

Community Engagement Report

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Project Name

Land Adjacent to Bro
Dawel, Solva

Client

ATEB

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Revisions Schedule

Revision	Description	Drawn	Check	Date
P1	Preliminary issue	JJ	CW	29.06.2023

1.0 Introduction

Solva has been identified as an area requiring additional residential housing due to the high number of second homes and holiday leasing within the community. There is limited affordable rented accommodation and long-term housing solutions. Working in Partnership with Pembrokeshire County Council, Solva Community Council sought to establish its own Community Land Trust (CLT) to deliver affordable community housing.

An interim board has been assisted by other people in the early stage of the project to get the CLT off the ground. Workshops were run in Solva in order to better understand housing needs in the area. A site was identified early on which has long been the focus of a potential development in the village.

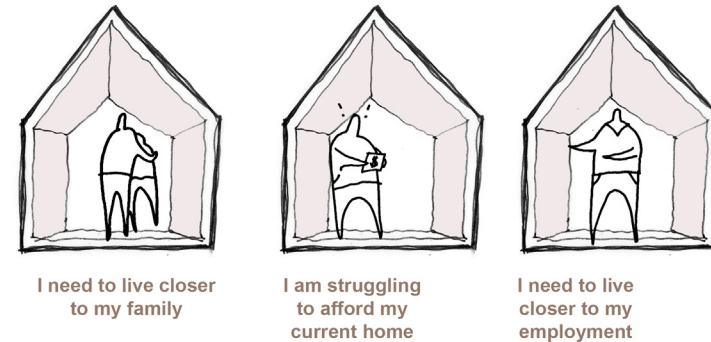
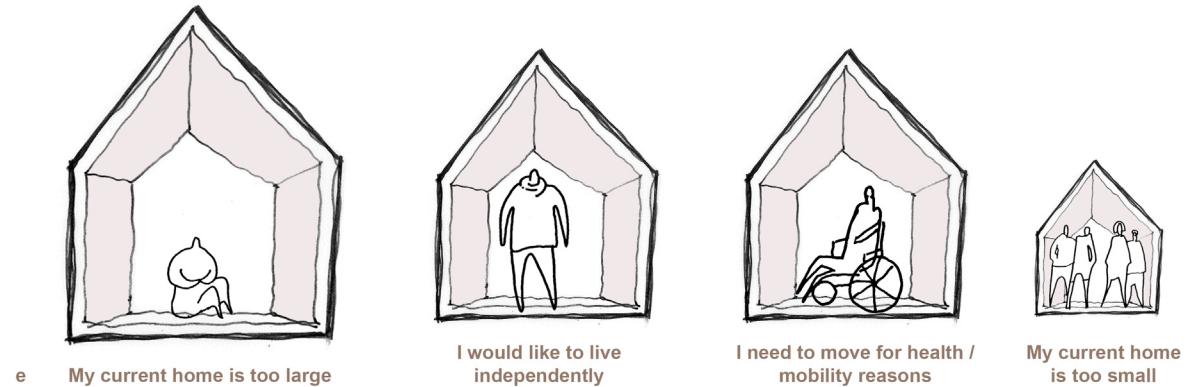
The ongoing engagement of the community is a vital part of the development of the scheme. This document summarises the consultations with the community which have been conducted so far on the scheme which have been conducted at various stages in order to inform the design.

1.1 Community Engagement

The diagram and list below summarises the comments received from 141 members of the community which was conducted by the Solva CLT in the early stages of the scheme (2020) in order to establish the communities aspirations and desires for the scheme:

- **Overwhelming majority (90.3%) of respondents thought affordable housing in Solva is a good idea**
- **The scheme would encourage young people who want to stay in the area or return to the area and who cannot currently afford housing in the area**
- **The scheme would provide housing for elderly members of the community**
- **It would allow families to remain close to one another**
- **Highly priced houses are excluding local people from staying in the area**
- **The area has a propensity for holiday / second homes, which override the needs of the local community**
- **The scheme should provide for those wishing to downsize or to live in a smaller property**
- **The scheme should ensure that the community living there is provided for in housing mix and demographics**
- **The main reasons for needing to move to a new affordable home in Solva were given in the following order:**

I would like to live independently; I need to move for health / mobility reasons; My current home is too small; My current home is too large; My current home is in poor condition; I need to live closer to a relative / family; I would like to move back to parish; I live in temporary accommodation; I am struggling to afford my current home; I need to live closer to employment



How did this Impact the Design Process?

