
PIER YARD, RAMSGATE

To: **Cabinet – 13 November 2014**

Main Portfolio Area: **Strategic Economic Development Services**

By: **Cllr David Green, Cabinet Member for Strategic Economic Development Services**

Classification: **Unrestricted**

Ward: **Eastcliff**

Summary: **A review of regeneration schemes for Ramsgate has identified Pier Yard as an area with potential to be designated as a town square. This paper explains the reasoning, outlines the vision and asks Cabinet to authorise the formation of a project team to work up the options for delivery.**

For Decision

1.0 Introduction and Background

- 1.1 Ramsgate Royal Harbour and nearby coastal areas lend themselves to supporting tourism and leisure activities.
- 1.2 The Beach Destination Plan identifies an area of Ramsgate Main Sands as a focus and a feasibility study has been commissioned to look into options for the provision of a beach club and associated sea sport facilities.
- 1.3 Plans are being developed to acquire external funding to improve the Royal Harbour and other initiatives in the pipeline are the Project Motor house scheme.
- 1.4 Ramsgate seafront area is therefore the focus on an improvement plan, part of the plan included reviewing Pier yard. The review shows the area to have potential to be used more intensively as a pedestrian leisure area, to hold things like events, markets, concessions etc.

2.0 The Current Situation

- 2.1 The review of the seafront area resulted in the conclusion that Pier Yard would benefit from a proactive improvement programme, to provide a focal area for the town, encouraging footfall and by doing this supporting the regeneration plans.
- 2.2 Pier Yard's current use is predominantly for vehicles, as a throughput for access and as a car park; see Annex 1 showing the extent of area under consideration shown in a red border. The area in green on the plan shows the current vehicular access/egress routes.
- 2.3 In recognition that Pier Yard has a number of existing uses and any development could impact a number of stakeholders including the harbour, maritime museum, harbour

slipways, Town Council, and the general public, all of whom should be consulted regarding proposed changes.

- 2.4 Any scheme put forward to close the car park would need to look carefully at the options for delivering a successful pedestrianized area capable of ensuring operational costs are met whilst supporting the regeneration aims including social, economic and environmental benefits to the area
- 2.5 The car park gross income received last financial year was just under £36,000. This does not take into account operational or capital costs to maintain the area. The car park users have rights granted under a permit system with the council reserving the right to terminate these agreements with one month's written notice. The project team would need to look at options to relocate the permit holders within Ramsgate Harbour area.
- 2.6 Any proposal should consider a staged approach to begin with the minimum change necessary to create a viable public space including the redirection of through traffic where possible, together with consideration of the possible benefits of a major refurbishment/ pedestrianisation of the area together with likely costs and funding options.
- 2.7 Cabinet are therefore being asked to give approval to officers to form a project team to carry out the consultation, formed of officers from operational services, economic development, finance and legal together with the Cabinet Member for Strategic Economic Development Services to consider the options and bring proposals back to Cabinet for decision in the spring of 2015.

3.0 Options

- 3.1 To support the formation of a project team to include officers from operational services, economic development, finance and legal together with the Cabinet Member for Strategic Economic Development Services to commence a public consultation on the options for Pier Yard.
- 3.2 To retain the current use of pier yard as a car park and vehicular access route and not look for options to improve the pedestrian leisure use of the area.

4.0 Next Steps

- 4.1 The project team would be formed to prepare an options appraisal and progress a stakeholder public consultation process, the outcome of the consultation will be brought back to cabinet.

5.0 Corporate Implications

5.1 Financial and VAT

- 5.1.1 Part of the task of the project team will be to make an initial assessment of the cost of options and their funding implications. No commitments will be entered into without an appropriate financial assessment.

5.2 Legal

- 5.2.1 The proposal to set up a project team would include direct input from Legal which will deal with any issues around termination of existing rights and the necessity to properly consider any changes requiring contracts or other agreements.
- 5.2.2 Any additional legal requirements would also need to be considered including any potential liability to any third parties.

5.3 Corporate

- 5.3.1 The proposals link to the corporate plan priorities 1, 8, and 9. A full public consultation will be required to determine the opinions of all stakeholders which will be considered further by the project team.

5.4 Equity and Equalities

- 5.4.1 The project team will demonstrate compliance with equalities related legislation and the Council's commitment to equal opportunities, elimination of discrimination and the promotion of community cohesion. All schemes considered will have an Equality Impact Assessment carried out, the results of this will be factored into the decision making process to ensure that any chosen scheme will be inclusive.

6.0 Recommendation

- 6.1 It is recommended that Cabinet give approval to Option 3.1 above with the outcome of the public consultation being brought back to Cabinet in the Spring of 2015.

7.0 Decision Making Process

- 7.1 This is a key decision subject to call in.

Future Meeting: Cabinet	Date: 2 April 2015
-------------------------	--------------------

Contact Officer:	Edwina Crowley, Head of Economic Development and Asset Management
Reporting to:	Ged Lucas, Director of Community Services

Annex List

Annex 1	Plan showing Pier Yard
---------	------------------------

Corporate Consultation Undertaken

Finance	Paul Cook, Interim Director of Corporate Resources & s151 officer
Legal	Steven Boyle – Interim Legal Services Manager & Monitoring Officer