



Agenda

Meeting: **Folkestone Parks and Pleasure Grounds Charity**
Date: **26 July 2023**
Time: **6.15 pm**
Place: **Council Chamber, Civic Centre**

To: Councillors Mike Blakemore, Polly Blakemore, Gary Fuller, Rich Holgate, Jim Martin, Tim Prater, Stephen Scoffham, Rebecca Shoob and Jeremy Speakman

The Committee will consider the matters listed below at the date, time and place shown above. The meeting will be open to the press and public.

Members of the Committee who wish to have information on any matter arising on the agenda which is not fully covered in these papers are requested to give notice prior to the meeting to the Chairman or appropriate officer.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>.

Please note there will be 37 seats available for members of the public, which will be reserved for those speaking or participating at the meeting. The remaining available seats will be given on a first come, first served basis.

1. **Apologies for absence**
2. **Declarations of interest (Pages 3 - 4)**
3. **Minutes**

To agree as a true record the minutes of the meeting held on 20 April 2023.

4. **Folkestone Parks and Pleasure Grounds - Update Report**

Queries about the agenda? Need a different format?

Contact Jemma West – Tel: 01303853369
Email: committee@folkestone-hythe.gov.uk
or download from our website
www.folkestone-hythe.gov.uk

This report provides the Board with an update in relation to all those decisions taken by the Director of Housing & Operations, since January 2023, under his delegated authority to deal with charity assets. This report also covers other matters relating to charity land and proposes that Samuel Aligbe, Chief Officer – Corporate Estate and Development, is given the delegated authority to deal with charity assets.

5. **East Cliff Consultation Findings Update**

This report provides an update on, and summary of the findings of the East Cliff Consultation report prepared by Lake Market Research following a public consultation carried out by the council between 5 July and 31 August 2022. The report considers possible next steps and the implications to the existing assets within the site boundary.

Declarations of Interest

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

This page is intentionally left blank

Minutes

Folkestone Parks and Pleasure Grounds Charity

Held at:	Council Chamber - Civic Centre Folkestone
Date	Thursday, 20 April 2023
Present	Councillors John Collier, Ray Field, David Godfrey, David Monk, Tim Prater, Lesley Whybrow and David Wimble
Apologies for Absence	Councillor Mrs Jennifer Hollingsbee and Councillor Stuart Peall
Officers Present:	Andy Blaszkowicz (Director of Housing and Operations), Ewan Green (Director of Place), Amandeep Khroud (Assistant Director), Susan Priest (Chief Executive) and Jemma West (Democratic Services Senior Specialist)

17. **Declarations of interest**

There were no declarations of interest at the meeting.

18. **Minutes**

The minutes of the meeting held on 25 January 2023 were agreed as a true record.

19. **Radnor Park - Community group funding for Pétanque Courts**

This report provided the Board with a summary of a proposal for a pétanque court at Radnor Park and its proposed maintenance in the future.

Proposed by Councillor Collier,
Seconded by Councillor Wimble; and

RESOLVED:

- 1. That report FPPG/22/10 be received and noted.**
- 2. That the funds raised by the Radnor Park Community Group be used to install the Pétanque Court at Radnor Park.**
- 3. That Full Council be asked to consider adding the funds raised by the Radnor Park Community Group to the Medium Term Capital Programme.**
- 4. That that annual maintenance of the proposed pétanque court at Radnor Park be funded by the Folkestone Parks and Pleasure Ground Charity and added to the revenue budget for 23/24.**

(Voting figures: 7 for, 0 against, 0 abstentions).

20. **East Cliff Pavilion - Update**

The report provided the Board with an update in relation to the East Cliff Pavilion and alterations made to the Property by the tenant.

Proposed by Councillor Monk,
Seconded by Councillor Wimble; and

RESOLVED:

That a letter of intent to open the premises to the public within a reasonable timeframe be requested from the leaseholder. If the letter is not received, this report be brought back to the FPPG in order to consider the recommendations.

(Voting figures: 7 for, 0 against, 0 abstentions).

21. **Urgent item of business - Events Application to use Mermaid Beach**

The report detailed the recent event application that has been received for an event to be held on Mermaid Beach, Folkestone.

Proposed by Councillor Monk,
Seconded by Councillor Whybrow; and

RESOLVED:

- 1. That the event not be permitted to go ahead.**

(Voting figures: 7 for, 0 against, 0 abstentions).

This report will be made public on 18 July 2023

Report number: **FPPG/23/01**

To: Folkestone Parks and Pleasure Ground Charity – Board of Trustees
Date: 26th July 2023
Responsible officer: Andy Blaszkowicz, Director – Housing & Operations
Subject: Folkestone Parks and Pleasure Grounds – Update Report

Summary: This report provides the Board with an update in relation to all those decisions taken by the Director of Housing & Operations, since January 2023, under his delegated authority to deal with charity assets. This report also covers other matters relating to charity land and proposes that Samuel Aligbe, Chief Officer – Corporate Estate and Development, is given the delegated authority to deal with charity assets.

RECOMMENDATIONS:

- 1. To receive and note report number: FPPG/23/01.**
- 2. To agree the proposal to allow Samuel Aligbe, Chief Officer – Corporate Estate and Development, to have delegated authority to make decisions regarding charity assets on behalf of the charity. This will commence from August 2023.**
- 3. To agree the proposed new level of £30,000pa at which the officer with delegated authority to make decisions regarding charity assets, which are not politically sensitive, can operate.**
- 4. To agree that a Licence to Alter is granted to the tenant of the East Cliff Pavilion to consent to the alterations.**

1. BACKGROUND

- 1.1 The council act as trustees on behalf of the Folkestone Parks and Pleasure Grounds (FPPG) Charity in managing all the charity's assets. The council provides an update report to the Charity trustees every six months.

2. INTRODUCTION

- 2.1 This report provides the Board with the 6-monthly update in relation to all those decisions taken by the Director – Housing & Operations since January 2023. This report also covers other matters relating to charity land and proposes that Samuel Aligbe, Chief Officer – Corporate Estate and Development, is given the delegated authority to deal with charity assets.
- 2.2 The current delegated authority enables decisions to be made in relation to charity assets, which are not politically sensitive, with a value of up to £20,000pa. It is now recommended that the trustees agree to a revised level of £30,000pa at which the officer with delegated authority to make decisions regarding charity assets, which are not politically sensitive, can operate.

3. DECISIONS TAKEN SINCE JANUARY 2023

3.1 Lower Sandgate Road Recreation Ground (Coastal Park)

Beach huts, Marine Walk: the leases of the 115 beach huts were reaching expiry between Spring and Summer 2023. Future terms for leasing the beach huts were set out in report FPPG/02/04, presented to Charity Trustees in the December 2022 meeting. Since then, all tenants have been contacted and the council has agreed leases of 100 huts. The remainder are being offered to the next candidates on the waiting list. The current terms and conditions give those on the list three weeks to make a decision which means there has been a delay in agreeing new leases.

3.2 East Cliff and The Warren Pleasure Ground

- a. East Cliff and The Warren: The results of the consultation on a potential new play area have been reported in a separate report to the Trustees in July 2023.
- b. East Cliff Pavilion: The premises are let on a long lease to the tenant. It was found that numerous alterations were made to the building without permission and officers have been following this up with the tenant to regularise the position.

The Board considered report FPPG/22/09 on 19 April 2023 which set out the alterations made to the East Cliff Pavilion by the tenant. It was recommended that a Licence to Alterations be granted to regularise the alterations. However, the trustees noted that they would only support the recommendations should the tenant provide a letter of intent to open the Pavilion. Officers wrote to the tenant setting out this requirement of the trustees. Subsequently the alterations have been granted planning permission by the Local Planning Authority and the tenant has contacted the council (as landlord) confirming the intention to open in August 2023. It is now recommended that a Licence to Alter is granted to the tenant to consent to the alterations.

- c. Canterbury Archaeological Trust (CAT) was granted a licence until 31 October 2025 to enable it to undertake archaeological fieldwork and excavations. The proposed dates for CAT's 'Season 2' works are 14 August to 6 October 2023. The works are to include the excavation of two areas north of the Roman villa site.

3.3 Radnor Park

- a. A two-year lease from 4 August 2022 was granted to the EKC Group (EKCG) relating to Radnor Park Tearoom. EKCG has now confirmed its decision to withdraw from the Radnor Park Tearoom but has yet to serve formal notice to break the lease. The lease includes a break clause enabling either party to break the lease any time after the first 12 months on one month's notice. The council is now following up with the tenant in relation to its dilapidations liability. The intention would be to relet the tearoom once EKCG has vacated.
- b. A two-year lease from 6 March 2023 has been granted to the Trustees of Shepway Angling Club relating to the small store adjacent to Radnor Park (Upper) Pond.
- c. Pétanque: Report FPPG/22/10 detailed the proposal for installation of pétanque courts at Radnor Park, to be funded in part by the Radnor Park Community Group (RPCG). Subsequently officers are now progressing the project.

3.4 Various Charity Lands

- a. A two-year lease from 1 January 2023 has been granted to Creative Folkestone relating to the siting of nine existing Triennial artworks on charity land (refer to Appendix 1).
- b. A licence has been granted to Folkestone Town Council to install CCTV apparatus at various FHDC-owned and managed sites, some of which is charity land (i.e. Coastal Park/Lower Sandgate Road, Radnor Park, and Canterbury Road).

4. CONCLUSION

- 4.1 The next update report will be provided in January 2024.

5. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

- 5.1 **Legal Officer's Comments** All legal related issues are covered within the report.
- 5.2 **Finance Officer's Comments** All finance related considerations are covered within the main body of the report.
- 5.3 **Communication Implications** Communication of the archaeological works at East Cliff will be issued at the time to the public.
- 5.4 **Diversities and Equalities Implications** There are no diversities and equalities implications arising from this report.

6. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Andy Blaszkowicz, Director – Housing & Operations

01303 853684

andy.blaszkowicz@folkestone-hythe.gov.uk

Samuel Aligbe – Chief Officer – Corporate Estate and Development

07742 763201

samuel.aligbe@folkestone-hythe.gov.uk

APPENDICES

Appendix 1: Triennial Artworks

The following background documents have been relied upon in the preparation of this report:

None.

Appendix 1: Triennial Artworks

TRIENNIAL 2023: LEASE FOR ARTWORKS ON FPPG LAND						
Artist	Plan no.	Triennial year	Name of artwork	Location	Description	Size
Patrick Corillon	9	2021	On the Track of St.Eanswythe's Waterway	Radnor Park	Reliquary box on four legs	Box H62 x W55 x D25cm, legs H100cm (overall H162cm)
Mariko Hori	8	2021	Mellowing the Corners (part)	The Durlocks, top of steps	Pulhamite bench sculpture (FHDC land K910817 and K887002)	140 x 50 x 50cm
Mariko Hori	7	2021	Mellowing the Corners (part)	Beach, off Marine Walk, Lower Sandgate Road	Pulhamite rock sculpture (FHDC land K739733)	200 x 100 x 50cm
Marc Schmitz/Dolgor Ser-Od	6	2017 (existing)	Siren	East Cliff (behind Pavilion), Wear Bay Road	Large fibreglass horn	As existing
Gary Woodley	5	2017 (existing)	Impingement no 66 'Cube Circumscribed by Tetrahedron, Tetrahedron Circumscribed by Cube'	Slipway to beach, Off The Stade	Geometric artwork on wall	As existing
Pablo Bronstein	4	2014 (existing)	Beach Hut In The Style Of Nicolas Hawksmoor	Marine Walk, Off Lower Sandgate Road	Beach hut	10m high x 5.1m wide x 2.6m long
Adam Chodzco	3	2008 (existing)	Pyramid	Below the Leas Cliff Hall, Coastal Park, Lower Sandgate Road	Sign	App. 1000x750mm board on 3 no. legs. App. 1000mm o/a hgt.
Tracey Emin	2	2008 (existing)	Baby things (part)	Coronation Parade	Bronze casting	Item of baby clothing (shoe) cast in bronze which is life-size
Richard Wilson	1	2008 (existing)	18 holes	Marine Walk, Off Lower Sandgate Road	3 no. beach chalet-style structures	2.62 x 8.53 x 3.05m

This page is intentionally left blank

This Report will be made public on 18 July 2023



Report Number **FPPG/23/02**

To: Folkestone Parks and Pleasure Grounds Charity – Board of Trustees
Date: 26th July 2023
Chief Officer: Samuel Aligbe, Chief Officer-Corporate Estate & Development
Director: Andy Blaszkowicz, Director – Housing & Operations
SUBJECT: EAST CLIFF CONSULTATION FINDINGS UPDATE

SUMMARY:

This report provides an update on, and summary of the findings of the East Cliff Consultation report prepared by Lake Market Research following a public consultation carried out by the council between 5 July and 31 August 2022. The report considers possible next steps and the implications to the existing assets within the site boundary.

