

Post Planning Review of Proposed Wheeled Sports Areas

Mumbles, Swansea



Appraisal by



OCTOBER 2020

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Introduction Summary

DMW Architects & CL Planning were approached by Mumbles Community Council to assist in preparing a review to determine the value and viability of 3 proposed Wheeled Sports Areas following an approval at Committee (2019/2345/FUL) for a skate park at Llwynderw, Mumbles Road in February 2020.

This report looks at the 2 alternative sites put forward by Swansea Council in August 2020 as well as the consented site. The report compares each of the 3 sites, side-by-side, against a series of assessment criteria highlighting key issues of consideration when selecting a new skatepark site.

Having regard to the appraisal for each site and in consideration of the balance of positive and negative factors each proposal may have, we then provide a conclusion of findings for each site along with our final recommendation.

Each of the 3 sites were visited and photo documented and from there we undertook planning, mapping, and environmental searches for each site along with historical news reports. The limitations of this report included limited access to service and drainage data along with limited crime report data.

Review Sites

Following the High Level Planning Appraisal carried out in August 2020 by Swansea Council of which 10 potential local sites were identified for a new skatepark, including Llwynderw, it was confirmed that the 3 sites to be assessed and compared are;

Site Option 01	Llwynderw, West Cross Skate Park
Site Option 02	Land to the South of Blackpill Lido
Site Option 03	Land at Underhill Park

Assessment Criteria

We evaluated each potential site on the following assessment criteria. Each heading has a series of more detailed questions that seek to gain an understanding of each site for the purpose of analysis.

- 1 *Access*
- 2 *Environmental & Site Considerations*
- 3 *Design Suitability*
- 4 *Construction Considerations*
- 5 *Safety, Amenities & Visibility*
- 6 *Community & User Support*
- 7 *Planning Considerations*

This report is intended to provide an unbiased and comprehensive appraisal of the 3 wheeled sports areas. Whilst the essential considerations and environmental impacts of adding a skatepark to an area remain consistent, the intrinsic nature of a proposed skatepark area, its users, and the community surrounding it are unique and have been factored into this appraisal document.



The 3 Review Sites

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Site Location & General Description

Llwynderw is a strip of green space located between West Cross and Mayals.

The site sits on the eastern side of the A4067 Mumbles Road and is bordered to the East by the Swansea Bay Cycle Path/Promenade.

The site is a predominantly level, open grassed area with trees, shrubs and a section of hedging to the North roadside. The site is easily accessible and is within 400m of a bus stop. WC's, shop and takeaway refreshment facilities lie just North adjacent to the Blackpill Lido area.

Currently the site occupies a basic skateboarding area, known as 'West Cross Skate Park'. The area includes a metal half pipe skate ramp and hard surface areas extending from north to south.

A recent approval for a replacement skatepark was granted by Swansea Council in February 2019 - 2019/2345/FUL | Replacement skatepark



Bird's eye view

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW



Aerial view showing general position for skatepark and key to photo views



View 01



View 02

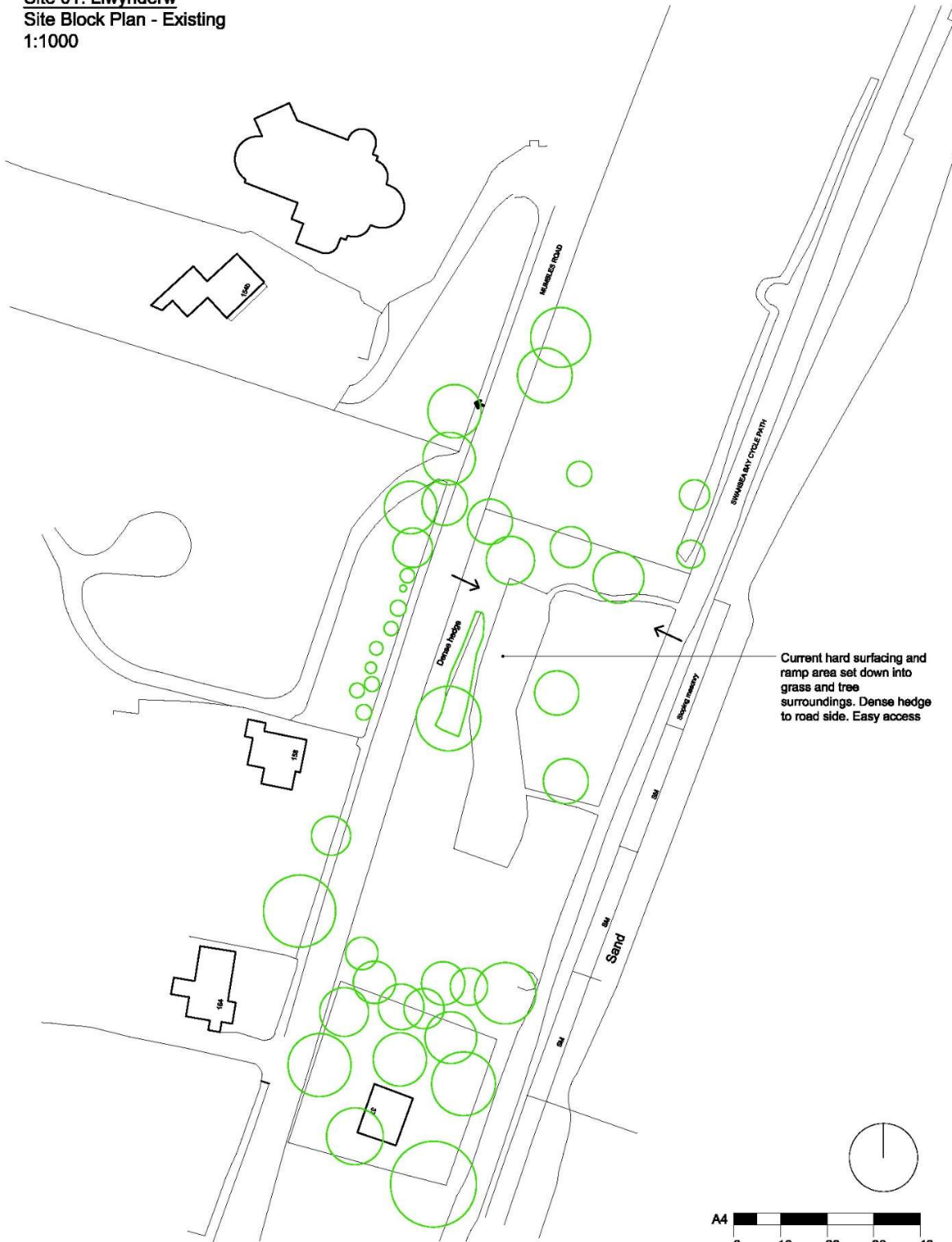


View 03

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Site 01: Llwynderw
Site Block Plan - Existing
1:1000



