and landscaping in the area immediately adjacent to the road Design the skatepark so that the flow direction in the areas closest to the road are parallel with the road	Low
Vehicle collision with users crossing from the parking area south of Mount Bingham (A4) to enter the skatepark	Medium	Install pelican crossing at a safe location with inter-visibility between users and vehicles	Low
Vehicle collision with users walking through the parking practice area to enter the skatepark	Medium	Establish a footway and safe walking route through the vehicle practice area	Low
Vehicle collision with users travelling to nearby amenities and public transport links	Low	Direct users onto existing safe walking/cycling routes Re-establish safe walking/cycling route through the La Collette Low Rise social housing development	Low
Misuse of roads, footways and cycle routes by users	Low	Direct users onto existing safe walking/cycling routes Re-establish safe walking/cycling route through the La Collette Low Rise social housing development Enforce proper use of roads, footways and cycle routes using existing provision in the law	Low

Table 4 – Road Safety Assessment

- 16.2 The assessment concludes that there is appropriate mitigation that can be implemented to reduce road safety risk to an acceptable level. The mitigation measures would not make a skatepark on the proposed site financially unviable.
- 16.3 If South Hill Gardens is adopted as the proposed site for the main skatepark, a road safety audit process in accordance with IHE's policy could be used to ensure that appropriate mitigation measures against road safety risk were implemented and such measures were designed to recognised standards.

17 Rock Face Stability

- 17.1 The proposed site is adjacent to 15 – 20m high shear faces of the Mount Bingham rock formation (Figure 11). Areas of Mount Bingham have collapsed historically and there have been rock fall incidents. The most recent event was in 2013 when the Mount Bingham road was closed for major stabilisation works. Other areas of the rock faces have been stabilised and netted to prevent collapse and rock fall. Therefore, the stability of the rock faces adjacent to the proposed site was considered as part of the feasibility study.



Figure 12 – Mount Bingham Rock Face

- 17.2 A specialist geologist with a comprehensive knowledge of the rock formation from historical appointments by the Government of Jersey undertook a feasibility assessment of the rock faces, including modelling of the structure of the rock formation and potential collapse and rock fall.
- 17.3 This assessment concluded that no major and financially unviable stabilisation or netting works would be required to ensure the safety of skatepark users. It was concluded that there is a risk of rock fall and this can be managed by the introduction of a rock fall barrier of similar specification to the existing barrier along a section of the Mount Bingham road (Figure 12). The barrier needs to be at sufficient distance from the rock face to ensure falling rocks do not breach the barrier. The estimated additional cost of the rock fall barrier does not make the proposed site financially unviable. The concept design for the proposed site assumes the rock fall barrier as the boundary of the site.



Figure 13 – Mount Bingham Rock Fall Barrier

18 Noise

- 18.1 Skatepark facilities are a source of noise. There is a common misconception that the levels of noise from a skatepark are unreasonable and this is often cited as a reason why a skatepark should not be built on a particular site.
- 18.2 A local noise assessment specialist was appointed to undertake a noise impact assessment for a skatepark on the proposed site. The noise impact assessment used source noise levels from previous assessments of skateparks and the modelling method described in ISO 9613-2 Acoustics – Attenuation of Sound During Propagation Outdoors – Part 2: General Method of Calculation to predict noise levels at nearby residences (receptors). The assessment then compared the predicted noise levels to acceptable thresholds given by a number of recognised standards.
- 18.3 The assessment concluded that a skatepark development on the proposed site would have little impact on the surrounding noise climate. Therefore, the proposed site is viable in terms of potential noise impact.