RECOMMENDATIONS:

- 1. To receive and note report FPPG/23/02.**
- 2. To note the summary findings of the recent consultation, and agree that no further work is progressed to deliver those proposals.**
- 3. To note the ongoing maintenance costs and obligations on the Charity as set out in section 7 of the report.**
- 4. To agree that officers continue to explore all available funding sources to support any future project and maintenance of the existing facilities.**
- 5. To agree that any future improvement works will be subject to a further public consultation and a report to the Charity.**

1. BACKGROUND

- 1.1 East Cliff is land owned by the Folkestone Parks and Pleasure Grounds Charity in East Folkestone and managed by the council on behalf of the charity.
- 1.2 It is an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest and the current facilities consist of:
 - Existing open space/cut grass (6.24 acres)
 - Pitch and putt course including the Martello Tower (8.68 acres)
 - Bowls club (two greens) and tennis courts (2.57 acres)
 - Children's play area (220 sqm)
 - Toilet block
- 1.3 The 2017 Shepway Play Area Review assessed the play provision throughout the district against national standards (FIT standards). East Cliff was earmarked as having a standard of -.0.21; the second lowest score in the district and all the facilities are dilapidated and require replacement and upgrading.
- 1.4 The Play Area Review also identified the area as having a shortage of play facilities for children and young people. The Play Area has been identified as a priority in the district's Play Area Strategy 2020.
- 1.5 The overarching vision for the area is to improve leisure facilities for residents and visitors while enhancing the heritage and archaeological setting. The areas consulted on to achieve this were:
 - Creating an upgraded destination play area with exciting and challenging play provision
 - Building a visitor centre so that information about the site's heritage and ecological importance can be shared more widely
 - Improving accessibility to the nearby Warren and beach
 - Creating a larger car park to manage parking pressures in the East Cliff area and to generate income for the charity and help with site maintenance.
- 1.6 Following discussions with local stakeholders, F&HDC launched a community consultation to gather the views of the local community in relation to the current use, general perceptions of the site and ideas for potential future use. The consultation ran from 5 July 2022 to 31 July 2022. F&HDC commissioned Lake Market Research to analyse and present the data and survey findings in a report received by officers in April 2023.

1.7 This report seeks to update the Charity Trustees on the findings of the consultation and provides recommendations on how the trustees should proceed and considers other implications.

1.8 A copy of the Consultation Report is attached as Appendix 1.

2. CONSULTATION PROCESS

2.1 The consultation process was launched by FHDC on 5 July 2022 and ran until 31 August 2022.

2.2 The survey was available in online and print format and was open to all residents to participate.

2.3 Volunteers from residents' groups helped shape the survey and distributed printed copies in the Folkestone Harbour ward and printed copies were available at the East Cliff Sports Kiosk for collection and return.

2.4 Approximately 1200 surveys were completed.

3. CONSULTATION METHODOLOGY

3.0 The survey was conducted using a multiple choice-based questionnaire that asked fourteen questions specifically about the perception and preferred uses of East Cliff play area itself and eight questions were related to the participant's personal circumstances and demographics.

3.1 Folkestone & Hythe District Council was responsible for the design, promotion and collection of the data while Lake Market Research was commissioned to conduct the independent analysis of the feedback.

3.2 Consultees were given a choice of which questions they wanted to respond to, the participation therefore being self-selecting.

3.3 Consultees included district, town and county councillors, schools (staff and pupils, resident associations, community groups, the bowls club, and the Canterbury Archaeological Trust.

4. EXECUTIVE SUMMARY OF CONSULTATION FINDINGS

4.1 The vast majority responding to the consultation indicated they currently visit East Cliff (94%) and use the open space there (94%). Around a third indicated they use the play area (36%) and golf/putting facilities (32%) and a quarter (25%) indicated they use tennis facilities. 11% indicated they use public bowls pitches.

4.2 Facilities considered important to consultee households largely correlates with facilities currently used. The vast majority of those answering indicated the open space is important (89%) and 53% indicated the public toilets are important. The play area, golf / putting facilities, tennis facilities and bowls facilities rank third (46%), fourth (37%), fifth (36%) and sixth (21%) respectively.

- 4.3 Some barriers to the use of East Cliff were put forward by those answering. The most common are a perceived lack of play facilities (37%), parking (24%), the condition / location of public toilets (21%) and the poor condition / layout of the open space (20%). 11% referenced the conditions of the grounds and 10% referenced litter.
- 4.4 Consultees were asked to give a rating for the play areas in East Folkestone and East Cliff. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just over a quarter (28%) of those answering indicated they are satisfied with the play areas in East Folkestone (11% very satisfied and 16% fairly satisfied). 23% indicated they are dissatisfied with the play areas in East Folkestone (9% very dissatisfied and 14% fairly dissatisfied). A significant proportion (49%) indicated they are neither satisfied nor dissatisfied.
- 4.5 The proportion satisfied is broadly similar in the context of East Cliff with just under a quarter (23%) of those answering indicated they are satisfied with the play area (10% very satisfied and 13% fairly satisfied). 33% indicated they are dissatisfied (9% very dissatisfied and 14% fairly dissatisfied); higher than observed for East Folkestone. Again, a significant proportion (44%) indicated they are neither satisfied nor dissatisfied.
- 4.6 When asked to select the most appropriate size for the East Cliff play area, views are split between the options proposed in the survey:
- A local play area – 2-3 pieces of small equipment targeted at the younger age group – 28%;
 - Local equipped play area – 5 pieces of equipment, up to twice the size of the current play area with a cost to build approximately £75,000 – 27%;
 - Destination play area - 8 plus pieces of equipment, will contain some of the following: disability and sensory equipment, multi-use games area, sports activities, gym & fitness equipment. Cost to build approximately £250,000 plus cost of toilets/café etc. – 25%;
 - Neighbourhood play area - 8 pieces of equipment covering a wider age group, plus opportunity for more expansive play, such as wheeled activities i.e. multi use games area, may provide some accessible play equipment. Cost to build approximately £150,000 – 21%.
- 4.7 Consultees were asked to select which facilities they would use in the context of the charity needing to be able to afford improvements and secure the future of existing facilities and raise income. Of the facilities put forward, consultees indicated they were most likely to use a small café (71% of those answering) and a seasonal ice cream van (66%). 42% of those answering indicated they would use a café and visitor centre with educational offering, 37% indicated they would

use sports facilities and 22% indicated they would use hire facilities and/or pay and display parking.

- 4.8 Views on whether consultees would accept the total size of the sports area to be extended for sports/activity purposes are polarising with 47% indicating they would accept it and 53% indicating they would not accept it. Similarly, in the context of accepting the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads, 45% indicated they would accept it and 55% indicated they would not accept it.
- 4.9 Consultees were asked to rate the importance of improving paths and walkways to Folkestone harbour, the town centre and the Warren. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just under two thirds of those answering (62%) indicated they consider it important to improve paths and walkways to Folkestone harbour, the town centre and the Warren (42% rated it as very important). 11% indicated they do not consider it important. Just over a quarter (27%) indicated they consider it neither unimportant nor important.
- 4.10 Consultees were also asked to rate the importance of the heritage being acknowledged in future plans. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just over (54%) indicated they consider it important that the heritage is acknowledged in any future plans (38% rated it as very important). 21% indicated they do not consider it important. Just under a quarter (24%) indicated they consider it neither unimportant nor important.
- 4.11 The vast majority of those answering (95%) indicated they would accept a proportion of the open space being set aside to increase biodiversity and ecology on site through wildflower meadows and planting.
- 4.12 Finally, consultees were given the opportunity to provide suggestions for use of the Martello Tower in their own words. For the purpose of reporting, we have reviewed respondents' comments and have grouped common responses together into themes. A variety of suggestions were put forward but the most common are a café / restaurant / bar / coffee shop / offer of refreshments (36% of those answering), a museum / heritage centre / historical reference facilities (29%) and a visitor centre / tourist information centre (24%). 17% suggested a viewing point / platform / look out, 10% suggested an education centre / study and 9% suggested an art gallery / studio / exhibition centre.
- 4.12 Further comments about East Cliff.
- 4.13 Consultees were given the opportunity to provide any other comments about East Cliff in their own words. For the purpose of reporting, Lake reviewed respondents' comments and have grouped common responses together into themes. 60% of consultees provided a comment at this question.

- 4.14 A variety of comments were made but the most common are references to leave the area as it is / no development / keep area preserved (37%), keep / enjoy the green / open spaces (30%) and it is a beautiful / scenic area (25%).
- 4.15 15% commented that they felt limited improvements to the children's play area are needed (15%) and 12% commented that they felt no more car parking was needed. 11% commented that they would predominantly leave facilities as they are but with some minor development / improvement.
- 4.16 14% commented that the area is used frequently / important to the locals / community.

5. CONCLUSIONS OF CONSULTATION

- 5.1 Overall, it is apparent that opinion is mixed on how any improvements should be implemented at East Cliff.
- 5.2 The vast majority of those answering the questionnaire indicated the open space is important (89%) and 53% indicated the public toilets are important. The play area, golf / putting facilities, tennis facilities and bowls facilities rank third (46%), fourth (37%), fifth (36%) and sixth (21%) respectively.
- 5.3 The fact remains that the 2017 Shepway Play Area Review assessed the play provision throughout the district against National standards (FIT standards). East Cliff was earmarked as having a standard of -.0.21, the second lowest score in the district and all the facilities are dilapidated and require replacement and upgrading.
- 5.4 It should be noted that only a quarter of people that used East Cliff were satisfied with the play area and the play areas in East Folkestone more widely.
- 5.5 Whilst the results of the consultation are mixed and don't give a clear direction for any improvements, perhaps the comments added at the end of the consultation highlighted in paragraphs 4.12-4.16 provide a clearer steer. It is clear that many people would like East Cliff to remain as an unspoilt open space but they would accept improvements to the play area, toilets and other existing facilities pending further consultation.

6. RECOMMENDATIONS MOVING FORWARDS

- 6.1 Following the public consultation it is recommended that any plans for the future of East Cliff should maintain the current character of the site.

- 6.2 There is a clear desire from some consultees to improve the play area and toilet facilities at East Cliff, and to improve access, paths and biodiversity.
- 6.3 The charity does not currently have sufficient income streams for improvements.
- 6.4 Officers should continue to work closely with planning colleagues to secure funding through developer contributions (S106) and CIL contributions to create sufficient budget to consider these improvement works in the future.
- 6.5 Any future works will be subject to available funding, further public consultation and a further report to the trustees.

7. OTHER IMPLICATIONS

- 7.1 As referred to in paragraph 1.2 there are a number of other facilities at East Cliff that require modernisation.
- 7.2 Whilst the grass tennis courts, bowling greens and golf course are in good condition the buildings that support these sport facilities are not. Substantial investment is required to bring these up to date.
- 7.3 There are high staffing costs associated with the maintenance and operation of the facilities including the grounds keepers, toilet cleaners and seasonal operatives who manage the facilities on a daily basis. The annual cost of the associated wages is £57,151 (comprising £17,783 2022/23 actual spend on temporary staff costs; and £39,368 permanent staffing cost forecast in 2023/24 budget).
- 7.4 Whilst the sports facilities are well used the income is relatively low at £22,609 per annum.
- 7.5 Other costs associated with the operation of East Cliff include, management, machinery, vehicles, fuel, and materials.
- 7.6 There is also the Martello Tower situated at East Cliff which is a Scheduled Ancient Monument. This requires a substantial amount of money to refurbish the tower and keep in good condition.
- 7.7 It is clear that all of the facilities at East Cliff need to move to a more financially stable position to enable them to be sustainable for the charity for years to come.
- 7.8 Further work needs to be undertaken to understand the capital funding requirements for the facilities at East Cliff and how the council may be able to

move the operation of the facilities to a sounder financial position, making it sustainable for the future.

8. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

- 8.1 **Legal Officer's Comments (NM):** There are no legal implications arising directly from this report.
- 8.2 **Finance Officer's Comments (JS):** Whilst this report does not directly outline the financial implications of the recommendations at paragraph 7, it is clear from the body of this report that there may be a need for capital spend on the East Cliff site. Any such investment will need to be financed in a sustainable way. Should Trustees agree to the recommendations in this report, and once a clear strategic direction has been set, additional finance comments will need to be sought once relevant discussions have taken place with Planning (see paragraph 6.5) with regards to the use of s106/CIL funding and to determine the extent of additional funding required from the Charity's own reserves / financing.
- 8.3 **Diversity and Equality Implications:** There are no diversity nor equality implications arising directly from this report.
- 8.4 **Environmental Implications (OF):** There are no climate implications arising from this report however if the proportion of open space is taken forward it will need to be subject to climate implications assessment.

9. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councilors with any questions arising out of this report should contact the following officer prior to the meeting.