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Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Site 01: Llwynderw
Site Block Plan - Approved Footprint
1:1000



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Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Assessment Criteria

- 1.1 Access
- 1.2 Environmental & Site Considerations
- 1.3 Design Suitability
- 1.4 Construction Considerations
- 1.5 Safety, Amenities & Visibility
- 1.6 Community & User Support
- 1.7 Planning Considerations

Assessment Criteria	Commentary
1.1 Access	
1. Is the location centrally located?	The position is located along the Swansea Bay promenade at approximately the half way point between Swansea to the North East, and The Mumbles to the South. The site lies just South of the Mayals Rd and Mumbles Rd Junction.
2. Is it easily accessible by <i>all</i> community users?	The site can be easily accessed from the Swansea Bay Cycle path to the East and by public footpath edging the west of the site. The flat topography would permit inclusive access to all users.
3. Is it on or near public transport routes?	The site is on a major bus route and within 400m of a bus stop with access to bus routes 2/2A/2B/2C/3A/37 serving Swansea and Newton/ Limeslade, Caswell Bay and Langland Bay
4. Is the location supported by easy access via foot, skateboard, scooter, bike, etc?	Due to the sites' close proximity with Swansea Bay Cycle path/promenade, the site can be accessed easily via an exclusive off-road pedestrian and cycle route that links The Mumbles with Swansea City Centre.
5. Is it near local shops and amenities?	The site lies just South of the Texaco Petrol Station providing shop facilities as well as food takeaway outlets at Blackpill Lido, within 2 minutes walking distance. Toilets are available at Blackpill Lido
1.2 Environmental & Site Considerations	
1. Are there any protected trees in or around the site location?	Full investigation of available data on the Council's website and enquiry with Council's Tree Officer didn't reveal the presence of any protected trees.
2. Are there any special land designations (SSSI etc) or protected wildlife habitat that will be affected by the (re) development?	SSSI east of site: Blackpill (Sea area, not Beach)
3. Is the site prone to flooding or sit within a flood risk area?	The site is within flood Zone A (considered to be at little or no risk of fluvial or tidal/coastal flooding). High Surface Flood Water and Small Watercourses Risk. (Northern half of site)

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Assessment Criteria	Commentary
	Low Risk of flooding from Rivers and Sea (Northern end of Site)
4. Is there contaminated land or sub soil?	Information not available without on site investigations
5. Are there drains or services runs across the site?	It is understood that there are 2 mains drains that run across the site in perpendicular lines. A large foul drain runs parallel with Mumbles Rd to the western edge of the site and existing skate surface. A stormwater drain runs parallel with this in a Northern direction then diverts to the Bay eastwards. The consent scheme construction has taken into account these underground features.
6. Is the site free-draining and conducive to construction?	It is understood from the submitted drainage report that the site comprises a loose, made ground substrata ranging from sand, gravels and sandy silt beach deposits over peat, therefore relatively free draining. Ground water is evident approximately 1.2-4m below ground level. It is considered that the current impermeable hard surfacing does not permit natural ground drainage. The consent scheme will utilize a new soak away to drain the bowl feature of the proposal. A SuDS scheme has been submitted which concluded the consent scheme will provide an enhancement of current above ground storm water drainage.
1.3 Design Suitability	
1. Does the proposed design layout fit comfortably on the site area?	The current consent scheme fits approximately over the existing hard surface area at around 748m ² . See above.
1.4 Construction Considerations	
1. Can the site be accessed for construction traffic and ongoing maintenance vehicles?	A gated-off service road permitting access to the Promenade is located to the North of the Texaco Petrol Station. Permits, structural appraisal and a comprehensive Construction Method Statement (CMS) with work timings would be required to ensure safety of public and structural integrity of Promenade.
2. Are there adequate areas for storage and parking during the construction process?	There are adequate areas for temporary site storage and compound facilities subject to approval.
3. Are there existing drains/services that will be impacted due to the construction, or that would require specific additional consideration when (re)developing?	There are 2 mains drains that run across the site in perpendicular lines. A large foul drain runs parallel with Mumbles Rd to the western edge of the site and existing skate surface – see 1.25 above.
4. Will special construction measures be needed for construction i.e topography, vicinity of trees, drains or any other physical features?	The consent scheme will not require any special construction measures due to the concrete raft construction type. The consent scheme will use the existing land form and hard surface of the current skate park.
5. Is the sub-grade/soil suitable for the proposed concrete construction?	Some special construction measures may need to be implemented; - Made ground and high water table will require a shallow, raft-type reinforced construction type with minimum excavations.

