

## **Community Consultation Summary**

**The proposal was to submit a full planning application to Swansea Council for the development of a pumptrack on the middle site of the recreational green alongside the community centre.**

A consultation ran for a three-week period after the March meeting of the Bishopston Community Council (closing on 21<sup>st</sup> April 2023) and views were invited both in favour of and in opposition to the proposed provision.

Correspondence received included: 96 letters of support and 32 letters of objection.

In May 2023 a subgroup of the Community Council was tasked to review and summarise the correspondence. In addition, provision submissions to the Council were to be captured through the summary.

In addition, to outlining the correspondence received, the Council has sought to situate the comments within the context of wider considerations; be those other on-going initiatives by BCC or the wider discussion about play for young people.

Thank you to all that took the time to feed their views into the process. All comments are appreciated and reflect how much our residents value the recreational spaces we have in the village.

Bishopston Community Council.

October 2023

**Letters of Support, inclusive of other evidence presented to BCC before the consultation in April 2023**

- 96 letters of support received during the consultation period
- Open comments obtained in 2019 by BSP that were forwarded to BCC
- Presentation to BCC by BSP

Theme	Associated wider evidence (if you want to learn more)	BCC response
<p>Something different to offer residents in terms of physical activity</p> <p>Caters for older children who have fewer play facilities in the village, particularly those who do not participate in organised or competitive sport</p>	<p>There is a Play Sufficiency duty in Wales, please see an explanation of this by <a href="#">Play Wales</a></p>	<p>It is accepted that play provision currently provided by BCC is targeted more towards younger children</p> <p>BCC does need to consider what future recreational provision might be appropriate for the village that reflects different age groups and generations. This is a consideration alongside the long term maintenance of all current and future provision.</p> <p>BCC recreation survey conducted over the summer of 2023 and disseminated in the August Newsletter will offer further insight into what provision might be of interest to residents. BCC will consider the pump track request alongside these findings.</p>
<p>The value of outdoor activity</p>	<p>ONS (May 2022) <a href="#">Health benefits from recreation, natural capital, UK: 2022</a></p> <p>Headline information suggests: The percentage of those aged 16 to 24 years and those aged 65 and over who gained health benefits associated with recreation was slightly lower than other ages between 2009 and 2020. Scotland</p>	<p>BCC needs to consider how best to balance formal and informal recreation and play across its greenspaces and across the generations.</p>

	consistently had the highest value associated with recreational health benefits per person of the four UK nations, while Wales consistently had the lowest value.	
A pump track provides a safer place for those wanting to use skateboards and scooters	<p>Organised sport levels are monitored through Sport Wales and some of the recent figures are included in the <a href="#">Wellbeing in Wales 2022: children and young people's wellbeing</a> report.</p> <p>Informal activity such as the use of scooters and skateboards is also important to physical activity levels.</p>	BCC recognises the important role safety plays when making decisions about when and where to be physical active. Use of the pump track is not limited to any age group but offering safe options to be active is a consideration.
A pump track creates opportunities to socialise and connect with friends	<p>Connectedness supports wellbeing – the <a href="#">Wellbeing in Wales 2022: children and young people's wellbeing</a> discusses wellbeing and mental health amongst other issues</p> <p>See Play Wales for its views on <a href="#">playing and meeting outdoors</a> for further information.</p>	BCC recognises the value of creating spaces that facilitate connectedness. Again, this is not limited to young people. Family-friendly and inter-generational leisure spaces are important.
The pump track offers the opportunity for inclusive provision	See play Wales for further details on what <a href="#">inclusive provision</a> looks like.	BCC needs to ensure that all its provision is inclusive. Where it is found not to be then steps need to be taken to reduce and remove barriers to using community resources.