Andy Blaszkowicz	Director Housing & Operations
Telephone:	01303 853 684
Email:	Andy.Blaszkowicz@folkestone-hythe.gov.uk

Samuel Aligbe	Chief Officer Corporate Estates and Development
Telephone:	01303 853 000
Email:	Samuel.Aligbe@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

None

Appendices:

Appendix 1 – Lake Research Consultation Report



FOLKESTONE & HYTHE DISTRICT COUNCIL EAST CLIFF CONSULTATION REPORT

PREPARED BY LAKE MARKET RESEARCH



CONTENTS

Background and methodology	3
Executive summary	6
<u>RESPONSE TO SURVEY</u>	
Consultation awareness and proximity to East Cliff	9
Use and perception of East Cliff facilities	11
Response to ideas put forward in consultation	19
Appendix – Consultation questionnaire	32

Background

East Cliff is the responsibility of the Folkestone Parks and Pleasure Grounds Charity and members of the council's cabinet are the trustees. In 2017 Folkestone & Hythe District Council completed a review of all play areas in the district, and the East Cliff area was highlighted as needing considerable improvement. In 2020 the Play Area Strategy was created and East Cliff was set as a priority.

In 2021 ideas for East Cliff received considerable feedback which showed how much the area is loved. Before any further action is taken, Folkestone & Hythe District Council invited feedback from local residents and other interested stakeholders to understand better the feelings of all local communities about the future use of the space.

Consultation process

A consultation was launched by Folkestone & Hythe District Council on 5th July 2022 and ran until 31st August 2022. The survey was available in online or print format to complete and was open to all to take part. Volunteers from resident group distributed printed copies in the Folkestone Harbour ward and printed copies were available at the East Cliff Sports Kiosk for collection / return.

Points to note

- Consultees were given the choice of which questions they wanted to answer / provide comments. The number of consultees providing an answer is shown on each chart featured in this report.
- Participation in consultations is self-selecting and this needs to be considered when interpreting responses.
- Response to this consultation does not wholly represent the District's population and is reliant on awareness and propensity to take part based on the topic and interest.
- Folkestone & Hythe District Council was responsible for the design, promotion, and collection of the consultation responses. Lake Market Research was appointed to conduct an independent analysis of feedback.

Profile of consultees responding

The table below show the profile of consultees responding to the consultation questionnaire. The proportion who left these questions blank or indicated they did not want to disclose this information has been included as applicable.

AGE	
0-17	1%
18-44	36%
45-64	40%
65-80	19%
Over 80	1%
Prefer not to say / blank	3%

AVERAGE HOUSEHOLD INCOME	
Less than £20,000	21%
£20,000 - £39,999	27%
£40,000 - £79,999	26%
£80,000 and over	9%
Prefer not to say / blank	17%

CURRENT EMPLOYMENT STATUS	
Employed – full time	44%
Employed – part time	16%
Contract / temporary	3%
Unemployed	3%
Unable to work	4%
Retired	21%
Prefer not to say / blank	9%

NUMBER OF ADULTS IN HOUSEHOLD	
1	20%
2 & over	74%
Prefer not to say / blank	6%

NUMBER OF CHILDREN OR DEPENDENTS IN HOUSEHOLD	
0	46%
1	18%
2 & over	29%
Prefer not to say / blank	7%

DISABILITY	
Yes	23%
No	60%
Prefer not to say / blank	17%

EXECUTIVE SUMMARY

CONSULTATION PROFILE, AWARENESS AND PROXIMITY TO EAST CLIFF

The most common means of finding out about the consultation was via social media (50% of consultees answering) and a leaflet through their door (23% of consultees answering). A small proportion of consultees found out through a council website (5%), via a leaflet at East Cliff kiosk (5%), via newspapers (4%) or via a leaflet from school (3%).

Just over two thirds (67%) of those taking part in the consultation indicated they live within 1 mile of East Cliff; 47% within half a mile and 20% within 1 mile. 33% indicated they live more than 1 mile away from East Cliff (15% - within 2 miles, 13% - between 2 – 5 miles away and 6% at least 6 miles away).

USE AND PERCEPTION OF EAST CLIFF FACILITIES

The vast majority responding to the consultation indicated they currently visit East Cliff (94%) and use the open space there (94%). Around a third indicated they use the play area (36%) and golf/putting facilities (32%) and a quarter (25%) indicated they use tennis facilities. 11% indicated they use public bowls pitches.

Facilities considered important to consultee households largely correlates with facilities currently used. The vast majority of those answering indicated the open space is important (89%) and 53% indicated the public toilets are important. The play area, golf / putting facilities, tennis facilities and bowls facilities rank third (46%), fourth (37%), fifth (36%) and sixth (21%) respectively.

Some barriers to use of East Cliff were put forward by those answering. The most common are a perceived lack of play facilities (37%), parking (24%), the condition / location of public toilets (21%) and the poor condition / layout of the open space (20%). 11% referenced the conditions of the grounds and 10% referenced litter.

Consultees were asked to give a rating for the play areas in East Folkestone and East Cliff. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just over a quarter (28%) of those answering indicated they are satisfied with the play area in East Folkestone (11% very satisfied and 16% fairly satisfied). 23% indicated they are dissatisfied with the play area in East Folkestone (9% very dissatisfied and 14% fairly dissatisfied). A significant proportion (49%) indicated they are neither satisfied nor dissatisfied.

The proportion satisfied is broadly similar in the context of East Cliff with just under a quarter (23%) of those answering indicated they are satisfied with the play area (10% very satisfied and 13% fairly satisfied). 33% indicated they are dissatisfied (9% very dissatisfied and 14% fairly dissatisfied); higher than observed for East Folkestone. Again, a significant proportion (44%) indicated they are neither satisfied nor dissatisfied.

RESPONSE TO IDEAS PUT FORWARD IN CONSULTATION

When asked to select the most appropriate size for the East Cliff play area, views are split between the options proposed in the survey:

- A local play area – 2-3 pieces of small equipment targeted at the younger age group – 28%;
- Local equipped play area – 5 pieces of equipment, up to twice the size of the current play area with a cost to build approximately £75,000 – 27%;
- Destination Play area - 8 plus pieces of equipment, will contain some of the following: disability and sensory equipment, multi-use games area, sports activities, gym & fitness equipment. Cost to build approximately £250,000 plus cost of toilets/café etc. – 25%;
- Neighbourhood play area - 8 pieces of equipment covering a wider age group, plus opportunity for more expansive play, such as wheeled activities i.e. multi use games area, may provide some accessible play equipment. Cost to build approximately £150,000 – 21%.

Consultees were asked to select which facilities they would use in the context of the charity needing to be able to afford improvements and secure the future of existing facilities and raise income. Of the facilities put forward, consultees indicated they were most likely to use a small café (71% of those answering) and a seasonal ice cream van (66%). 42% of those answering indicated they would use a café and visitor centre with educational offering, 37% indicated they would use sports facilities and 22% indicated they would use hire facilities and/or pay and display parking.

Views on whether consultees would accept the total size of the sports area to be extended for sports/activity purposes are polarising with 47% indicating they would accept it and 53% indicating they would not accept it. Similarly, in the context of accepting the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads, 45% indicated they would accept it and 55% indicated they would not accept it.

Consultees were asked to rate the importance of improving future paths and walkways to Folkestone harbour, the town centre and the Warren. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just under two thirds of those answering (62%) indicated they consider it important to improve future paths and walkways to Folkestone harbour, the town centre and the Warren (42% rated it as very important). 11% indicated they do not consider it important. Just over a quarter (27%) indicated they consider it neither unimportant nor important.

Consultees were also asked to rate the importance of the heritage being acknowledged in future plans. It is important to note that the scales included in the online survey and print survey differed. As much, for the purpose of analysis, the scales have been matched accordingly to present overall ratings. Just over (54%) indicated they consider it important that the heritage is acknowledged in any future plans (38% rated it as very important). 21% indicated they do not consider it important. Just under a quarter (24%) indicated they consider it neither unimportant nor important.

The vast majority of those answering (95%) indicated they would accept a proportion of the open space being set aside to increase biodiversity and ecology on site through wildflower meadows and planting.

Finally, consultees were given the opportunity to provide suggestions for use of the Martello Tower in their own words. For the purpose of reporting, we have reviewed respondents' comments and have grouped common responses together into themes. A variety of suggestions were put forward but the most common are a café / restaurant / bar / coffee shop / offer of refreshments (36% of those answering), a museum / heritage centre / historical reference facilities (29%) and a visitor centre / tourist information centre (24%). 17% suggested a viewing point / platform / look out, 10% suggested an education centre / study and 9% suggested an art gallery / studio / exhibition centre.

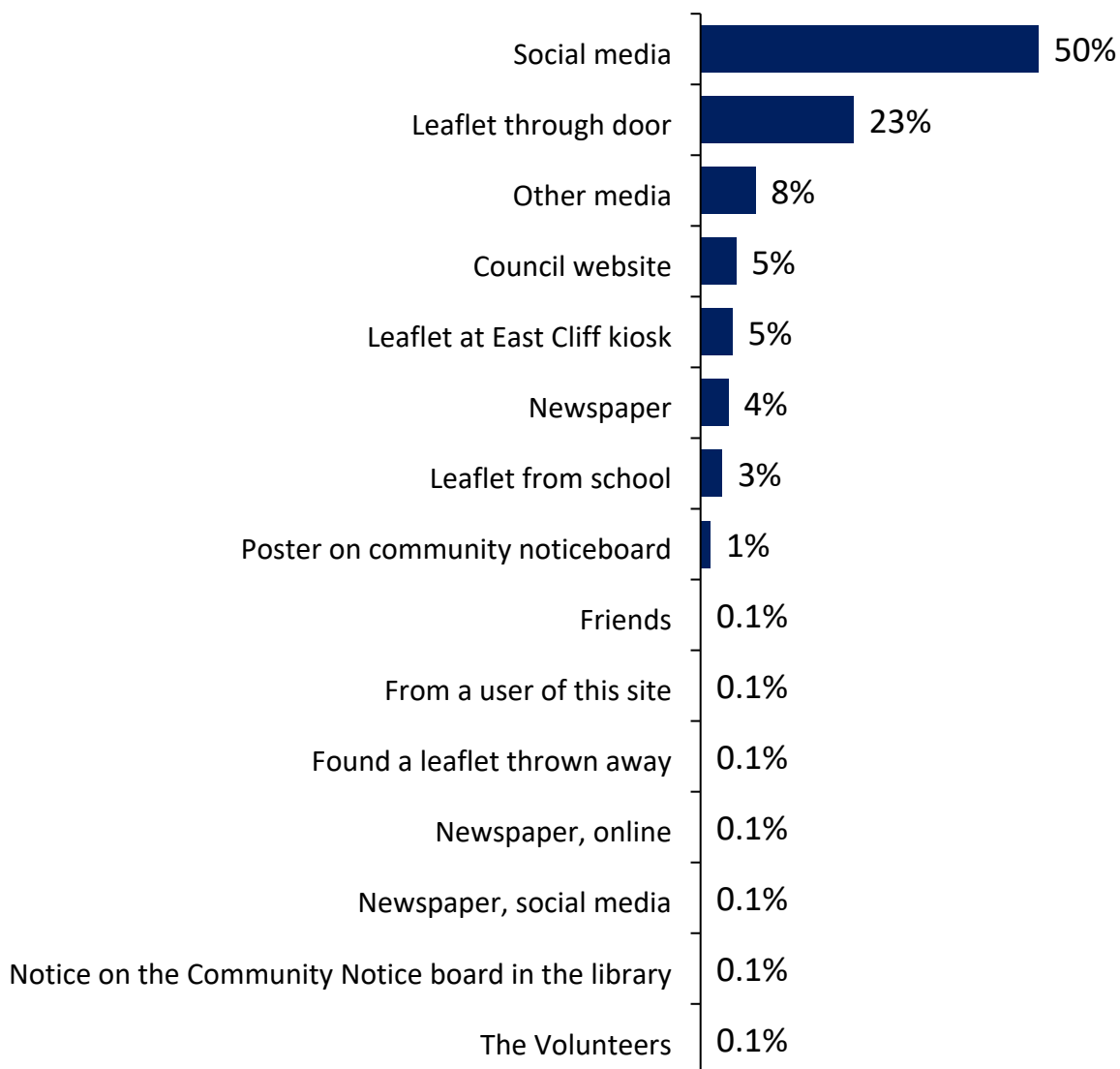
CONSULTATION AWARENESS AND PROXIMITY TO EAST CLIFF

CONSULTATION AWARENESS

- The most common means of finding out about the consultation was via social media (50% of consultees answering) and a leaflet through their door (23% of consultees answering).
- 5% found out through a council website and/or via a leaflet at East Cliff kiosk.
- 4% found out via newspapers and 3% found out via a leaflet from school.

How did you find out about this consultation?

Base: all answering (1,220), consultees had the option to select more than one response.