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Assessment Criteria	Commentary
1.5 Safety, Amenities & Visibility	
1. Will the park impact users of other recreational facilities nearby?	The location of proposal site is situated approximately 450m South from Blackpill Lido recreation area therefore it is considered would have no detrimental impact on users.
2. Will the park enhance existing recreational facilities?	A skatepark sited in this location would enhance and add to the existing recreational offer in this locality. Blackpill Lido and the immediate area serves as a hub for visitor enjoyment and recreation therefore it is considered a park sited here would be sustainable and beneficial.
3. Is the site easily visible from surrounding roads and pavements?	The site is reasonably visible from the surrounding road and promenade. Heavy tree cover from the North as well as a high hedge to the Western edge does prevent some views in. It is understood the consent scheme will employ a landscape scheme to enhance visibility and community safety.
4. Does the site suffer from existing anti-social behavior?	We are not aware of reports of anti-social behavior on this exact site location.
5. Is the proposed site a safe, community space for users?	The site edges a busy public highway. It is understood protective fencing measures will be put into place to protect users and public passing the site. Its location has a lot of passers-by and has adjacent private dwellings with good levels of natural surveillance into the site therefore giving users safety.
6. Are there paths, benches, water fountains, wcs?	The site is located approximately 450mm South of the Blackpill Lido via a cycle and pedestrian route. Blackpill Lido has facilities including benches and WCs.
7. Are there shopping opportunities nearby?	The site is located approximately 320m South of Texaco Petrol Station with Londis shop. There is a convenience store just North of the petrol station across a pedestrian crossing.
1.6 Community & User Support	
1. Would the local community be likely to support this site?	The consent site has gained both local community support as well as objections, as recorded in the planning application documentation.
2. Would the skate park users be likely to support this site?	Skate park users are in support of this site.
1.7 Planning Considerations	
1. Ownership	Land register: WA152265. Freehold. Land on the East side of Mumbles Road, West Cross SA3 5AW. The Council of the City and County of Swansea of Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Assessment Criteria	Commentary
2. Relevant planning history	A recent approval for a replacement skatepark was granted by Swansea Council in February 2019 -2019/2345/FUL Replacement skatepark
3. Are there any other planning considerations including Site Specific, Local or National planning policies that will effect the proposed development?	The site is designated by a site specific Policy: HC23 – Community Recreation Land. It is considered, given the existing use of the site and associated planning history that a robust case can be advanced to demonstrate there is no conflict with this policy.
4. Would the park displace an existing use?	The proposal would mirror the existing, established use.
5. Is a planning permission required?	Yes, planning permission is required for the proposal – as the proposal represents development by virtue of being an engineering operation.
6. Does the planning permission require further reports for the submission?	Yes, it is suggested that the proposal be accompanied by a phase 1 ecological report to consider the implications of the loss of any vegetation/ habitat.
7. Is the (re) development visible or near surrounding homes?	Yes, the site is to the east of properties which front onto the Mumbles Road. There is a separation distance of circa 70m between the site and the nearest property with intervening planting/ screening.
8. Will the proposed park have detrimental noise impact on local residents or other users?	It is possible that there will be a degree of noise emanating from the skate park. However, this will be against the backdrop of the existing back ground noise levels which include traffic/ road noise and users of the promenade. The existing skate park also has an impact in terms of noise creation and establishes a strong fall back position.
9. Will the proposed lighting have detrimental impact on local residents?	It is considered that given the separation distance to the nearest residential property and the presence of street lighting, any lighting included as part of the proposal would not have an impact on residential properties.

Site Option 01 - Llwynderw

West Cross Skate Park, Mumbles Road, Blackpill, West Cross, Swansea SA3 5AW

Summary and Conclusion

The West Cross Skate Park site is centrally located along Swansea Bay and is served by shops and facilities adjacent the existing activity hub of Blackpill Lido. The site provides a sustainable and suitable location for a wheeled sports park with car parking availability and smooth inclusive access.

Positive factors

Consent site

Uses existing Brownfield skatepark surfacing area and topography

Uses existing established activity hub to enhance Blackpill Lido offer

Visible site with good surveillance across the area

Ideal active travel access for all users with smooth paths and bus routes

Car parking availability

Shops, WCs etc

Negative factors

Noise impact on nearby residential homes

Requires new safety balustrade may change visual character

Safety concerns to users against busy road

The existing skatepark at Llwynderw currently forms a well-located hub for the Swansea skate community. The site has numerous positive factors making it a suitable location with potential to further enhance the Blackpill Lido activity area. Re-use of a Brownfield site is wholly appropriate and considered more sustainable than creating a new skatepark over existing greenspace. Through the due planning process, it has already been demonstrated that the site has gained a majority of support from both community and skatepark users.

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Site Location & General Description

The site sits on the eastern side the A4067 Mumbles Road and is bordered to the East by the Swansea Bay Cycle Path/Promenade.

This section of land south of the Texaco petrol station and the Blackpill Lido recreation area is largely comprised of open greenspace with groups of mature trees and individual specimen trees. The collection of existing buildings and uses forms a hub of leisure and recreation activities. The Southern end of the site is bordered by a private residential dwelling with apartments and other dwellings across Mumbles road to the east. There is existing boundary screening, in the form of mature hedging to the private dwelling, views to the apartments are relatively open with individual trees providing minimal screening.

The site provides gateway views across Swansea Bay from the junction position between Mayals and Mumbles roads, a very busy public highway junction. A commemorative bench is angled towards views over Swansea. The Southern section of the site signifies the boundary to Mumbles with a ‘Welcome to Mumbles’ sign.

The site is easily accessible with adjacent car parks and is within 400m of a bus stop. WC’s, shop and takeaway refreshment facilities lie just North adjacent the Blackpill Lido area.

It is considered that the potential development site for location of a new skatepark would be in the North section of the site. The position would be away from the private dwelling to the South as well as providing a closer connection to the facilities at Blackpill.