19 Preliminary Ground Investigation

- 19.1 A preliminary ground investigation was undertaken in October 2020 as part of the feasibility study. The objectives of the trial hole investigation were as follows:
- To obtain an understanding of the nature of the ground and soil or rock strata within the proposed site
 - To determine the level of any groundwater
 - To confirm the presence of ground contamination or otherwise
 - To obtain an understanding of the nature and stability of an adjacent rock face
- 19.2 The investigation consisted of the excavation of trial holes across the proposed site and the clearing of vegetation from the rock face immediately adjacent and to the east of the proposed site.
- 19.3 The trial holes involved excavating through superficial soil deposits, down to the bedrock below or to a maximum safe excavation depth if no bedrock was encountered. The excavated material was visually inspected for evidence of ground contamination. The trial holes were left open for sufficient time to establish whether groundwater was present or not.
- 19.4 Removal of vegetation (*Muehlenbeckia axillaris*) from the adjacent rock face began in discrete locations. This developed into removal of the vegetation from the rock face in its entirety. A visual inspection of the rock face was undertaken.
- 19.5 The trial holes in the lower area of the proposed site indicated that the area is covered with approximately 300mm of topsoil and the soils below that are made ground and the historic quarry was backfilled with waste soils and other unconfirmed wastes. A visual inspection of the soils excavated from the holes in this area identified burnt metals, ash and bonded asbestos containing materials in the made ground. Further investigation by sampling and testing is required to determine the exact nature and levels of contamination present in the soils. Bedrock was encountered across this area at a depth from existing ground level varying from 0.8m at the south west corner to approximately 3.0m in places. No groundwater or buried underground services were encountered. Utility service records indicate there are numerous buried underground services in the area. Further investigation is required to determine the exact nature and location of these.
- 19.6 The trial holes in the upper area of the proposed site indicate that the area is covered with approximately 150mm of topsoil. The soil below is orange gravelly clay. A visual inspection of the soils excavated from the holes in this area did not identify signs of contamination. Further investigation by sampling and testing may be required to determine if contamination is present in the soils. Bedrock was only encountered in one location in this area at a depth of 1.2m below ground level. In other locations, holes were excavated to a depth of 1.5m and no bedrock was encountered. No groundwater or buried underground services were encountered. Utility service records indicate there are numerous buried underground services in the area. Further investigation is required to determine the exact nature and location of these.
- 19.7 A skatepark constructed on the proposed site would consist of ground bearing concrete slabs and low level structures resulting in low ground pressures. The ground within the proposed site is considered adequate to support these pressures. The bedrock across the site is sufficiently deep such that there would be no excessive costs for the excavation of bedrock or that the design should be compromised by raising the level of the facility to avoid excavating bedrock. In any case, the concept design for the proposed site has been developed to minimise the excavation of bedrock. The vegetated rock face was cleared of vegetation after initially removing vegetation in discrete locations. The exposed rock face is granophyre in nature and consistent with the geological map for the area. There are areas of loose rock but the overall formation appears stable. Major stabilisation works to the rock face would not be required but a netting or cladding may be required to protect against rock fall. Assuming the soil in the lower area of the proposed site is confirmed as contaminated, there would be additional cost for excavation and disposal. This would not make the proposed site financially unviable.

20 Buried Underground Services

- 20.1 An assessment of existing buried underground services within the proposed site was undertaken as part of the feasibility study. This involved obtaining service records from utility services companies. Figure 13 shows the proposed site and all recorded services in the area.