	<p>Accessible provision is about reducing barriers to participation and engagement. This may be about costs and time as barriers to participation (i.e., can you make something freely available locally and reduce the need to travel, which is a further cost and potential barrier to access).</p> <p>Access to provision is also about design and Play Wales has created an <a href="#">accessible play spaces guide</a> for planners and town and community councils amongst others.</p>	<p>In conjunction with Cllr Lyndon Jones, BCC is providing seating that is designed to ensure our green spaces can be enjoyed by all, so inclusive provision is an on-going agenda for the Council. The BCC recreation survey, for example, asked explicitly about inclusive play equipment.</p> <p>Pump tracks are designed to be accessible to all, inclusive of wheelchair users. With no specialist equipment needed tracks can address the cost barrier to being active, which can be prohibitive factor for people.</p>
The proposed site is an accessible location negating the need to travel	<p>The Mumbles skatepark facility is approximately 3 miles from the village</p> <p>The Gorseinon pump track is approximately 6 miles from the village</p>	Provision that is local and encourages families not to travel by car has its benefits for residents of the village, both in time and costs.
The pump track would be positive for families which are resident in the village and grandchildren visiting the area	See above points on accessible and local outdoor recreation provision.	BCC wants to support provision that encourages families to stay local. Inter-generational play and leisure is also important and was a key criterion in the Council's successful Lottery bids in 2022 and 2023 to develop other recreational provision in the village (i.e., the addition of a boules pitch in Wellfield, further monies for additional and , or improved seating and funding for volunteer activities).
The addition of a pump track would support local businesses	Local businesses did send letters of support	Litter and access to recycling, if takeaway food and drink is more likely to be consumed is a consideration.

	Current local business are diversifying offerings (i.e., food and drink provision are in the area and increased footfall supports these services remaining viable).	Potential increase in bins and services to remove waste and recycling would need to be consideration as BCC reviews it agreements to delivery services with its contractors in future tenders.
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Those in support of the idea still rightly had questions and concerns they felt needed to be addressed.

<b>Matter to be considered</b>	<b>Potential mitigation / observations / challenges</b>
Toilet facilities	<p>Families and individuals use the Green and the play facilities already knowing there is no access to toilets, outside of days where the Community Centre is in use, or there are community events.</p> <p>To make toilets available would require extra funding to make the Community Centre more accessible (i.e., potentially having someone on site for 'core hours'). This goes beyond the Pump Track and raises questions and opportunities to think about how the Green and the Centre are used currently and could be used in the future.</p>
Proposed size of the facility is too small -would be great to be bigger – if too small, people may lose interest and head to other sites	<p>BCC needs to balance the needs of different users of this great community resource; the proposed size reflects dimensions discussed by BCC and Gower Commoners in September 2020.</p> <p>It is recognised that individuals may wish to use other facilities, but this particular facility is proposed to support local access.</p>
The proposed site is not central to the village	BCC has to consider the logistics of any proposal, space available and the suitability of that space and Murton Green was deemed a viable option. Noise pollution, safety and supervision having been carefully considered as part of these discussions.

<p>Maintenance levels and costs</p>	<p>BCC would need to identify what is required, as it would for all its facilities – current and future. All BCC facilities are audited, and schedules of work are put in place as appropriate and within the available council precept.</p> <p>Surface choice at the outset would determine the schedule of maintenance required.</p> <p>Evidence of funding to support the construction and long-term future upkeep should be set out.</p> <p>Funding and upkeep should also recognise the costs of removal at the end of its useful life. This is a longer-term consideration as for all facilities.</p>
<p>Security and safety</p>	<p>BCC keeps security measures, including CCTV under review.</p> <p>Pre-planning applications to the City Council have advised on safety measures, such as ‘natural surveillance’ from its proposed positioning on the Green.</p> <p>Pre-planning applications observe that any unfenced provision requires self-policing. Fenced provision offers greater security, but BCC recognises this would not be permitted and would not be sought.</p> <p>Liability for accidents – as with any other provision.</p>

**Letters of Objection, inclusive of other evidence presented to BCC before the consultation in April 2023**

- 32 letters of objection during the consultation period
- Correspondence received by BCC before the consultation
- Representations made by residents in Full Council meetings

Theme	Associated wider evidence (if you want to learn more)	BCC response
<p>Location and the encroachment on space for community events</p>	<p>The final position of any proposal would rightly be a consideration (i.e., runs ‘landscape’ or ‘portrait’).</p> <p>The pre-planning application recommended positioning the track close to the car park. This was deemed to also ‘increase the distance between the track and the nearest noise sensitive dwellings’.</p>	<p>Community events remain central to what BCC provides to the village. There is nothing to indicate the pump track would reduce the capacity to run events, noting the question posed about the position. Detailed plans would determine the reality of this.</p> <p>The middle tier is used for:</p> <ul style="list-style-type: none"> <li>- spectating at the Fireworks and that space would still be available.</li> <li>- Activities at May Day / other events and there is no reason why the pump track could not be incorporated into a programme of activities.</li> </ul>
<p>Disfigurement of the only green space and spoiling the rural aspect of the space</p> <p>Users also using the natural slopes of the tiered green causing damage to the wider Green</p>	<p>The pre-planning application observed the proposal was ‘unlikely to raise a concern in terms of its impact on ecology. However, should a full application be received, a scheme of ecological enhancement would also need to be submitted’.</p> <p>The pre-planning application observed ‘its appearance would differ from the existing grassed area. However, ‘additions such as</p>	<p>BCC note the requirement for a scheme of ecological enhancement.</p> <p>Any proposal would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.</p>