Bird's eye view

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS



Aerial view showing general position for skatepark and key to photo views



View 01



View 02

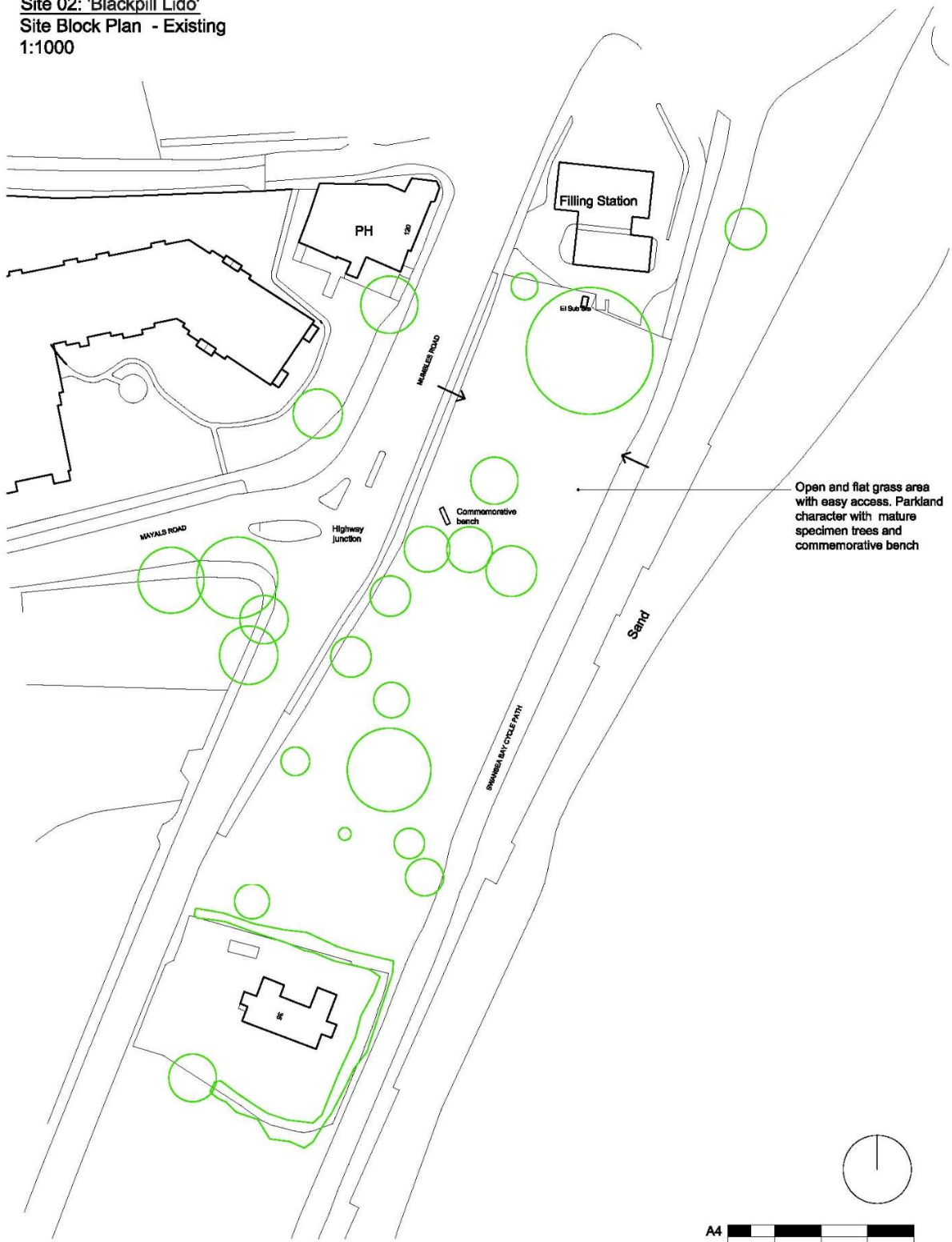


View 03

Site Option 02 – 'Blackpill Lido'

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Site 02: 'Blackpill Lido'
Site Block Plan - Existing
1:1000

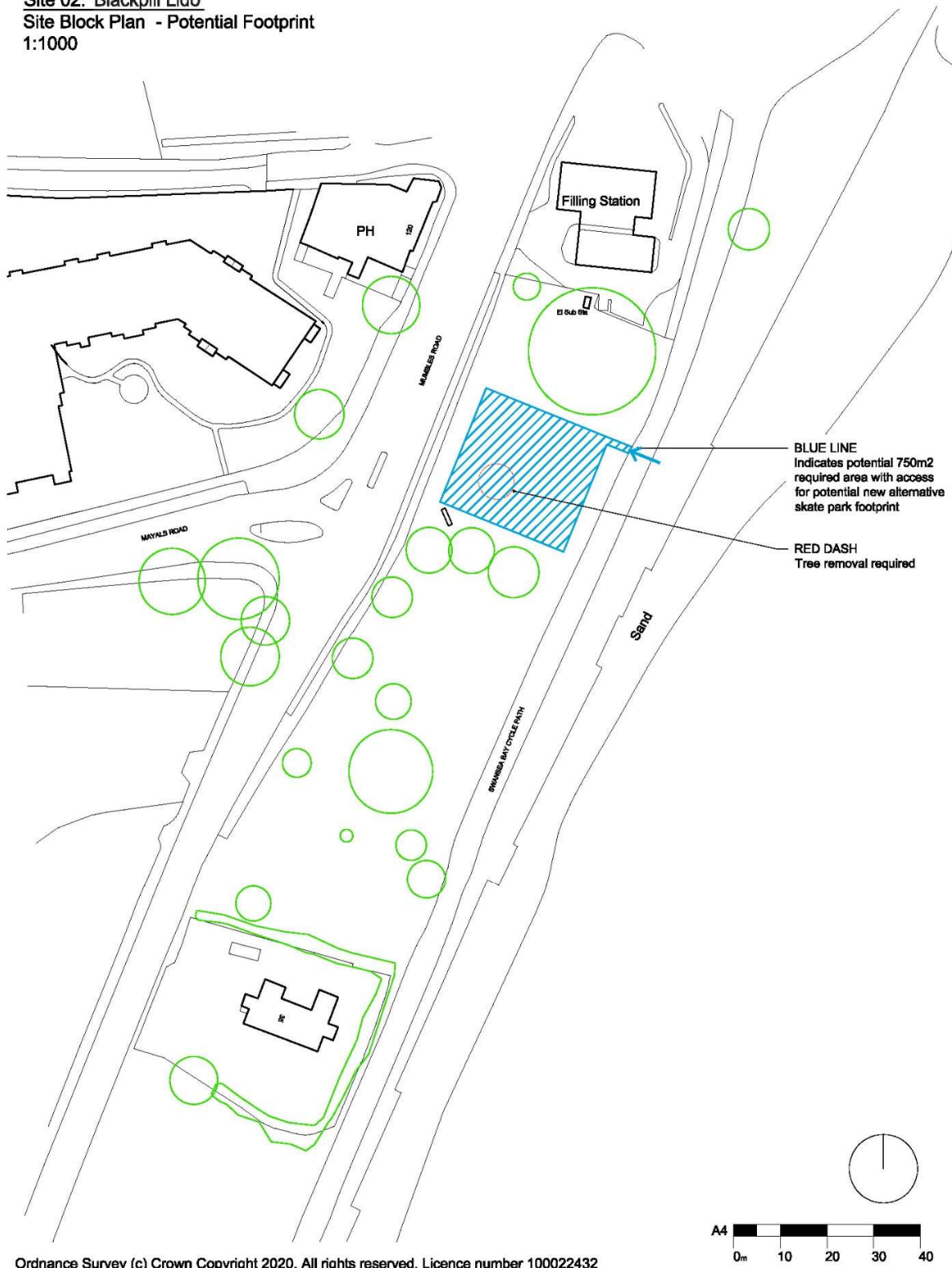


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Site Option 02 – 'Blackpill Lido'