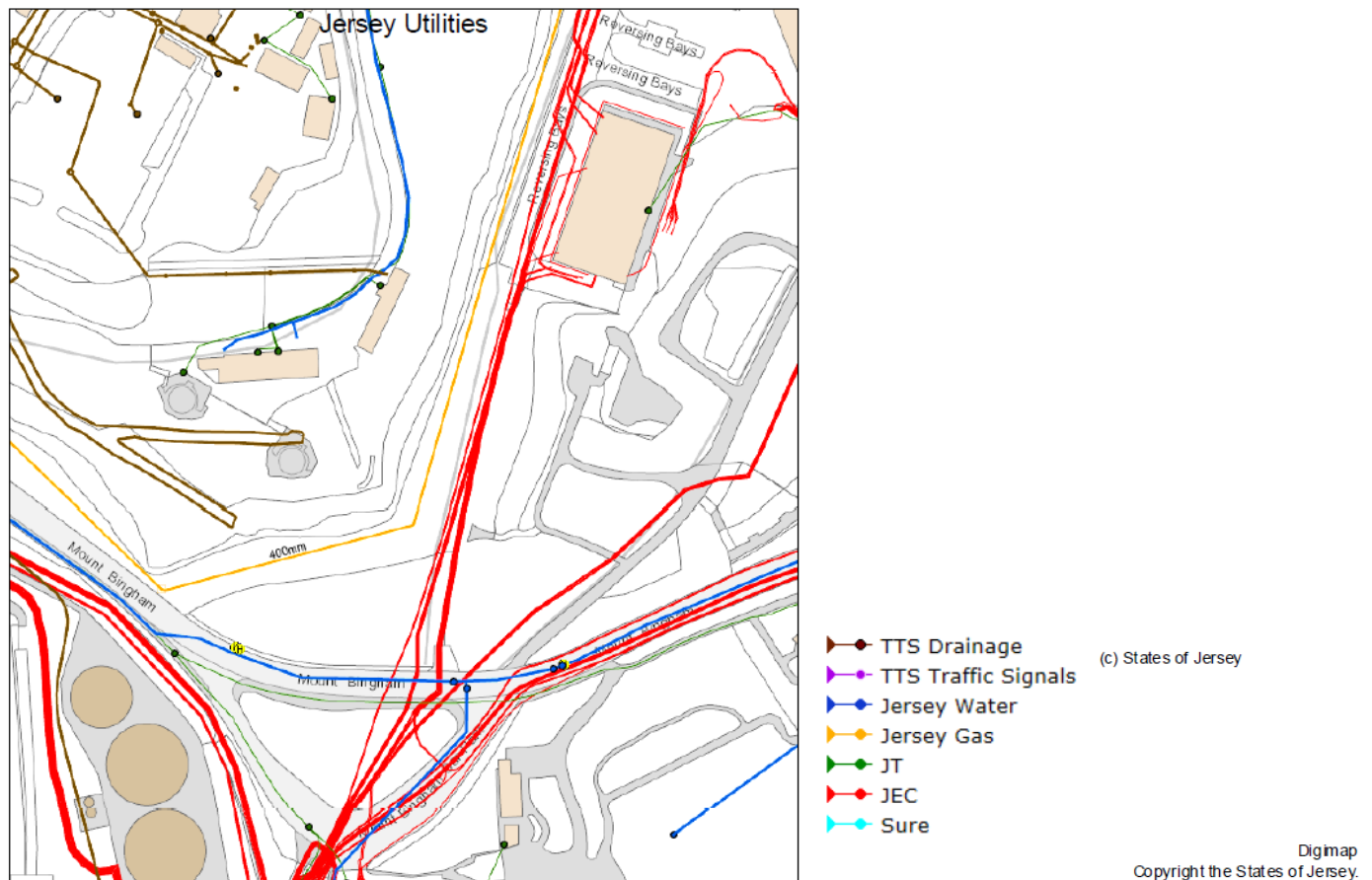


Figure 14 – Existing Buried Underground Services

- 20.2 There is major Jersey Electricity Company cable infrastructure within the upper and lower areas of the proposed site and a major Jersey Gas main along the north and western boundaries.
- 20.3 The concept design for the proposed site has been developed using the following principles:
- No above ground skatepark structures such as staircases, walls, planters, ramps, grindrails, ledges etc. including any foundations are to encroach on the services
 - Wherever possible, soft landscaping areas within the skatepark are to be positioned over the services to allow easier access if required
 - Soft landscaping in these areas is to be low maintenance with no trees or planting with extensive root structures
 - Any concrete or other hardstanding over the cables is to be flat or low gradient, requiring minimal excavation for construction
- 20.4 Thus, excessive costs for service diversions can be avoided and the risk of objection from utility service providers is minimised.