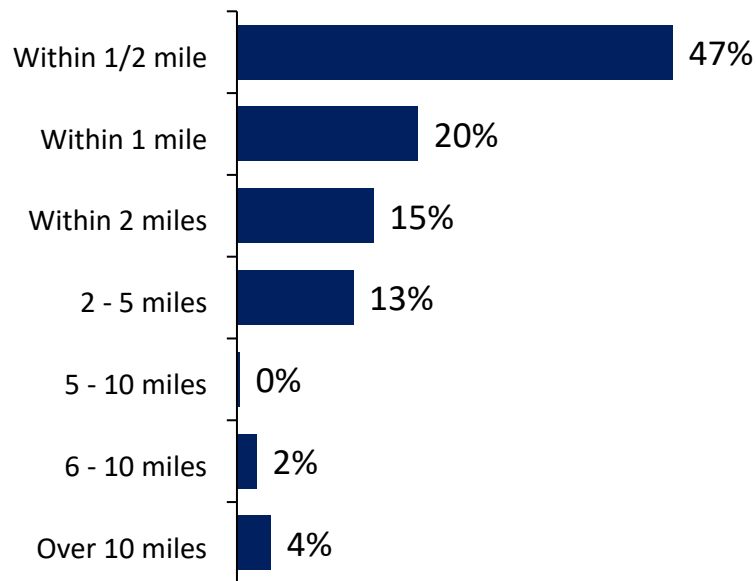


PROXIMITY TO EAST CLIFF

- Just over two thirds (67%) of those answering indicated they live within 1 mile of East Cliff; 47% within half a mile and 20% within 1 mile.
- 15% indicated they live within 2 miles and 13% indicated they live between 2 – 5 miles away.
- 6% indicated they live at least 6 miles away.

How close do you live to East Cliff?

Base: all answering (1,234)



There are significant differences in response by demographic group:

- A higher proportion of consultees aged 45 & over live within ½ mile of East Cliff (50%); 17% indicated they live within 1 mile.
- A comparably lower proportion of consultees aged 18-44 live within ½ mile of East Cliff (41%); 24% indicated they live within 1 mile and 17% indicated they live within 2 miles of East Cliff.

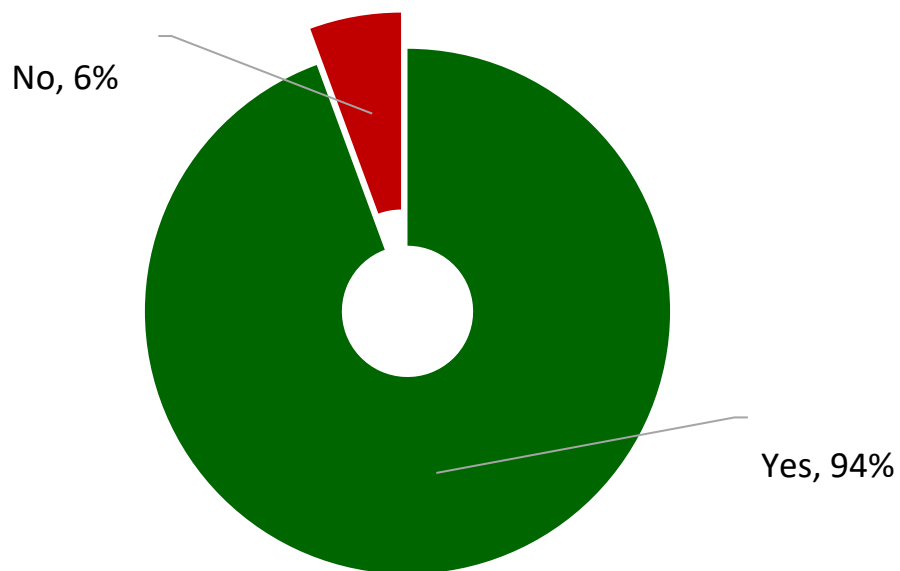
USE AND PERCEPTION OF EAST CLIFF FACILITIES

VISITING EAST CLIFF

- The vast majority responding to the consultation indicated they currently visit East Cliff (94%).
- 6% of those responding to the consultation indicated they do not currently visit East Cliff.

Do you currently visit East Cliff?

Base: all providing a response (1,246)

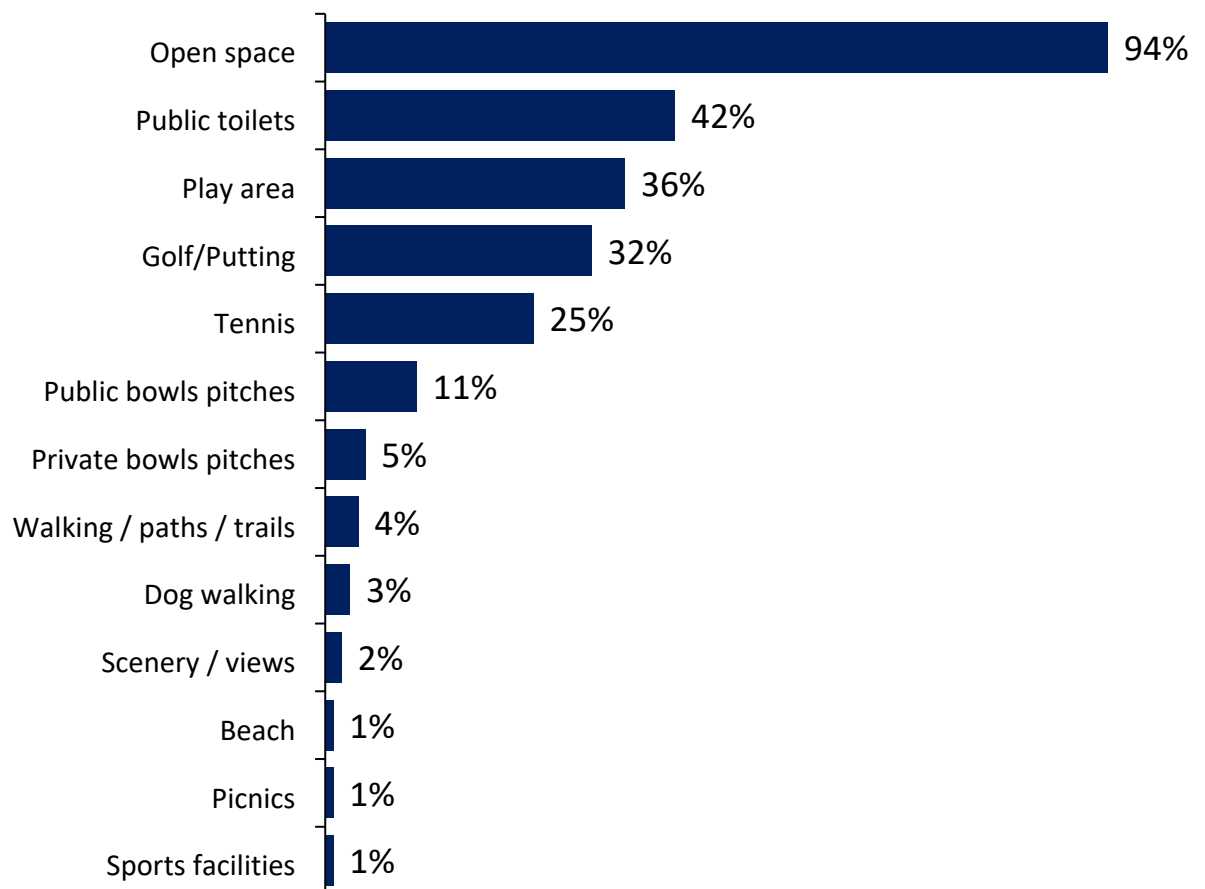


FACILITIES CURRENTLY USED

- The vast majority of those answering indicated they currently use the open space at East Cliff (94%). 42% indicated they use public toilets.
- Around a third indicated they use the play area (36%) and golf/putting facilities (32%).
- A quarter (25%) indicated they use tennis facilities and 11% indicated they use public bowls pitches.

What facilities do you currently use at East Cliff?

Base: all providing a response (1,233), all responses 1% or above reported



There are significant differences in response by demographic group:

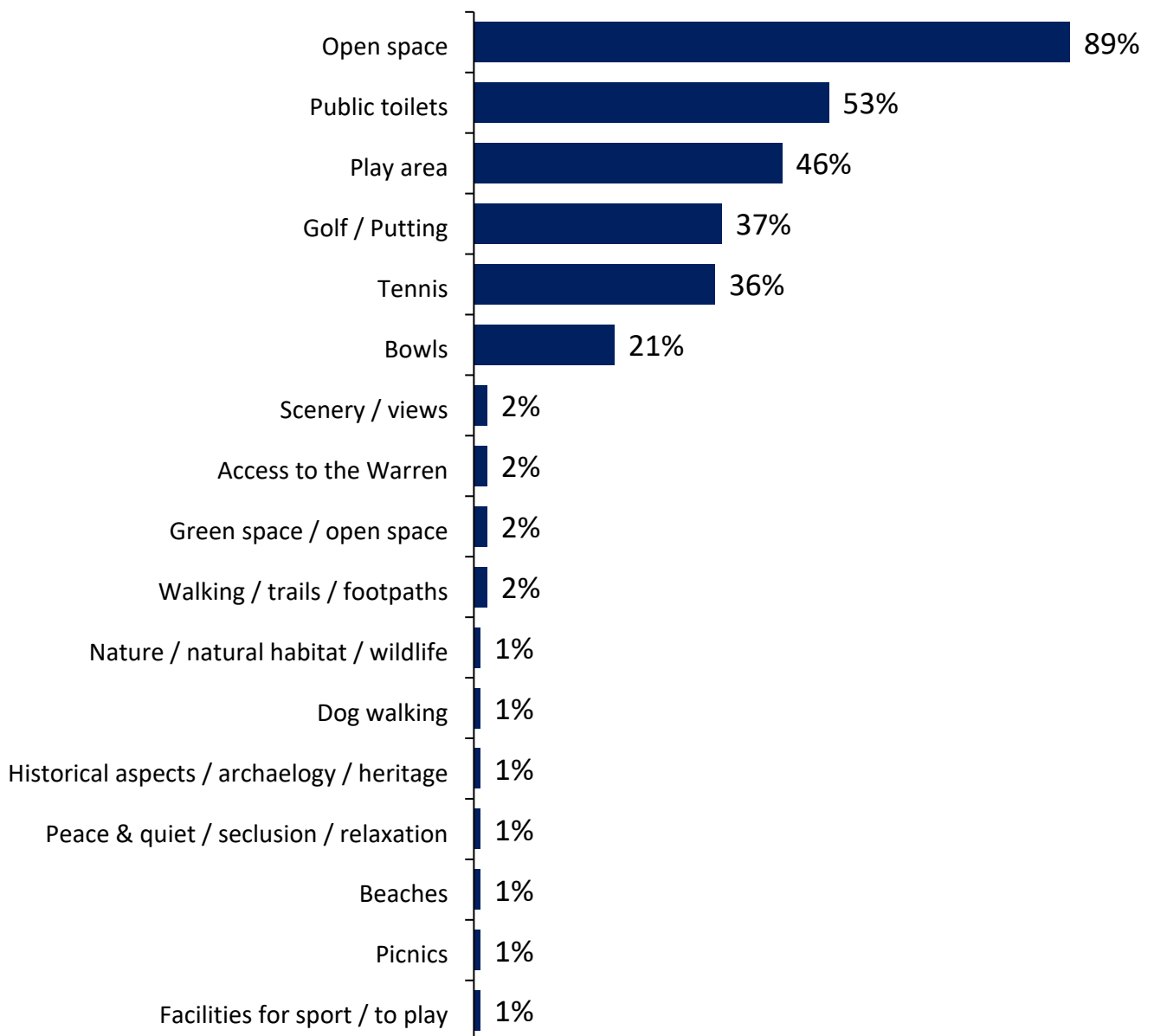
- Claimed use of the open space is highest amongst consultees aged 45-64 (96%), and a higher proportion of this age group indicated they use golf/putting facilities (37%) and tennis facilities (28%) compared to older age groups.
- Claimed use of the play area is highest amongst consultees aged 18-44 (54%) and consultees with children in the household (54%). Claimed use of the tennis facilities is also higher amongst consultees with children in the household (29%).
- Claimed use of the facilities, outside of open space, is comparably lower amongst consultees aged 65 & over but claimed use of the private bowls pitches is highest amongst this age group (11%).

EAST CLIFF FACILITIES IMPORTANT TO HOUSEHOLD

- Facilities considered important to the household of consultees answering largely correlate with facilities currently used. The vast majority of those answering indicated the open space is important (89%).53% indicated the public toilets are important.
- The play area, golf / putting facilities, tennis facilities and bowls facilities rank third (46%), fourth (37%), fifth (36%) and sixth (21%).

Please tick all the facilities currently at East Cliff that are important to you as a household?