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Site 02: 'Blackpill Lido'
Site Block Plan - Potential Footprint
1:1000



Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Assessment Criteria

- 2.1 Access
- 2.2 Environmental & Site Considerations
- 2.3 Design Suitability
- 2.4 Construction Considerations
- 2.5 Safety, Amenities & Visibility
- 2.6 Community & User Support
- 2.7 Planning Considerations

Assessment Criteria	Commentary
2.1 Access	
1. Is the location centrally located?	The position is located along the Swansea Bay promenade at approximately half way between Swansea to the North East, and The Mumbles to the South. The site lies adjacent to the Mayals Rd and Mumbles Rd Junction to the South of the Texaco petrol station. There are nearby car parks opposite the Woodman PH and at Derwen Fawr Road.
2. Is it easily accessible by <i>all</i> community users?	The site can be easily accessed from the Swansea Bay Cycle path to the East and by public footpath edging the west of the site. The flat topography would permit inclusive access to all users.
3. Is it on or near public transport routes?	The site is on a major public highway and bus route and within 400m of a bus stop with access to bus routes 2/2A/2B/2C/3A/37 serving Swansea and Newton/ Limeslade, Caswell Bay and Langland Bay
4. Is the location supported by easy access via foot, skateboard, scooter, bike, etc?	Due to the sites' close proximity with Swansea Bay Cycle path/promenade, the site can be accessed easily via an exclusive off-road pedestrian and cycle route that links The Mumbles with Swansea City Centre.
5. Is it near local shops and amenities?	The site lies directly South of the Texaco Petrol Station providing shop facilities as well as food takeaway outlets at Blackpill Lido, within a minute walking distance. Toilets are available at Blackpill Lido
2.2 Environmental & Site Considerations	
1. Are there any protected trees in or around the site location?	Full investigation of available data on the Council's website and enquiry with Council's Tree Officer didn't reveal the presence of any protected trees.
2. Are there any special land designations (SSSI etc) or protected wildlife habitat that will be affected by the (re) development?	SSSI east of site: Blackpill (Sea area, not Beach)
3. Is the site prone to flooding or sit within a flood risk area?	The site is within Flood Zone A (Considered to be at little or no risk of fluvial or tidal/coastal flooding)

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Assessment Criteria	Commentary
	Low Surface Flood Water and Small Watercourses Risk. (mainly along eastern boundary)
4. Is there contaminated land or sub soil?	Information not available without on site investigations
5. Are there drains or services runs across the site?	It is understood from the consent site at West Cross just southward, that a large mains sewer runs parallel to the road on the Western edge of the site. We have not been made aware of any other drainage across the site and if the scheme was to move forward, the appropriate surveys would need to be undertaken.
6. Is the site free-draining and conducive to construction?	Having regard for the sub soils and drainage report for the adjacent West Cross approved scheme, as well as an assumption that the prevalence of subsoil conditions would similarly be of made-up sands, gravel, silt and peat, it is considered the site would be relatively free- draining and conducive to skatepark construction..
2.3 Design Suitability	
1. Does the proposed design layout fit comfortably on the site area?	It is considered that the ideal location on the chosen site would be to the North due to proximity to facilities and mitigation of impact to residential dwelling to the South. Taking the approximate required footprint area from the Llywnderw consent scheme, approximately 748m ² , a total redesign would need to be undertaken to design a footprint that fits and is informed by site shape. See above. To facilitate the required footprint, an ornamental cheery tree will need to be removed.
2.4 Construction Considerations	
1. Can the site be accessed for construction traffic and ongoing maintenance vehicles?	A gated-off service road permitting access to the Promenade is located to the North of the Texaco Petrol Station. It maybe possible to gain construction access through the Texaco forecourt. Permits, structural appraisal and a comprehensive Construction Method Statement (CMS) with work timings would be required to ensure safety of public and structural integrity of Promenade.
2. Are there adequate areas for storage and parking during the construction process?	There are adequate areas for temporary site storage and compound facilities subject to approval. Third party land may be available within the Texaco forecourt area.
3. Are there existing drains/services that will be impacted due to the construction, or that would require specific additional consideration when (re)developing?	It is understood from the consent site at West Cross just southward, that a large mains sewer runs parallel to the road on the Western edge of the site. We have not been made aware of any other drainage across the site and if the scheme was to move forward, the appropriate surveys would need to be undertaken.
4. Will special construction measures be needed for construction i.e topography, vicinity of trees, drains or any other physical features?	A new skatepark design would not require any special construction measures due to the concrete raft construction type. It is understood that it would use the existing flat land form and build-in ramped features over the top of the concrete apron.

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Assessment Criteria	Commentary
5. Is the sub-grade/soil suitable for the proposed concrete construction?	Some special construction measures may need to be implemented; - Made ground and high water table will require a shallow, raft-type reinforced construction type with minimum excavations.
2.5 Safety, Amenities & Visibility	
1. Will the park impact users of other recreational facilities nearby?	The location of proposal site is situated approximately 150m South of Blackpill Lido recreation activity area therefore it is considered would have no detrimental impact on users. With the site being open grassland it maybe used for informal recreation – the development of the site would take away this opportunity. There is a bench situated on the site, if persons use the area to relax/ take advantage of the wider views the proposed use would conflict with this.
2. Will the park enhance existing recreational facilities?	A skatepark sited in this location would enhance and add to the existing recreational offer in this locality. Blackpill Lido and the immediate area serves as a hub for visitor enjoyment and recreation therefore it is considered a park sited here would be sustainable and beneficial. As identified in (1) there is potential conflict with informal recreational use of the green space.
3. Is the site easily visible from surrounding roads and pavements?	The chosen part of the site is highly visible with permeability from the road and promenade. Visibility is enhanced with cars being stationary at the junction and pedestrians waiting to cross the road. It is a very flat site with no topographic features or hedging/trees preventing views through.
4. Does the site suffer from existing anti-social behaviour?	We are not aware of reports of anti-social behavior on this exact site location, however there are records of reports of anti-social behaviour and other crime within the car park area opposite the Woodman PH.
5. Is the proposed site a safe, community space for users?	The site edges a busy public highway. It is understood protective fencing measures will be put into place to protect users and public passing the site. Its location has a lot of passers-by and has adjacent private dwellings with good levels of natural surveillance into the site therefore giving users safety.
6. Are there paths, benches, water fountains, wcs?	The site is located approximately 150mm South of the Blackpill Lido via a cycle and pedestrian route. Blackpill Lido has facilities including benches and WCs.
7. Are there shopping opportunities nearby?	The site neighbours the Texaco Petrol Station with Londis shop. There is a convenience store just North of the petrol station across a pedestrian crossing.
2.6 Community & User Support	
1. Would the local community be likely to support this site?	Given reaction to the consent site to the South, it is considered that opinion will be mixed. There are considerable similarities to the consent site, however this site is located closer to WC facilities and car parks as well as being located nearer to an established hub of noise and activity, requirements which the local community felt important. Contrary to this however, loss of open greenspace, impacted views across Swansea from