21 Planning Risk

21.1 Risk associated with the planning permission has been considered and compared for the sites at South Hill Gardens and Les Quennevais Sports Centre. The key planning risks if the skatepark was constructed at South Hill Gardens are summarised and rated in Table 3. The key planning risks if the skatepark was constructed at Les Quennevais Sports Centre are summarised and rated in Table 4.

South Hill Gardens

Description	Initial Risk Rating	Mitigation	Residual Risk Rating
Refusal of planning permission	Moderate/High	Consult Planning & Building Services prior to submission Engage the Historic Environment Team in the design process Incorporate appropriate heritage and archaeological impact mitigation into the design Undertake ecological impact assessment and incorporate appropriate mitigation into the design	Moderate
Appeal against planning permission	Moderate/High	Consult with nearby residents prior to submission of application Consult with the Havre des Pas Improvement Group Include improvements to the other areas as part of the proposals Consult with other key stakeholders	Moderate
Overall Risk Rating			Moderate

Table 4 – South Hill Gardens – Key Planning Risk Register

Les Quennevais Sports Centre

Description	Initial Risk Rating	Mitigation	Residual Risk Rating
Refusal of planning permission	Moderate	Consult with Planning & Building Services and amend application Design sensitive floodlighting scheme to mitigate visual and ecological impact	Moderate
Appeal against planning permission	Moderate/High	Consult with nearby residents prior to submission of application Consult with other Les Quennevais Sports Centre users Consult with other key stakeholders	Moderate
Overall Risk Rating			Moderate

Table 5 – Les Quennevais Sports Centre – Key Planning Risk Register

- 21.2 There is a moderate risk that planning permission for both South Hill Gardens and Les Quennevais Sports Centre is refused or appealed against. Applications for planning permission to both sites would need to be supported by various impact assessments, with impact mitigation incorporated into the design. South Hill Gardens would require additional impact assessments relating to the listed status and archaeological potential.

22 Conclusion

- 22.1 A review of previously considered sites was undertaken to identify if there were any alternatives after mounting concern from internal and external stakeholders about the decision to locate the main skatepark at Les Quennevais Sports Centre. Particular concerns included the accessibility of the Les Quennevais Sports Centre site and it being a departure from the preferences of children and young people first consulted in 2018. It was felt that a facility on the site may not maximise the benefit to the public and best satisfy the demands and expectations of the users.
- 22.2 It was concluded that South Hill Gardens may be a viable site but a detailed feasibility study would be required to confirm this. The South Hill Gardens – Alternative Site Feasibility Study was formally commenced in October 2020. The study was conducted in a collaborative manner, working with key stakeholders and interested parties, with the aim of confirming if the site was viable, examining the benefits and determining whether the demands and expectations of the users can be satisfied.
- 22.3 The proposed site is within the existing public park known as South Hill Gardens and comprises a number of grassed areas south and south east of the Jersey Electricity Company Switching Station. The park is owned by the Government of Jersey and administered and managed by IHE. There is a covenant on the land that would support the development. No other legal issues have been identified that would prevent the development.
- 22.4 The site's planning status has been confirmed by a pre-application advice request to Planning and Building Services. The public park is itself a Grade 2 Listed Place and is surrounded by other listed places and buildings. The site is also within an Area of Archaeological Potential, the La Collette Outer Hazard Zone and Protected Open Space.
- 22.5 A Land Use Planning Assessment has been undertaken confirming the skatepark development would be suitable within the Outer Hazard Zone. A skatepark would be considered open space, classified as play space or an outdoor sports facility.
- 22.6 A briefing was held with Planning and Building Services – Historic Environment Team at which the listed status of the site and the potential impact on this was discussed. The challenge of designing a facility with minimal impact on the listed place(s) and surrounding listed buildings was highlighted but the proposals were not dismissed. The status of the site as a listed place and the archaeological potential present a significant challenge to the skatepark development. There is however, scope for mitigation of the impact in the design and a heritage consultant and archaeologist would be appointed to assist in reducing the impact to an acceptable level.
- 22.7 The feasibility study was conducted in a collaborative manner and a number of key stakeholders, including politicians, government departments and external stakeholders, have been consulted and all have either confirmed they would support the change in location of the main skatepark to South Hill Gardens or have no objection. The Jersey Skateparks Association have confirmed their support of the site. Further consultation with the wider user group and general public is required but this is not considered a reason not to pursue the site.
- 22.8 A concept design has been developed within the site constraints and this has confirmed that all design requirements can be satisfied on the site. The site is located within St Helier and therefore, the most densely populated areas of the island. There are excellent links to walking and cycling routes and public transport. There is existing parking provision in the area and safe drop-off and pick-up locations.
- 22.9 The south side of the proposed site is adjacent to the road known as Mount Bingham (A4). The road is a hazard and may present risk to the users of the skatepark. There are also other road safety hazards that need to be considered. A preliminary road safety assessment has been undertaken as part of the feasibility study to assess road safety risk and identify mitigation measures. The assessment concluded that road safety risk can be mitigated to an acceptable level.
- 22.10 There are high, shear rock faces along the west/north west of the site that present a risk of rock fall. This has been assessed and modelled by a geologist. It has been confirmed, that this can be managed with a relatively low cost rock fall barrier.