Base: all providing a response (1,239)



There are significant differences in response by demographic group:

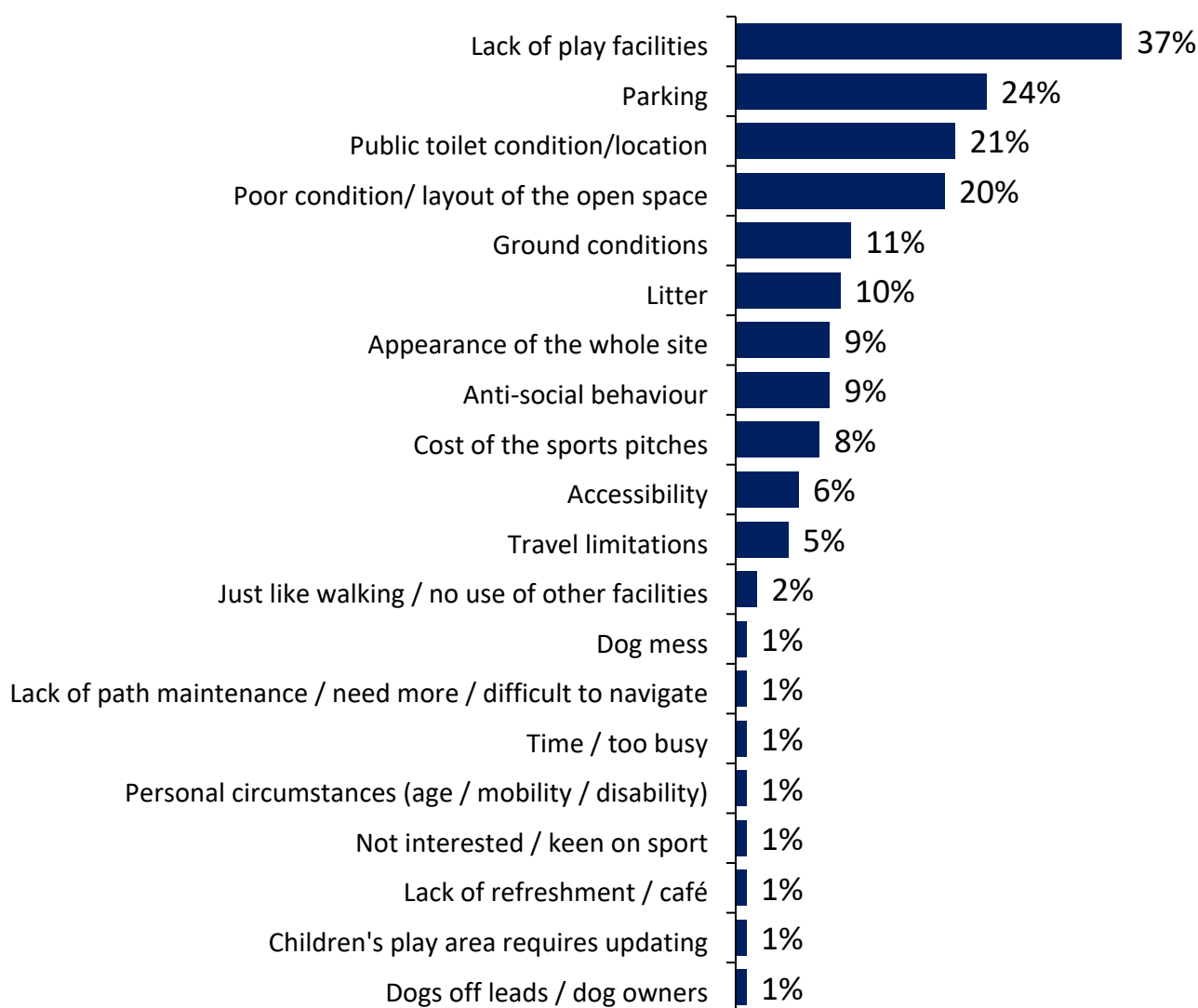
- Claimed importance of the open space is highest amongst consultees aged 45-64 (93%), and a higher proportion of this age group indicated golf/putting facilities (43%) and tennis facilities (40%) are important compared to older age groups.
- Claimed importance of the play area is highest amongst consultees aged 18-44 (63%) and consultees with children in the household (63%). Claimed use of the tennis facilities is also high amongst consultees with children in the household (38%).
- Claimed use of the facilities, outside of open space, is comparably lower amongst consultees aged 65 & over but claimed importance of the private bowls pitches is highest amongst this age group (27%).

FACTORS THAT PREVENT USE OF FACILITIES AT EAST CLIFF

- 68% of those taking part in the survey provided an answer to the question posed on barriers to using East Cliff facilities. Consultees were asked to choose whether any of a prompted list of factors stops them from using East Cliff facilities. Consultees were also given the option to describe any potential barriers in their own words.
- Amongst those answering, a number of areas were selected / put forward. The most common, however, are a perceived lack of play facilities (37%), parking (24%), the condition / location of public toilets (21%) and the poor condition / layout of the open space (20%).
- 11% referenced the conditions of the grounds and 10% referenced litter.

What stops you from using the facilities at East Cliff?

Base: all providing a response (847), all responses 1% or above reported



There are significant differences in response by demographic group:

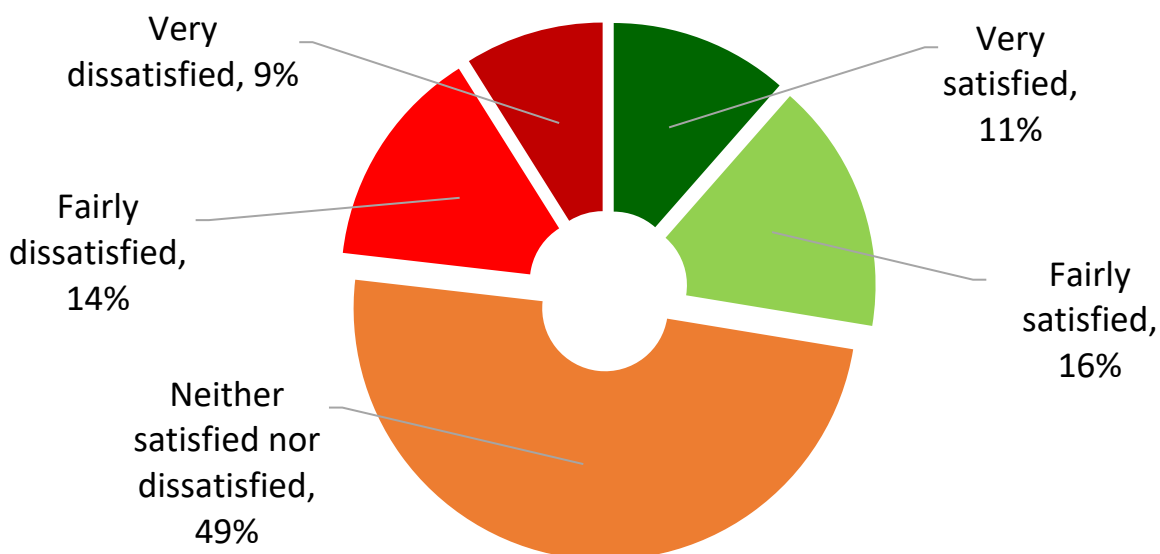
- A higher proportion of consultees aged 18-44 referenced a perceived lack of play facilities (54%) and the condition / location of public toilets (25%) and the poor condition / layout of the open space (27%) compared to older age groups.
- A consistent pattern is observed amongst consultees with children in the household - a higher proportion of consultees with children in the household referenced a perceived lack of play facilities (50%) and the condition / location of public toilets (24%) and the poor condition / layout of the open space (24%) compared to older age groups.
- A higher proportion of consultees aged 65 & over referenced litter (16%) compared to younger age groups.
- A higher proportion of consultees who live within 2 miles of East Cliff referenced parking (39%) compared to those who live closer.
- A higher proportion of consultees who live more than 2 miles from East Cliff referenced parking (44%), the condition / location of public toilets (27%), the poor condition / layout of the open space (26%), anti-social behaviour (14%) and travel limitations (13%).

PERCEPTION OF EAST FOLKESTONE PLAY AREA

- Consultees were asked to give a rating for the play area in East Folkestone. The online survey and print survey used for this consultation contained differing response codes for this question. The online survey contained a semantic scale of very satisfied, fairly satisfied, neither satisfied or dissatisfied, fairly dissatisfied and very dissatisfied. The print survey contained a 0-5 scale with 0 marked as very dissatisfied and 5 marked as very satisfied. For the purpose of analysis, the scales have been matched accordingly and a 3 or 4 rating out of 6 on the online survey has been interpreting as a 'neither satisfied nor dissatisfied' rating.
- Just over a quarter (28%) of those answering indicated they are satisfied with the play area in East Folkestone (11% very satisfied and 16% fairly satisfied).
- 23% indicated they are dissatisfied with the play area in East Folkestone (9% very dissatisfied and 14% fairly dissatisfied). 49% indicated they are neither satisfied nor dissatisfied.

How would you rate the play area at East Folkestone?

Base: all providing a response (1,221)



There are significant differences in response by demographic group:

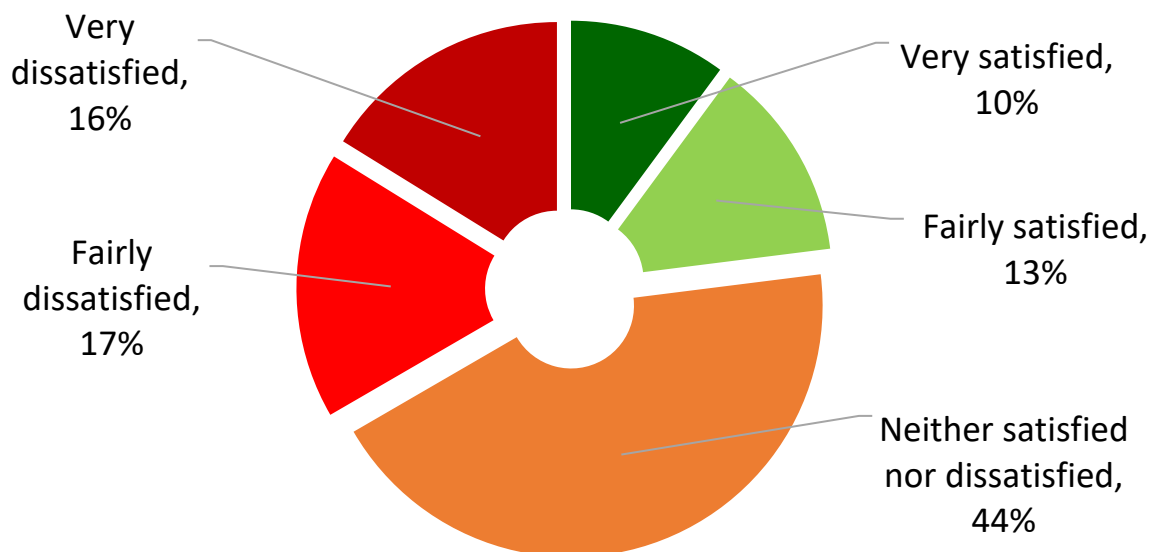
- Satisfaction with the East Folkestone play area is lower amongst consultees aged 18-44 (20%) compared to older age groups. 33% of this age group indicated they are dissatisfied with the East Folkestone play area; 47% indicated they are neither satisfied nor dissatisfied.
- Satisfaction with the East Folkestone play area is lower amongst consultees with children in the household (22%) compared to older age groups. 30% of consultees with children in the household indicated they are dissatisfied with the East Folkestone play area; 48% indicated they are neither satisfied nor dissatisfied.

PERCEPTION OF EAST CLIFF PLAY AREA

- Consultees were asked to give a rating for the play area in East Cliff. The online survey and print survey used for this consultation contained differing response codes for this question. The online survey contained a semantic scale of very satisfied, fairly satisfied, neither satisfied or dissatisfied, fairly dissatisfied and very dissatisfied. The print survey contained a 0-5 scale with 0 marked as very dissatisfied and 5 marked as very satisfied. For the purpose of analysis, the scales have been matched accordingly and a 3 or 4 rating out of 6 on the online survey has been interpreting as a 'neither satisfied nor dissatisfied' rating.
- Just under a quarter (23%) of those answering indicated they are satisfied with the play area in East Cliff (10% very satisfied and 13% fairly satisfied).
- 33% indicated they are dissatisfied with the play area in East Cliff (9% very dissatisfied and 14% fairly dissatisfied); higher than observed for East Folkestone. 44% indicated they are neither satisfied nor dissatisfied.

How would you rate the play area at East Cliff?