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Assessment Criteria	Commentary
	this important gateway junction, as well as safety considerations for users of the park due to the busy road junction nearby would also factor in community response. Given the above factors, on balance, it would be considered that the community support would be varied if a new application is submitted.
2. Would the skate park users be likely to support this site?	Given reaction to the consent site to the South, it is considered that skatepark users would not be in full support of a skatepark in this new location. Factors contributing to this would be that a 'home' for the skatepark users is already established on the adjacent southern consent site at West Cross. The planning process to date has resulted in the users being frustrated that construction has not already started.
2.7 Planning Considerations	
1. Ownership	Land register: WA152265. Freehold. Land on the East side of Mumbles Road, West Cross SA3 5AS. The Council of the City and County of Swansea of Civic Centre, Oystermouth Road, Swansea, SA1 3SN
2. Relevant planning history	No relevant planning history for the site
3. Are there any other planning considerations including Site Specific, Local or National planning policies that will effect the proposed development?	There are no site specific policies which apply to the site. National policy supports outdoor recreational activity. In terms of the loss of informal open green space it could be possible to demonstrate that there would be no net loss if the existing skate park is returned to green space.
4. Would the park displace an existing use?	The proposal would not displace any formal use, as identified above the proposal could compromise the opportunity for informal recreation on and around the site. This could be addressed by demonstrating no net loss if the existing skate park is returned to open space.
5. Is a planning permission required?	Yes, planning permission is required for the proposal – as the proposal represents development by virtue of being an engineering operation.
6. Does the planning permission require further reports for the submission?	Yes, it is suggested that the proposal be accompanied by a phase 1 ecological report to consider the implications of the loss of any vegetation/ habitat.
7. Is the (re) development visible or near surrounding homes?	Yes, the site is visible from a number of the apartments to the east of the site – including from external balconies. There is minimal screening on the site and although 'loss of a private view' is not a material planning consideration the proposal would disrupt established views from the apartments to Swansea Bay.
8. Will the proposed park have detrimental noise impact on local residents or other users?	It is possible that there will be a degree of noise emanating from the skate park. However, this will be against the backdrop of the existing back ground noise levels which include traffic/ road noise, including cars idling at the junction and users of the promenade. A degree of noise is also associated with the Petrol Filling Station and recreational activities taking place at Blackpill Lido

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Assessment Criteria	Commentary
9. Will the proposed lighting have detrimental impact on local residents?	The presence of existing street lighting would mitigate any impact on residential properties from proposed lighting within the skate park.

Site Option 02 – ‘Blackpill Lido’

Land South of Texaco Petrol Station & Blackpill Lido, Mumbles Road, Mayals, Swansea SA3 5AS

Summary and Conclusion

The Blackpill Lido site is centrally located along Swansea Bay and is served by shops and facilities adjacent the existing activity hub of Blackpill Lido. The site provides a sustainable and suitable location for a wheeled sports park with car parking availability and smooth inclusive access. Conflict with displacing opportunities for informal recreation can be addressed by returning the existing skate park to open grass, thereby representing a net loss in opportunities for informal play.

Positive factors

Uses existing established activity hub to enhance Blackpill Lido offer

Visible site with good surveillance across the area

Ideal active travel access for all users with smooth paths and bus routes

Car parking availability

Shops, WCs etc

Flat site minimizes excavations

Negative factors

Noise impact on nearby residential homes

Loss of existing greenspace and tree

Impact/change to views over Swansea Bay

Requires new safety balustrade may change visual character

Safety concerns to users against busy road junction

Although the site has numerous positive factors making it a good contender for the most appropriate location, it is considered that being so near the consent site and so similar in comparative characteristics, that to proceed with a new application would expend needless cost and time to ultimately provide the same offer.

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Site Location & General Description

Underhill Park is a significant area (6.97Ha) of public open greenspace located due West of The Mumbles town centre approximately 800mm from Oystermouth Square and the seafront.

The park is very popular with the local community and provides formal and informal recreation for a host of different activities including rugby, football, dog walking and children's play areas. It serves the areas of Mumbles, Caswell, Langland and West Cross and is well connected with roads.

The space, which sits low into a natural valley basin, is surrounded by residential streets to the North, South and East and is bordered with mature trees to the West. A Conservation Area borders the western end. There is a Listed building to the North West corner set higher on the bank of Newton road. The general character of the area is residential, quiet, treelined and sylvan to the Newton Road edge especially. The site is designated as a 'Quiet Area' in the Swansea Local Development Plan.

The chosen new skatepark location within Underhill Park is located to the North, Newton Road edge sitting centrally in the park. The location will sit just above a young children's' play area and can be accessed from the South footpath network. To the North and West edges of the proposed location there is a mixed deciduous indigenous hedge. To the West edge a stand of young trees border the boundary to an access road.