- 22.11 A noise impact assessment has been undertaken and it has been confirmed that the skatepark development would have little impact on the surrounding noise climate.
- 22.12 A preliminary ground investigation was undertaken to obtain an understanding of the nature of the ground and soil or rock strata within the proposed site, determine the level of any groundwater and the presence of any ground contamination.
- 22.13 It was confirmed that the underlying bedrock is sufficiently deep such that there would be no excessive costs for the excavation of bedrock or that the design should be compromised by raising the level of the facility to avoid excavating bedrock. No groundwater was encountered.
- 22.14 There were visual signs of contamination in the soils excavated. Further testing would be required to confirm the presence, nature and levels of any contamination. If the soils are found to be contaminated, they can be handled and disposed of appropriately. The additional cost of doing so does not render the proposed site unviable.
- 22.15 An adjacent rock face to the east of the site was cleared of vegetation to enable a visual inspection. The rock face was found to be stable but presents a risk of rock fall. This can be managed with netting or cladding. The additional cost of this does not render the proposed site unviable.
- 22.16 Records of buried underground services from utility companies confirmed the presence of electricity cables and a gas main within the proposed. The concept design for the proposed site has been developed to avoid impacting upon these. Complex and costly service diversions are unlikely to be required.
- 22.17 In summary, it is concluded that the proposed site at South Hill Gardens is a viable site for the main skatepark. The site presents moderate project risk primarily due to the listed status and archaeological potential. However, these risks can be mitigated and there are significant benefits that can be achieved if the site is adopted. These include better alignment with the project objectives, increased accessibility, increased usage, increased benefits and a more equal opportunity for children and young people. The site presents the opportunity to reinvigorate a forgotten and neglected area of St Helier and there are opportunities to link the development with Fort Regent, Havre des Pas and other public spaces in the area.
- 22.18 By comparison, the Les Quennevais Sports Centre site also presents a moderate risk that planning permission will either be rejected or appealed against.
- 22.19 If the proposed site is adopted, it is estimated that it is both affordable and the overall project cost would be similar to the Les Quennevais Sports Centre option.
- 22.20 It is possible to complete the construction of the main skatepark in the same timescale as if it were at Les Quennevais Sports Centre. That being by the end of January 2022. Satellite facilities would also follow in the same timescale and be complete by June 2022.
- 22.21 The original site suitability assessment has been updated to reflect current information about both sites. Both Les Quennevais Sports Centre and South Hill Gardens now score 81.25.