Base: all providing a response (1,217)



There are significant differences in response by demographic group:

- Satisfaction with the East Cliff play area is lower amongst consultees aged 18-44 (15%) compared to older age groups. 47% of this age group indicated they are dissatisfied with the East Cliff play area; 38% indicated they are neither satisfied nor dissatisfied.
- Satisfaction with the East Cliff play area is lower amongst consultees with children in the household (17%) compared to older age groups. 44% of consultees with children in the household indicated they are dissatisfied with the East Folkestone play area; 39% indicated they are neither satisfied nor dissatisfied.

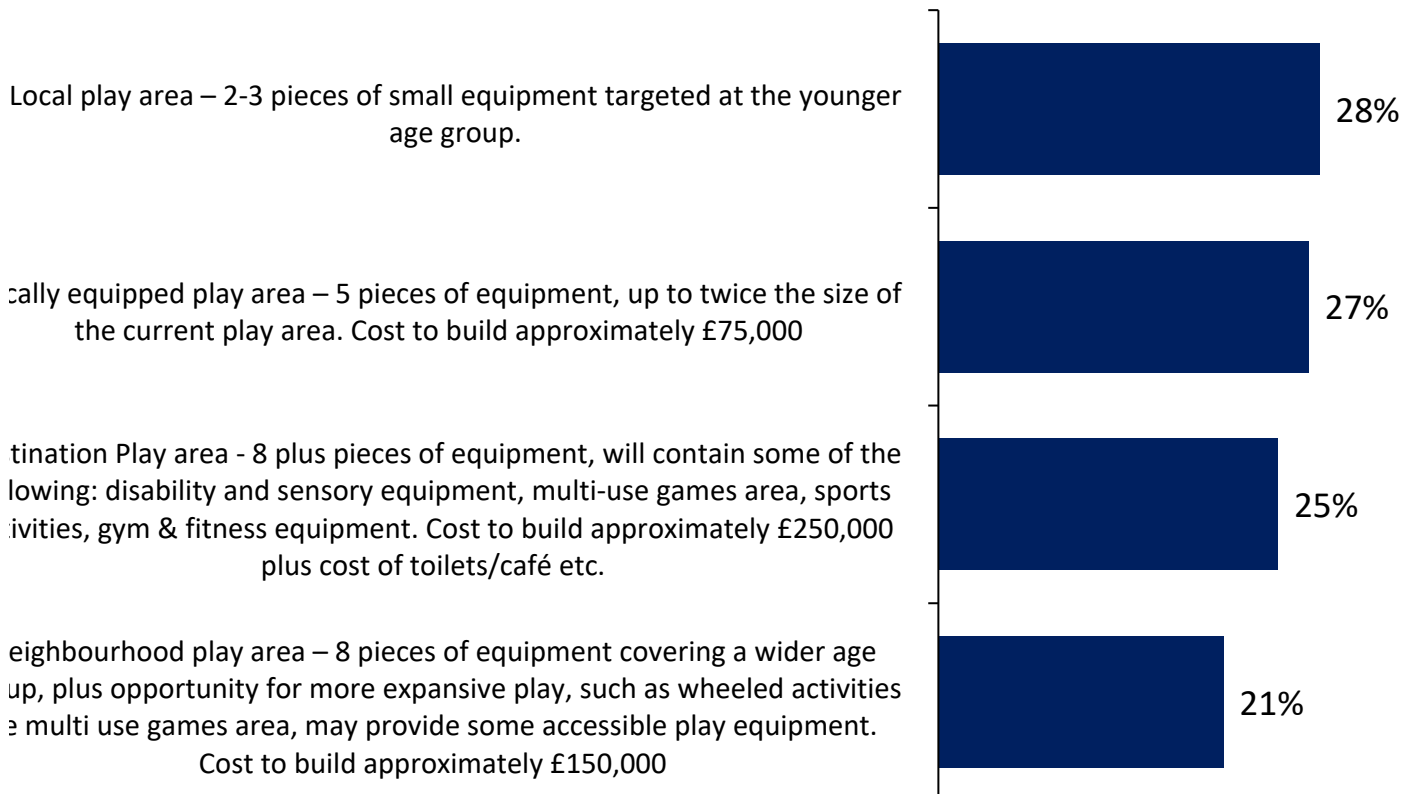
RESPONSE TO IDEAS PUT FORWARD IN CONSULTATION

APPROPRIATE SIZE PLAY AREA AT EAST CLIFF

- Views are split between the options proposed to them in the survey:
 - A local play area – 2-3 pieces of small equipment targeted at the younger age group – 28% of those answering;
 - Local equipped play area – 5 pieces of equipment, up to twice the size of the current play area with a cost to build approximately £75,000 – 27% of those answering;
 - Destination Play area - 8 plus pieces of equipment, will contain some of the following: disability and sensory equipment, multi-use games area, sports activities, gym & fitness equipment. Cost to build approximately £250,000 plus cost of toilets/café etc. – 25% of those answering;
 - Neighbourhood play area - 8 pieces of equipment covering a wider age group, plus opportunity for more expansive play, such as wheeled activities i.e. multi use games area, may provide some accessible play equipment. Cost to build approximately £150,000 – 21% of those answering.

For your household, what would be an appropriate size play area at East Cliff?

Base: all providing a response (1,163)



Whilst views vary within each demographic group, without a dominant preference, there are significant differences in response by demographic group:

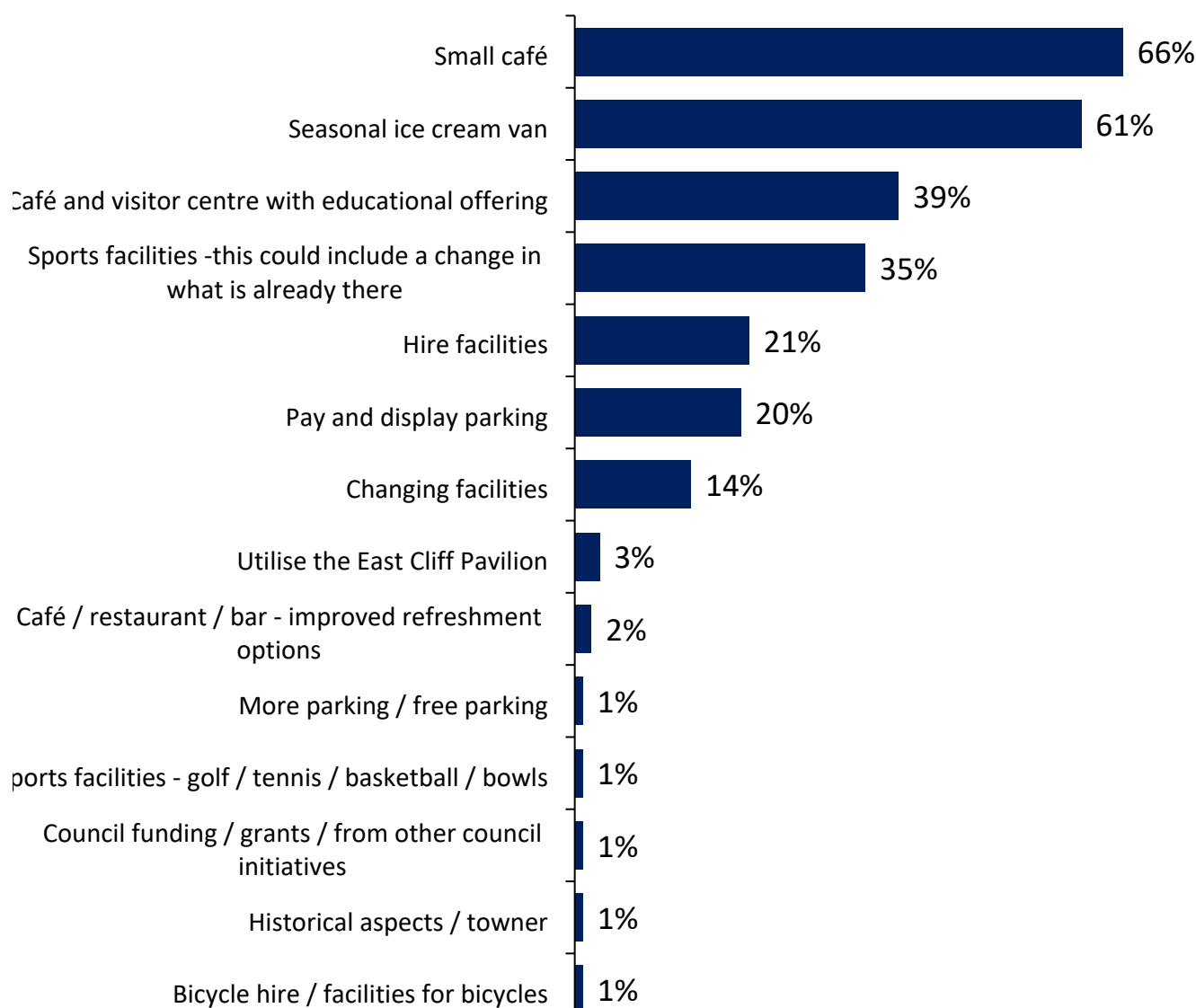
- A higher proportion of consultees aged 18-44 indicated they thought a destination play area (33%) or neighbourhood play area (26%) would be appropriate; reflecting their usage patterns.
- A consistent pattern is observed amongst consultees with children in the household – a higher proportion of consultees with children in the household indicated they thought a destination play area (30%) or neighbourhood play area (26%) would be appropriate.
- A higher proportion of consultees aged 45-54 indicated they thought a local play area with 2-3 pieces of equipment would be appropriate (34%).
- A higher proportion of consultees aged 65 & over indicated they thought a locally equipped play area with 5 pieces of equipment would be appropriate (35%).

LIKELY USE OF POTENTIAL FUTURE FACILITIES

- Consultees were asked to select which facilities they would use in the context of the charity needing to be able to afford improvements and secure the future of existing facilities and raise income. Of the facilities put forward in the questionnaire, consultees indicated they were most likely to use a small café (71% of those answering) and a seasonal ice cream van (66%).
- 42% of those answering indicated they would use a café and visitor centre with educational offering and 37% indicated they would use sports facilities.
- 22% of those answering indicated they would use hire facilities and/or pay and display parking. 15% of those answering indicated they would use changing facilities.

In order for the charity to be able to afford improvements and to secure the future of existing facilities the charity needs to have an income. Please tick those which you would use?

Base: all providing a response (1,163)



There are significant differences in response by demographic group:

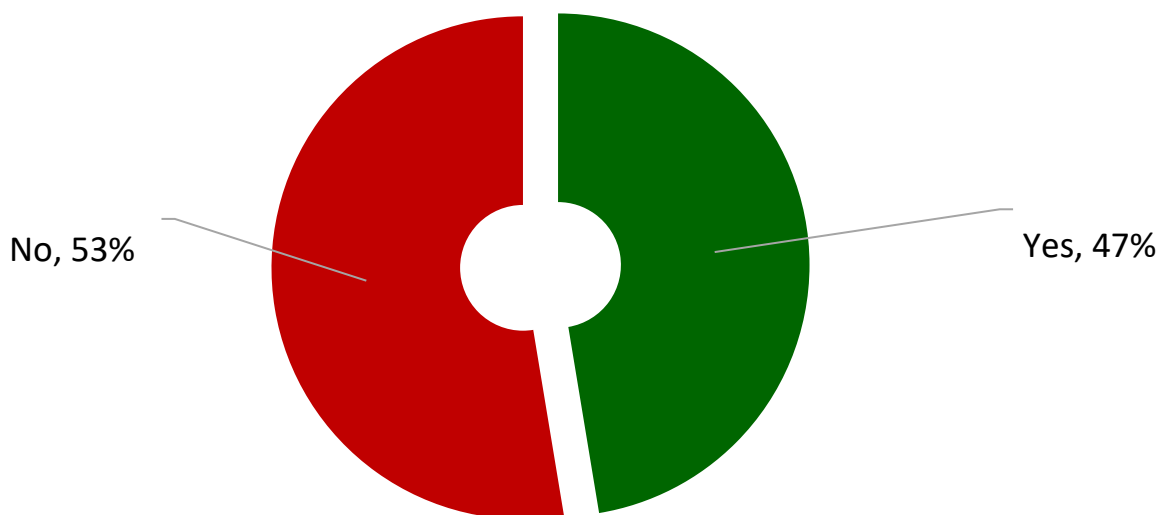
- A higher proportion of consultees aged 18-44 indicated they would use a small café (73%), a seasonal ice cream van (67%), a café and visitor centre with educational offering (43%), sports facilities (44%), hire facilities (27%), pay and display parking (23%) and changing facilities (20%).
- A higher proportion of consultees with children in the household indicated they would use a small café (70%), a seasonal ice cream van (66%), a café and visitor centre with educational offering (43%), sports facilities (42%), hire facilities (25%), pay and display parking (24%) and changing facilities (18%).
- A higher proportion of consultees who live more than 2 miles away from East Cliff indicated they would use a small café (72%).