Bird's eye view

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL



Aerial view showing general position for skatepark and key to photo views



View 01



View 02



View 03

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL



Site 03: Underhill Park
Site Block Plan - Existing
1:1000

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Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL



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Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Assessment Criteria

- 3.1 Access
- 3.2 Environmental & Site Considerations
- 3.3 Design Suitability
- 3.4 Construction Considerations
- 3.5 Safety, Amenities & Visibility
- 3.6 Community & User Support
- 3.7 Planning Considerations

Assessment Criteria	Commentary
3.1 Access	
1. Is the location centrally located?	The position is located within Underhill Park approximately 800m from Mumbles town centre and facilities, highway and bus links as well as a car park to the South of the site.
2. Is it easily accessible by <i>all</i> community users?	The site can be easily accessed from all directions by all users with some steps at gate 1 Langland Corner
3. Is it on or near public transport routes?	The site is on a major public highway and bus route and within 400m of a bus stop providing links to Swansea and Newton/ Limeslade. Caswell Bay and Langland Bay
4. Is the location supported by easy access via foot, skateboard, scooter, bike, etc?	The site location does support access by these users however, the route to the park from the town centre will involve crossing around 4 roads along with obstructions in the form of kerb and mixture of uneven surface finishes.
5. Is it near local shops and amenities?	The site is located near shops and amenities 800m distance East in The Mumbles.
3.2 Environmental & Site Considerations	
1. Are there any protected trees in or around the site location?	Full investigation of available data on the Council's website and enquiry with Council's Tree Officer didn't reveal the presence of any protected trees.
2. Are there any special land designations (SSSI etc) or protected wildlife habitat that will be affected by the (re) development?	This site is not subject to designations which could be a constraint to the development
3. Is the site prone to flooding or sit within a flood risk area?	Flood Zone B (Areas Known to have flooded in the past evidenced by sedimentary deposits) Medium to High Surface Flood Water and Small Watercourses Risk.
4. Is there contaminated land or sub soil?	Information not available without on site investigations

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Assessment Criteria	Commentary
5. Are there drains or services runs across the site?	It is understood that a surface water drain cuts across the site heading East into a soakaway manhole. The drain was installed as part of a flooding and standing water alleviation scheme several years ago. The drain position could hinder/effect the new skatepark area as proposed. An as-built cctv drain and services survey should be carried out prior to progressing a scheme.
6. Is the site free-draining and conducive to construction?	Due to the nature of Underhill Park's position, sitting within a natural valley bowl, it collects localised and upstream surface water run off from surrounding roads and the woodland to the West. It is designated a surface water floodplain and to attenuate surface water catchment. The surface of the park consists of approximately 250mm compacted top soil sitting on 2-2.5m of heavy clay. It is documented that standing surface water sat over the impermeable clay substrata has caused historic flooding of the pitches despite alleviation schemes. The site therefore presents itself as not wholly conducive to construction
3.3 Design Suitability	
1. Does the proposed design layout fit comfortably on the site area?	It is considered that the ideal location on the chosen site would be to the North centre of the park due to avoiding space/layout conflicts with other organised sporting activities on the site. Taking the approximate required footprint area from the Llwynderw consent scheme, approximately 748m ² , a total redesign would need to be undertaken to design a footprint that fits and is informed by site shape. See above.
3.4 Construction Considerations	
1. Can the site be accessed for construction traffic and ongoing maintenance vehicles?	A narrow access road running North-South runs adjacent the Western edge of the proposed site therefore it is deemed access could be achieved. Permits, structural appraisal and a comprehensive Construction Method Statement (CMS) with work timings would be required to ensure safety of public and structural integrity of the access road.
2. Are there adequate areas for storage and parking during the construction process?	There are adequate areas for temporary site storage and compound facilities subject to approval.
3. Are there existing drains/services that will be impacted due to the construction, or that would require specific additional consideration when (re)developing?	A surface water drain cuts across the site heading East into a soakaway manhole. The drain position could hinder/effect the new skatepark area as proposed. An as-built cctv drain and services survey should be carried out prior to progressing a scheme.
4. Will special construction measures be needed to construction i.e topography, vicinity of trees, drains or any other physical features?	The new construction would need be designed to bridge over an existing drain run. It is understood that the new skatepark design would not require any special construction measures due to the concrete raft construction type.
5. Is the sub-grade/soil suitable for the proposed concrete construction?	Potential flooding/surface water drainage as well as clay substrate lying shallow under the topsoil could pose problems. The new surface would have to be drained to a soakaway potentially compounding existing surface water drainage issues on the site.

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Assessment Criteria	Commentary
3.5 Safety, Amenities & Visibility	
1. Will the park impact users of other recreational facilities nearby?	The proposal will impact on others users. The proposed location has been sited to mitigate any conflicts with other sports users, however the skatepark could impact on the neighbouring children's play area. This area is designed for young children. There is a question whether the 2 different uses can reasonably coexist given the contrast of the 2 uses and their users. The proposed footprint will also cause loss of greenspace currently used for sports training.
2. Will the park enhance existing recreational facilities?	A skatepark sited in this location would enhance and add to the existing recreational offer in this locality. Underhill Park serves as a hub for visitor enjoyment and recreation therefore it is considered a park sited here would be an enhancement to the current offer.
3. Is the site easily visible from surrounding roads and pavements?	The chosen part of the site is visible from the surrounding roads and pavements as well as from neighbouring residential buildings sitting higher above the site. It is a very flat site with no topographic features. Hedging and trees to the North and West edges of the proposed site could reduce some visibility at certain viewing angles.
4. Does the site suffer from existing anti-social behavior?	There have been documented reported incidents of anti-social behavior and joyriding over the park pitches. The existing changing room building has been vandalized.
5. Is the proposed site a safe, community space for users?	The site sits within a popular community public park and is safe for all users.
6. Are there paths, benches, water fountains, wcs?	The park has a network of paths and several benches. The nearest public toilets are situated 800m to the East at Oystermouth Square. We are not aware of any water fountains located with the park.
7. Are there shopping opportunities nearby?	The site is located near shops and amenities 800m East in The Mumbles.
3.6 Community & User Support	
1. Would the local community be likely to support this site?	Concerning remarks related to the new café and all weather pitches 2019/1442/FUL, it is considered that the local community may not be in full support for this site for some of the following reasons; <ul style="list-style-type: none"> Noise impact on nearby residential homes Potential Anti social behaviour issues Loss of greenspace Loss of sports training area Potential use conflict with nearby children's play area Compounding current flooding issue No facilities for users