	<p>pump tracks etc. are not out of context within this recreational setting. As such, a concern is unlikely to be raised on the visual impact of a pump track in this location’.</p>	
<p>The Green is for the use of the whole community</p>	<p>The pre-planning application observed ‘it is evident that proposals to improve health and the Council’s range of recreational facilities are in principle considered acceptable. Whilst the proposals would result in the loss of a section of the recreational land, the proposed facility would also be considered as a form of recreation and as such, there would be no change in the use of the land itself. It is therefore considered likely that the proposal would in principle be acceptable’.</p>	<p>The provision of a pump track would not prohibit the use of the Green for whole community events, as proposed above and the facility would be open to all.</p> <p>The Green is used for different activities already and all are available to all residents, be that organised sport, open space for informal play, provision of a playground area and areas to sit.</p>
<p>Noise nuisance for residents and users of the community centre</p> <p>Noise up to 80 decibel</p>	<p>The pre-planning application observes ‘the introduction of the pump track may result in additional noise pollution and as such, LDP Policy RP2 is of relevance’ however ‘Murton Green is not listed as a Quiet Area and as such, that section of the above statement is irrelevant in this instance’.</p> <p>The pre-planning application observed that the design of a pump track with banks ‘would act as a natural sound barrier’.</p>	<p>Any proposal would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.</p> <p>The <a href="#">Tony Hawk Foundation</a> sets out noise levels for skateparks at around 65 decibels. It should be noted that a pump track is not a skatepark and so levels would be lower.</p> <p>Noise assessments from organisations like the <a href="#">World Health Organisation</a> and bodies funding sports facilities</p>

		(such as <a href="#">Sport Scotland</a> ) typically suggest playground noise and noise around activities such as recreational football are around 55 decibels. This would give us an idea of what noise levels in recreational spaces might typically be pitched at.
The proposal has been turned down at least twice before, why is a further attempt being made?	Between 2018 – 2020 BCC did not support the request that was made to consider the addition of a pump track in the village.	<p>BCC and Gower Commoners did indicate support for exploring the addition of a pump track to the village’s recreational facilities in September 2020.</p> <p>An alternative identified site has been subject to discussion with Swansea City Council and rejected (a) it is outside the settlement area (b) BCC has space designated for recreational use that could be explored (c) no parcel of land to offer in return (planning meeting 24<sup>th</sup> March 2023).</p>
Poor drainage	Agreed. Any proposal would need to address this.	BCC acknowledges that the bottom and middle tiers of the Green have poor drainage and assessments are to be made on what is required to rectify this and a grant application has been submitted to start this work (October 2023). This goes beyond the pump track and all users of the Green would benefit from this remedial work being undertaken. BCC is committed to seeking grant funding to undertake this work, should the current application not be successful.
Anti-social behaviour	The pre-planning application observed ‘There will be clear signage indicating the presence of CCTV at the Community Centre	This would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-

	and the track would be visible from the road should any anti-social behaviour need reporting’.	<p>planning comments do not prejudice any final decision the City Council may make.</p> <p>BCC understands concerns around behaviour in and around all its sites. As with all provision there is an element of self-policing, in addition to the surveillance that is possible from this site. BCC would review any provision that is delivered on its grounds and reserved the right to withdrawal provision, as appropriate.</p>
Depreciation in value of adjoining properties and demand for a decrease in Council Tax		<p>Council Tax rates are a City Council matter. For 23-24 the BCC precept for Band E houses was £48.74.</p> <p>Given the breadth of provision offered, BCC hopes residents view this as good value for money.</p>
Limited parking	The pre-planning application for the middle site does not reference parking but the application for the third site observed the Green had ‘a sizeable car park and pedestrian access’.	<p>Recreational facilities on the Green, especially those linked to use of active transport would encourage leaving cars at home. The majority of pump track users are not likely to be car users so increased parking would not likely become an issue but BCC could consider improving facilities for racks to safely lock bikes.</p> <p>This would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.</p>
BCC should be spending money on provision for the whole community		BCC agreed with this point and on those grounds, it funds and, or supports in kind amongst other things:

		<p>Childrens play  A community bus (noting the suspension of the service in October 2023 for reasons beyond BCC’s control)  Community coffee mornings (through use of facilities at the community centre)  Maintains pitches for youth and adult football and cricket  Delivers annual events for all the community such as May Day and the annual Remembrance service  Has secured Lottery funding to deliver one-off events and support the development of community groups (for example, a Men’s Shed had its inaugural meeting on 14<sup>th</sup> September 2023)  Has trained three health walk leaders to promote walking for wellbeing (the inaugural walk was held on 6<sup>th</sup> September 2023 and is now continuing on a fortnightly basis)  Gained <i>Walkers are Welcome</i> accreditation that promotes the area and local businesses</p>
<p>Privacy of houses on the boundary of the Green</p>	<p>The pre-planning application for the top field observed ‘the pump track would be sited a considerable distance from the nearest residential neighbours. Given these separation distance, it is considered the proposal would not prejudice the amenity of neighbouring occupiers in terms of noise or loss of privacy. The proposal is therefore considered to accord with LDP PS2’.</p>	<p>This would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.</p>

	The pre-planning for the middle site noted a similar observation (see below).	
Too close to the playground	The pre-planning application observed its 'proximity to a children's play area and additions such as pump tracks etc. [is] not out of context within this recreational setting'.	This would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.
Would the pump track get in the way of further developing the community centre?	The mix of provision on the Green is rightly a consideration.	BCC has indicated it will review the proposal to redevelop the hall. Plans that were drawn up previously were focused on how to better make use of the current footprint (possibly a reconfiguration of what is currently roof space). Any future development of the community centre would be subject to whole community consultation to consider what facilities would best serve the community in its entirety and what might be most wanted in any refurbishment.
Increased traffic	Observations on parking in the pre-planning applications and the site's accessibility by foot would suggest that increased traffic is not identified as a problem.	This would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.
Sources of funding		No development would be possible without funds being in place. Grant funding would need to be secured, as would be the case for any development.

All the community should have free access to all parts of the Green		BCC agree – access is and will remain available to all. Furthermore, access is required through the Commoners Act 2006.
Floodlighting	Pre-planning applications observed that any lighting proposal would need to be set out.	No floodlighting is being proposed.
Supervision of the facility		No BCC outdoor provision is currently supervised.
Impact on indigenous species	The pre-planning application observed the proposal was ‘unlikely to raise a concern in terms of its impact on ecology. However, should a full application be received, a scheme of ecological enhancement would also need to be submitted’.	The scheme of ecological enhancement that would be required would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.
Quality of access paths to the green not conducive to additional footfall by bikes and scooters	Recent developments such as <i>Walkers are Welcome</i> and the BCC <i>health walks</i> have brought to light concerns about the quality of paths and work is needed to make these more accessible to all.	Funding is being sought and action will be taken accordingly. This is important to all that want to access the Green.  Some remedial work is being proposed as a result of working with a commercial contractor that has completed work in the area (part of their corporate social responsibility / community work). Fuller details will be made available, as appropriate.

<p>The proposed development is 20m from the nearest residential property</p>	<p>The proposal is not within 20m of any residential properties and the pre-planning application observed the facility would be 'located a sufficient distance from neighbouring residential properties to ensure no harmful overbearing or overshadowing impacts'.</p>	<p>Any planning application would have to include precise distances and would be subject to scrutiny from the Statutory Undertakers and consultation with neighbours. The pre-planning comments do not prejudice any final decision the City Council may make.</p>
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There were some objections to the proposal due to the location not to the actual provision of a pump track itself.

<b>Matters to be considered</b>	<b>Potential mitigation</b>
Objection to the location not the pump track.	<p>Using land opposite the community centre (see comments above from SCC planning meeting, 24<sup>th</sup> March 2023).</p> <p>The use of the top field not the middle field was raised. The existing use of the top tier for pitches was a consideration for BCC. There would also be the costs involved in relocating the cricket square. It should be noted that any potential removal of currently well-utilised sports pitches on the upper tier of the green would significantly impact current users of these facilities as well as BCC income, (with the subsequent potential need to review the precept). It would not improve recreational use 'for all'.</p> <p>It is noted in the pre-planning application for the top field that an arboriculture impact assessment would be required. This is not a prohibitive factor but is recognised as an additional consideration.</p>