ACCEPTANCE OF TOTAL SIZE OF SPORTS AREA EXTENDED FOR SPORTS / ACTIVITY PURPOSES

- Views are polarising with 47% of those answering indicating they would accept the total size of the sports area to be extended for sports/activity purposes.
- 53% of those answering indicated they would not accept it.

Would you accept the total size of the sports area to be extended for sports/activity purposes?

Base: all providing a response (1,245)



There are significant differences in response by demographic group:

- A higher proportion of consultees aged 18-44 indicated they would accept the total size of the sports area to be extended for sports / activity purposes (62%) compared to older age groups.

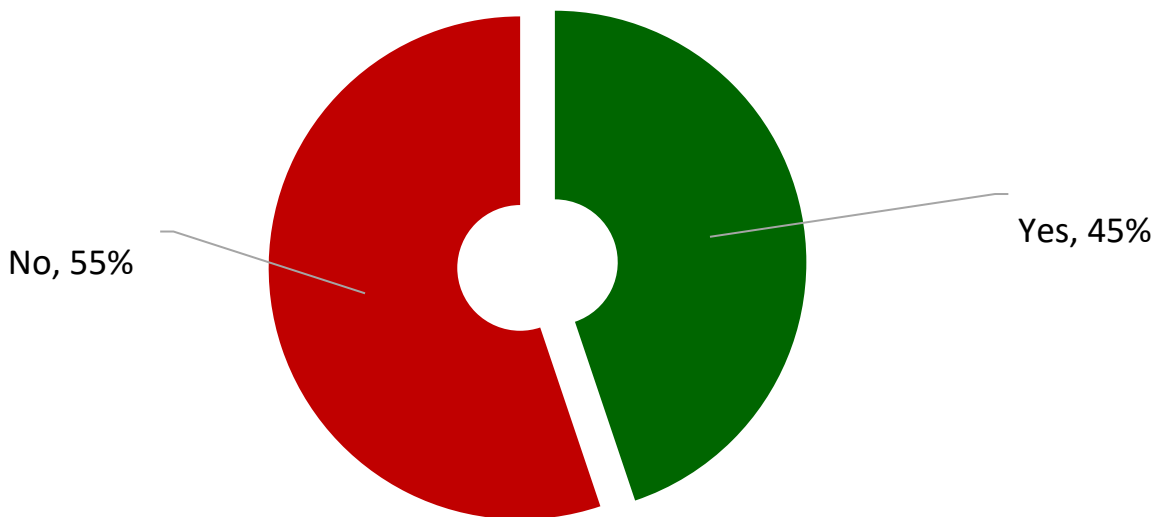
- A higher proportion of consultees with children in the household indicated they would accept the total size of the sports area to be extended for sports / activity purposes (58%).

ACCEPTANCE OF EXPANSION OF ON-SITE CAR PARKING PROVISION TO PREVENT PEOPLE LEAVING VEHICLES ON LOCAL ROADS

- Views are polarising with 45% of those answering indicating they would accept the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads.
- 55% of those answering indicated they would not accept it.

Would you accept the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads?

Base: all providing a response (1,238)



There are significant differences in response by demographic group:

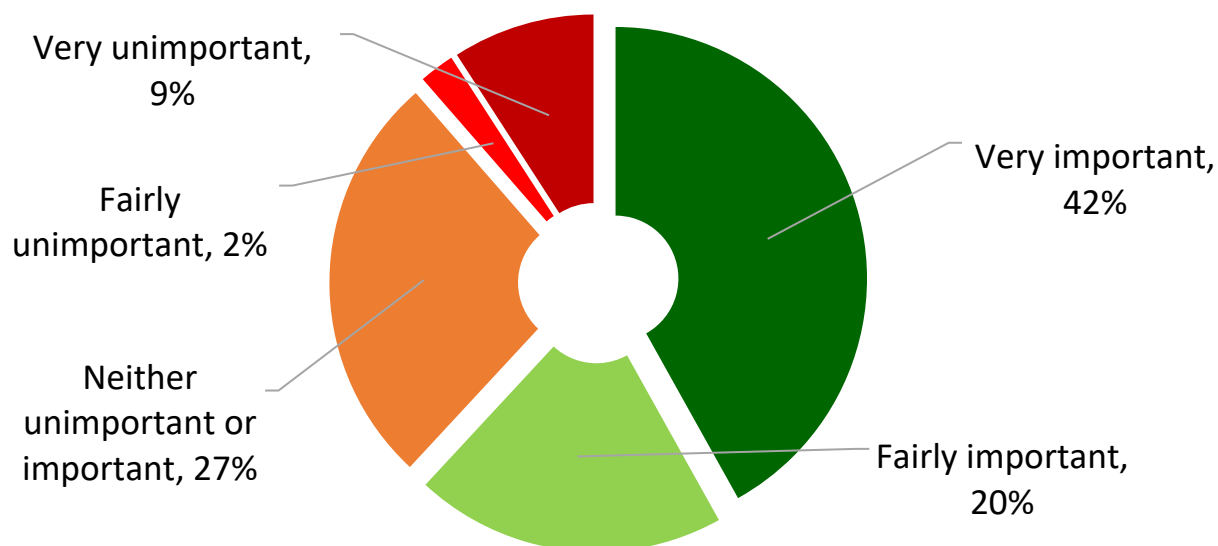
- A higher proportion of consultees aged 18-44 indicated they would accept the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads (54%) compared to older age groups.
- A higher proportion of consultees with children in the household indicated they would accept the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads (50%).

IMPORTANCE OF IMPROVEMENTS TO PATHS AND WALKWAYS TO FOLKESTONE HARBOUR, THE TOWN CENTRE AND THE WARREN

- Consultees were asked to rate the importance of improving paths and walkways to the areas of Folkestone harbour, the town centre and the Warren. The online survey and print survey used for this consultation contained differing response codes for this question. The online survey contained a semantic scale of very important, fairly important, neither important nor unimportant, fairly unimportant and very unimportant. The print survey contained a 0-5 scale with 0 marked as very unimportant and 5 marked as very important. For the purpose of analysis, the scales have been matched accordingly and a 3 or 4 rating out of 6 on the online survey has been interpreting as a 'neither important nor unimportant' rating.
- Just under two thirds of those answering (62%) indicated they consider it important to improve future paths and walkways to Folkestone harbour, the town centre and the Warren. 42% indicated they consider it very important.
- 11% of those answering indicated they do not consider it important; 2% consider it very unimportant. 27% indicated they consider it neither unimportant nor important.

Considering East Cliff's position close to Folkestone harbour, the town centre and the Warren, how important is it to you to improve paths and walkways to these areas?

Base: all providing a response (1,105)

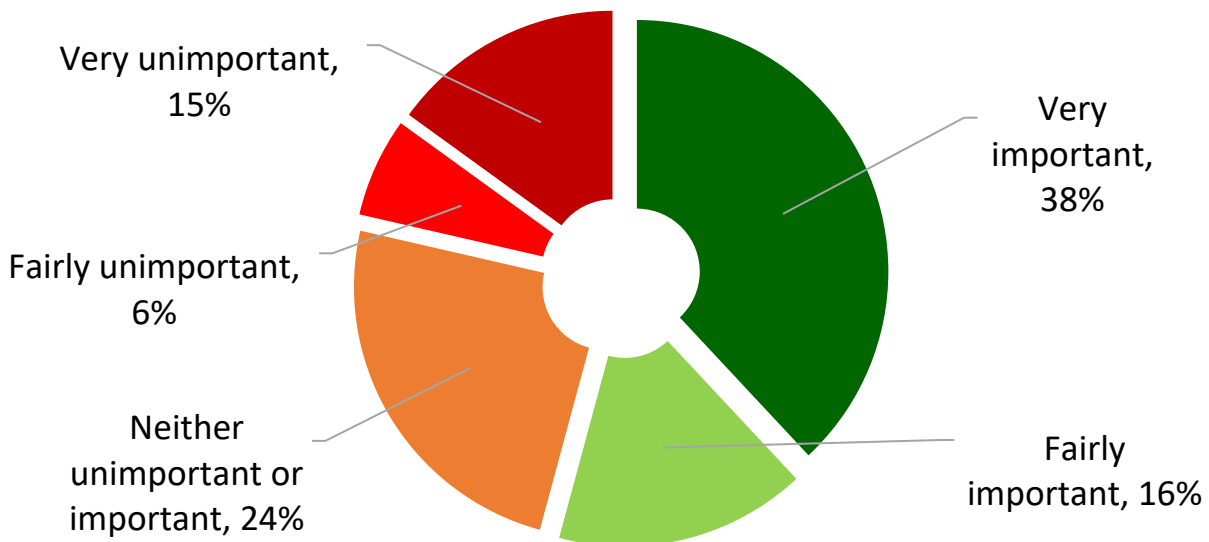


IMPORTANCE OF HERITAGE SITES BEING ACKNOWLEDGED IN FUTURE PLANS

- Consultees were asked to rate the importance of the heritage being acknowledged in future plans. The online survey and print survey used for this consultation contained differing response codes for this question. The online survey contained a semantic scale of very important, fairly important, neither important nor unimportant, fairly unimportant and very unimportant. The print survey contained a 0-5 scale with 0 marked as very unimportant and 5 marked as very important. For the purpose of analysis, the scales have been matched accordingly and a 3 or 4 rating out of 6 on the online survey has been interpreting as a 'neither important nor unimportant' rating.
- Just over half of those answering (54%) indicated they consider it important that the heritage is acknowledged in any future plans. 38% indicated they consider it very important.
- 21% of those answering indicated they do not consider it important; 15% consider it very unimportant. 24% indicated they consider it neither unimportant nor important.

The site has a rich heritage including the Roman remains, how important is it to you that the heritage is acknowledged in any future plans (i.e. theme of play area etc)? (note: no works on site will put the Roman remains at risk).

Base: all providing a response (1,238)



There are significant differences in response by demographic group:

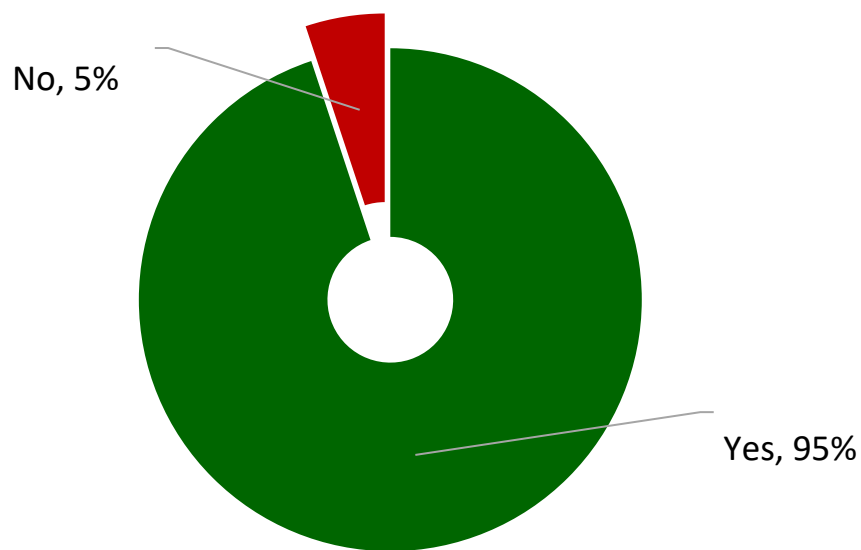
- A higher proportion of consultees aged 65 & over indicated they felt it was important that the heritage is acknowledged in any future plans.

ACCEPTANCE OF PORTION OF OPEN SPACE BEING SET ASIDE TO INCREASE BIODIVERSITY AND ECOLOGY ON SITE THROUGH WILDFLOWER MEADOWS AND PLANTING

- The majority of those answering (95%) indicated they would accept a proportion of the open space being set aside to increase biodiversity and ecology on site through wildflower meadows and planting.
- 5% of those answering indicated they would not accept it.

Would you accept a portion of the open space being set aside to increase biodiversity and ecology on site through wildflower meadows and planting?

Base: all providing a response (1,100)



IDEAS FOR USE OF THE MARTELLO TOWER

- Consultees were given the opportunity to provide suggestions for use of the Martello Tower in their own words. For the purpose of reporting, we have reviewed respondents' comments and have grouped common responses together into themes. These are reported in the table below. 79% of consultees provided a comment at this question.
- A variety of suggestions were put forward but the most common are a café / restaurant / bar / coffee shop / offer of refreshments (36% of those answering), a museum / heritage centre / historical reference facilities (29%) and a visitor centre / tourist information centre (24%).
- 17% suggested a viewing point / platform / look out, 10% suggested an education centre / study and 9% suggested an art gallery / studio / exhibition centre.