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Assessment Criteria	Commentary
2. Would the skate park users be likely to support this site?	Given reaction to the consent site at West Cross, it is considered that skatepark users would not in full support of a skatepark in this new location. Factors contributing to this would be that a 'home' for the skatepark users is already established on the consent site at West Cross. The planning process to date has resulted in the users being frustrated that construction has not already started. The proposed site is not as closely located near facilities or shops, further, access to the site via a wheeled mode of transport would be less easy than the consent site due to multiple road crossings.
3.7 Planning Considerations	
1. Ownership	Land register: CYM466071. Freehold. Underhill Park, Newton Road, Mumbles, Swansea, SA3 4SL.
2. Relevant planning history	<p>Planning application (2007/0409) for the 'construction of multi use games area with 3 metre high fencing and installation of 4 no. 6.7metre high floodlights' was withdrawn in January 2013.</p> <p>Planning permission (2019/1442/FUL) for the 'redevelopment of external playing areas adjacent to existing changing rooms to form new all weather pitch with associated floodlighting and 4m high perimeter fencing and repositioning of other outlined playing areas to utilize former redundant areas. Refurbishment of existing changing rooms and construction of an extension to provide a café / community room, new shower / changing rooms, first aid room, plant room and secure storage areas. New Electric transformer station and secure vehicle access and compound and associated security fencing' was granted in November 2015.</p> <p>Please note: details of these application were not available on the Council's website.</p>
3. Are there any other planning considerations including Site Specific, Local or National planning policies that will effect the proposed development?	There are no site specific designations which would preclude the development from coming forward on the site. There will need to be a balance between the loss of informal recreation/ place space and the formal provision of the skate park, in addition to the potential conflict with the established children's play area.
4. Would the park displace an existing use?	<p>The proposal would not displace any formal use, as identified above the proposal could compromise the opportunity for informal recreation on and around the site and there is possible conflict with the established children's play area.</p> <p>There doesn't appear to be an opportunity (unlike site 2) to mitigate the loss.</p>
5. Is a planning permission required?	Yes, planning permission is required for the proposal – as the proposal represents development by virtue of being an engineering operation.

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Assessment Criteria	Commentary
6. Does the planning permission require further reports for the submission?	Yes, it is suggested that the proposal be accompanied by a phase 1 ecological report to consider the implications of the loss of any vegetation/ habitat.
7. Is the (re) development visible or near surrounding homes?	Yes, the site is visible from those properties on Newton Road which overlook the park and potentially from Langland Road properties.
8. Will the proposed park have detrimental noise impact on local residents or other users?	The proposal will introduce a noise source into an otherwise generally quiet area. Background noise levels are generally low and it is likely that residents will be aware of skaters using the park.
9. Will the proposed lighting have detrimental impact on local residents?	Newton Road benefits from street lighting but across the wider park lighting isn't a feature. The addition of lighting for the skate park is likely to appear as an anomaly with Underhill Park.

Site Option 03 – Underhill Park

Land at Underhill Park, Newton Road, Mumbles, SA3 4SL

Summary and Conclusion

Underhill Park is an established area for sporting and recreational activity for all community users and lies in a quiet and leafy residential area set around 800m West of The Mumbles town centre. It is relatively sustainable in terms of accessibility for active travel from the town centre however several roads and junctions need to be crossed on the journey. There is a car park and nearby street parking. A planning consent has recently been granted for a café and new all-weather pitches. Historically the site has had reports of anti-social behavior incidents. Sitting centrally to the Northern edge, the proposal site would seek to use an existing area of greenspace, currently a sports team training area, adjacent a children's play area and nearby residential dwellings. There is the risk of the skate park, given the history of antisocial behavior, being a focus for noise and disturbance and potentially conflicting with the adjacent children's play area. The skate park would also reduce the amount of open space available for informal recreation within the park.

Positive factors

Uses existing established activity hub to enhance Underhill Park/Mumbles offer
Safe site with good surveillance

Negative factors

Noise impact on nearby residential homes and quiet residential area
Potential for new and ongoing anti-social behaviour issues
Loss of existing greenspace and sports training area
Potential use conflict with nearby young children's play area
New concrete constructions may compound current flooding issues
Build-over soakaway drain
Revised skate park design from consent scheme
No nearby shops, wcs or facilities for users
Active travel and wheeled access to the site not ideal due uneven paths and several road and junction crossings

Due to the potential negative factors associated with construction of a concrete skatepark in this quiet, residential area it is considered it would not be appropriate in this setting. With not ideal access, concerns over it's relationship with the children's play park and being located slightly away from shops and facilities, this site would be least favorable out of all 3 sites.

Appraisals Summary & Recommendation

Appraisals Summary

Site Option 01 - Llywnderw, West Cross Skate Park

The existing skatepark at Llywnderw currently forms a well-located hub for the Swansea skate community. The site has numerous positive factors making it a suitable location with potential to further enhance the Blackpill Lido activity area. Re-use of a Brownfield site and existing facility is wholly appropriate and considered more sustainable than creating a new skatepark over existing greenspace. Through the planning process, it has already been demonstrated that the site has gained a majority of support from both community and skatepark users.

Ranks No. 1 out of 3

Site Option 02 - Land to the South of Blackpill Lido

Although the site has numerous positive factors making it a good contender for the most appropriate location, it is considered that being so near the consent site and so similar in comparative characteristics, that to proceed with a new application would expend needless cost and time to ultimately provide the same offer. The development of this site would result in the loss of open green space which would not occur with site 1.

Ranks No. 2 out of 3

Site Option 03 - Land at Underhill Park

Due to the potential negative factors associated with construction of a concrete skatepark in this quiet location in relatively close proximity to residential properties with limited screening it is considered it would not be appropriate in this setting. With constrained access, concerns over its relationship with the children's play park and being located slightly away from shops and facilities, this site would be least favorable out of all 3 sites.

Ranks No. 3 out of 3

Recommendation

Having regard to the above appraisal report and findings and in consideration of the balance of positive and negative factors the proposals may have for each particular site, we conclude that Site Option 01 – Llywnderw, would be the most favourable site out of all 3 appraisal sites.

DMW Architects & CL Planning

October 2020

Please note, the above report and findings represent the reasonable and objective views of DMW Ltd and Chapman Lily Planning Ltd only and has been produced on behalf of our client, Mumbles Community Council. Consultation with statutory undertakers, planning departments, the local community, and others, together with on site investigations and legal searches may identify further issues for consideration that may need to be addressed should a planning application be put forward.