The Martello Tower needs considerable money spending on it to secure its future, and the charity is working on securing this. However, use of the Martello Tower is limited because of its design. Do you have any ideas for the use of the tower? Base: all answering (981)

	%
Café / restaurant / bar / coffee shop / refreshments	36%
Museum / heritage centre / historical reference	29%
Visitor centre / tourist information / information centre / open for visitors	24%
Viewing point / platform / look out / observatory	17%
Education centre / study	10%
Art gallery / arts / art studio / exhibition centre	9%
Event space / hire out space / community space	4%
Activity centre - zip lines / organised activities / climbing walls / sports	3%
Just needs some maintenance, nothing more / no development	3%
Holiday let / residence	3%
Focus on wildlife / biodiversity / geology	3%
Tower in need of maintenance with some possible development / usage	2%
Gift shop / souvenirs / small shop	1%
Toilets	1%
Play area for children	1%
Equipment hire / storage	1%
Leave it as it is	3%
Don't know / no ideas	4%

Some example comments from the key suggestions put forward can be found below:

“If possible, take advantage of the views, I'm unsure if it's safe inside but perhaps a coffee/food kiosk in or around the outside with minimal seating to enjoy the view and help fund the Martello's maintenance cost.”

“A small cafe. A community art space for local performers to rehearse in and stage small scale productions.”

“Museum depicting ongoing work in The Warren and information about the Roman Villa and the immense Iron Age settlement pre-history that exists underneath it and the surrounding area.”

“Turn it in to visitor centre telling the history of what it used for and the history around it.”

“A bar, like the champagne bar down the harbour arm. A small coffee house, bakery, ice cream shop, a viewing platform or an information centre, a place to hire equipment, bike hire, deck chair hire, or an art shop.”

“Turn the Martello tower into a cafe, a history experience, public toilets and a shopping experience for tourists. Viewing platform at the top with wine served.”

“Back in the 1980s, the tower was open to visitors. I used to take my daughter there regularly. She and I always enjoyed it. I would like to see the tower used as a visitor centre again. I have visited a Martello Tower in Jaywick, Essex where their Martello Tower is open to the public and offers tourist information on the ground floor and a beautiful art gallery. I appreciate that is an entirely different location , but these towers are iconic and should be used if possible.”

“Being the highest spot on East Cliff, looking into creating an observation platform within the tower - potentially with a nature/educational theme could be a popular attraction. Attractions that actually attract repeat visitors are severely lacking along the whole of the Folkestone seafront.”

“Modern day information centres lots of things to look at or a themed cafe or a teen hang out adventure place.”

ANY OTHER COMMENTS ABOUT EAST CLIFF

- Consultees were given the opportunity to provide any other comments about East Cliff in their own words. For the purpose of reporting, we have reviewed respondents' comments and have grouped common responses together into themes. These are reported in the table below. 60% of consultees provided a comment at this question.
- A variety of comments were made but the most common are references to leave the area as it is / no development / keep area preserved (37%), keep / enjoy the green / open spaces (30%) and it is a beautiful / scenic area (25%).
- 15% commented that they felt limited improvements to the children's play area is needed (15%) and 12% commented that they felt no more car parking was needed. 11% commented that they would predominantly leave facilities as they are but with some minor development / improvement.
- 14% commented that the area is used frequently / important to the locals / community.

If you want to tell us more about East Cliff then please write your comment. Base: all answering (742)

	%
Leave as is / no development / area preserved	37%
Keep / enjoy green / open spaces	30%
Beautiful / scenic area / Warren / beach	25%
Limited improvements to children's play area needed	15%
Use frequently / important for locals / community	14%
No more car parking needed	12%
Predominantly leave as is but with some minor development / improvement acceptable	11%
Well used for walking / running / dog walking	11%
More amenities - café / toilets / benches/seating areas	11%
Brings people together / families / communities	10%
Fresh air / peace & quiet / tranquillity / boost for mental health	9%
Appreciate the flora / fauna / development affects flora & fauna / ecology / biodiversity	7%
Area needs more maintenance / better upkeep	7%
Improved footpaths / trails / better access to beach / cycle paths needed	6%
Do not encourage more visitors / usage / more cars	6%
Appreciate the historical significance	6%

	%
Do not reduce current facilities i.e., bowls, tennis courts	6%
More facilities for dogs / freedom for dogs is important / dog friendly	6%
More development could be unsafe / erosion	5%
Utilise East Cliff pavilion	5%
Should not be a money-making exercise	4%
Improved sporting facilities needed	4%
More parking provision	4%
Improved access from towns / those without public transport	3%
People abuse the area / stricter rules / enforcement	3%
More advertising of facilities / area underused	3%
Do something Martello Tower	3%
Visitor/educational/historical centre could be beneficial	3%

Some example comments from the key comments put forward can be found below:

“Having lived in this area all my life, I am seeing the rest of the coastline of Folkestone to Hythe being built on, please leave this beautiful part of the coastline free of structures so we can appreciate the beauty that is being lost elsewhere. The East Cliff does not need a destination park (there is already the coastal park for my children) and they benefit so much more by going down to the Warren and enjoying the rocks and beach. The beauty of the Warren is how unspoilt it is for locals and it is quiet in contrast to sunny sands and the Harbour areas. Please leave it be.”

“When I was a child we use to park on Jock’s pitch and have picnics, play ball games etc as a whole family. My family still meet there and have family days playing rounders, cricket football. We have picnics as well as lots of other families. Not everyone can afford to pay out all the time. We need to keep some of our open spaces for families to do their traditions. It’s not all about profit. I walk my dog around and over the golf course, up Jocks Pitch and back every day along with many others I see there. The area is already multifunctional it doesn’t need more tarmac to improve it. We LOVE it as it is. Multifunctional without turning another part of our heritage into an eyesore. Folkestone has been ruined enough PLEASE let us have some of our town as it has always been.”

“Wilderness and untouched natural beauty is East Cliff's USP (unique selling proposition) which sets it apart from other seaside destinations and attracts those who truly value and cherish it, both locals and visitors alike. It's unique as there is no other such place along the coast hence why it is important to preserve it as it is with its unspoiled open green space and avoid over-development which will endanger it.”

“Whilst the play area needs updating, the rest of the area should be left alone. Not every part of Folkestone needs to be commercialised. Also at some stage the Pavilion will hopefully be open. East Cliff should certainly not be used as an overflow car park.”

“The open space at East Cliff is one of our most precious community resources. It is a free space which allows multigenerational interaction. Like many, it benefits my physical and mental health. It would be a catastrophic mistake if the council lose this unique space. We do not need more parking or a huge playground. We need the green space to remain so we can continue to use it as a community every day for free in the multiple ways we do. I am not an older member of the community but I constantly see every day how it benefits the older members of our community. Whether that be through physical exercise or mental well-being through social interactions. This space is not only beautiful but is keeping the community in East Cliff and Folkestone healthy. To take this away from this generation and older generations to come would be detrimental to the people of Folkestone who this land was gifted to but also put a greater strain on the health and social services in Folkestone.”

“We love the open space but the play area needs to be expanded and refurbished. It would be great to have a dog free area for picnics and some benches to enjoy the views. Turn 4 tennis courts into all-weather courts so people can play all year round.”

“A great space for families and dog owners to socialise and enjoy the sights. Would be ideal to have a spot of lunch or coffee overlooking the sea after a dog walk along the warren, and the kids can have fun playing on new play equipment. Would also be lovely to watch the sunset with a glass of something.”

“Please do not take away more green space for a car park. There is plenty of local parking and a large car park at the harbour within walking distance of the East Cliff. It is such a nice unspoilt area and it would be such a shame to change this. I agree that the playpark needs updating but that is all, I would like to see the area remain the same beautiful green space.

“The east cliff is extremely important to both myself and was important to my dad. The space holds many fond memories but it does need improvements. I don't want there to be concrete and building slammed down everywhere however a few changes I would like to see is “Increased safety precautions near the cliff edge. Slightly larger playground with better equipment, targeting teens as well as young children. Better parking if relative size (increasing the size of the parking near the Martello tower near the warren entry road) Better looked after toilets.”

“It's a lovely open space, existing facilities could be updated & improved, but retaining the wild spaces is important too. It would be interesting to make a feature of the history of the area within new developments. Footpaths to the beach, harbour & town should be improved/maintained.”

Community Consultation About East Cliff, Folkestone

Please enter your post code here:

1. Do you currently visit East Cliff?

Yes

No

2. What facilities do you currently use at East Cliff? Please tick the ones you use.

Open space

Golf/Putting

Public toilets

Public bowls pitches

Private bowls pitches

Tennis

Play area

Other (please state)

What stops you from using the facilities at East Cliff?

Litter

Anti-social behaviour

Poor condition/ layout of the open space

Accessibility

Cost of the sports pitches

Lack of play facilities

Parking

Ground conditions

Appearance of the whole site

Other (please state)

Public toilet condition/location

Travel limitations

3. How satisfied are you with the play areas in East Folkestone?

Very satisfied

Fairly satisfied

Neither satisfied or dissatisfied

Fairly dissatisfied

Very dissatisfied

4. How satisfied are you with the play area at East Cliff?

Very satisfied

Fairly satisfied

Neither satisfied or dissatisfied

Fairly dissatisfied

Very dissatisfied

Community Consultation About East Cliff, Folkestone

5. Please tick all the facilities currently at East Cliff that are important to you as a household?

Bowls
 Tennis
 Golf/Putting

Open space
 Public toilets
 Play area

Others (please state) _____

6. For your household, what would be an appropriate size play area at East Cliff?

Local play area – as can be found on site at the moment. Two to three pieces of small equipment targeted at the younger age group. Cost to build approximately £50,000.

Locally equipped play area – five pieces of equipment, up to twice the size of the current play area. Cost to build approximately £75,000.

Neighbourhood play area – eight pieces of equipment covering a wider age group, plus opportunity for more expansive play, such as wheeled activities i.e. multi use games area, may provide some accessible play equipment. This would be similar in size to the Southern Way Play Area in Folkestone. Cost to build approximately £150,000.

Destination play area – eight or more pieces of equipment, will contain some of the following: disability and sensory equipment, multi-use games area, sports activities, gym and fitness equipment. Typically having relevant support services (toilets/café etc). This would be similar in size to the play facilities in Radnor Park, Folkestone. Cost to build minimum approximately £250,000 plus support services.

7. In order for the charity to be able to afford improvements and to secure the future of existing facilities the charity needs to have an income. Please tick those which you would use.

Small café
 Seasonal ice cream van
 Café and visitor centre with educational offering

Sports facilities*
 Changing facilities
 Pay and display parking

Hire facilities

Others (please state) _____

* this could include a change to what is already there

Community Consultation About East Cliff, Folkestone

8. Would you accept the total size of the sports area being extended for sports/activity purposes?

Yes

No

9. Would you support the expansion of on-site car parking provision to prevent people from leaving their vehicles on local roads?

Yes

No

10. Considering East Cliff's position close to Folkestone harbour, the town centre and The Warren, how important is it to you to improve paths and walkways to these areas?

Very important

Fairly important

Neither important or unimportant

Fairly unimportant

Very unimportant

11. The site has a rich heritage including the Roman remains, how important is it to you that the heritage is acknowledged in any future plans – i.e. theme of play area etc.? Please note that no works on site will put the Roman remains at risk.

Very important

Fairly important

Neither important or unimportant

Fairly unimportant

Very unimportant

12. Would you accept a portion of the open space being set aside to increase biodiversity and ecology on site through wild flower meadows and planting?

Yes

No

13. The Martello Tower needs considerable money spending on it to secure its future, and the charity is working on securing this. However, use of the Martello Tower is limited because of its design. Do you have any ideas for the use of the tower?

14. If you want to tell us more about East Cliff then please write your comment here.

Community Consultation About East Cliff, Folkestone

Your answers to the following questions help us to make sure that we have captured the views of current and potential users of East Cliff. Any of these questions may be skipped if you are not comfortable answering them.

15. What is your age?

0-17

18-44

45-64

65-80

80+

16. How close do you live to East Cliff?

Within
½ mile

Within
1 mile

Within
2 miles

2-5
miles

5-10
miles

10+
miles

17. What is your average annual household income?

Less than
£20,000

£20,000 -
£40,000

£40,000 -
£80,000

£80,000 +

18. What is your current employment status?

Employed – full time

Employed – part time

Contract/Temporary

Unemployed

Unable to work

Retired

19. How many children or dependants are in your household?

0

1

2-4

4+

20. How many adults are in your household?

0

1

2-4

4+

21. Do you consider yourself or someone in the household to have a disability?

Yes

No

Community Consultation About East Cliff, Folkestone

Please help us with future consultations by indicating where you found out about this East Cliff consultation.

Council website

Newspaper

Social media

Other media

Leaflet through door

Leaflet at East Cliff kiosk

Leaflet from school

Poster on community noticeboard

Thank you for completing this survey. Your views will help the trustees of the Folkestone Parks and Pleasure Grounds Charity to provide facilities at East Cliff which will be popular and well used by residents of all ages as well as visitors.

This page is intentionally left blank