The initial consultations with the local community were used by the CLT to form the brief of the project which allowed the discussions with the local authority and with ATEB to generate ideas of accommodation numbers and requirements of the scheme.

1.2 Public Consultation Event 1

A public consultation event were conducted by Pentan Architects, ATEB and the CLT on Thursday 11th August 2022. The scheme proposals and site analysis were presented to the community at these two stages in order to get early public input on key issues around the project as well as to update the community on the progress with the scheme. From these events, useful feedback was received from the community which was then used to progress the scheme. A summary of the feedback received from the community below:

To make a positive contribution to Solva, what should the new homes be like?

- Good Views, Environmentally friendly, Local use, Attractive, Sustainability, Gardens, Contemporary, apartments with shared green space, Eco-friendly.

Would you move to a development with only one on plot parking space per home if it meant more green spaces/protecting the landscape? Would you use a community car club?

- 1 space per dwelling -lack of public transport reliability still need a car.
- Some people open to care share scheme.

Would you use community recycling facilities if it meant more green spaces and safer streets?

- Communal recycling generally well received with some design considerations and discussions with council.

What kind of Housing do you want to see? (Family housing, first homes, downsizing, older people, how many bedrooms?)

- Focus on young people and families- Starter homes
- Some desire for housing for older people.
- Good mix to create a community.

Any general comments or feedback you would like us to consider

- Sustainability, parking, electric charging.
- Passivhaus.
- Green space-multi-use-re-frame that it is not just for football



<p><u>To make a positive contribution to Solva, what should the new homes be like?</u></p>	<p><u>Would you move to a development with only one on plot parking space per home if it meant more green spaces/protecting the landscape? Would you use a community car club?</u></p>	<p><u>Would you use community recycling facilities if it meant more green spaces and safer streets?</u></p>	<p><u>What kind of Housing do you want to see? (family housing, first homes, downsizing, older people, how many bedrooms?)</u></p>	<p><u>Any general comments or feedback you would like us to consider</u></p>
<ul style="list-style-type: none"> • Have good views i.e. balcony/French doors • Colourful homes, wooden natural-not horrible cladding like St David's • Environmentally friendly to be fitted into the national park landscape • Owned by the housing association-not sold on, local use, attractive • Too much football space-too expensive • Solar panels, sustainable build, adequate gardens and parking. Balconies an issue for families-safety. Less bungalows as they have a big footprint but little space. • Proposed pitch to be easily accessed and close to club house changing facilities • Contemporary • Apartments with shared green space • Not timber frame-built with materials with 'coolth' • Homes for rental not for sale • We need a green space not another football pitch • Eco Friendly construction • Energy efficient with at least a small garden • Don't forget about the allotments • The main roof should face south to maximise power from solar panels • Less green space 	<ul style="list-style-type: none"> • Public transport needs to be improved if a reduction in car ownership is wanted • Older people who can no longer drive need alternatives that are accessible • no community car club-need a car too often living in Pembrokeshire • 1 space per dwelling and visitors spaces on site • Yes and yes • Yes but parking space is important • Yes • Not happy with the community car club- 1 space per dwelling but also need better public transport • Car usage is more than likely to change in the next few years-electric points, fuel costs, better public transport needed 	<ul style="list-style-type: none"> • Yes • Yes • Definitely • Yes but location/accessibility/pest control/aesthetics an issue • Yes easier to empty for the PCC • No longer necessary • Communal recycling doesn't work • Probably not, too many issues with dumping non recyclable rubbish. Homes to have outside storage • Nice idea but don't think the council infrastructure could cope-need emptying more than every two weeks. • Yes and good information about what to recycle and what is happening too it 	<p>Shared accommodation for rental, similar to uni accommodation-good first stop for 18 year olds</p> <p>Young people who have to leave to work and cant find housing</p> <p>A variety of housing for all age groups</p> <p>A mix so that there is a proper community</p> <p>A mix for housing would work well-a community</p> <p>Family homes-families moving from area due to fewer homes and this knocks on to the schooling in area. Less focus needs to be on housing elderly</p> <p>Units for younger adults and family houses-2/3 bed dwellings</p> <p>Housing suitable for single people should be in the mix</p> <p>First homes, downsizing, older people</p> <p>Need a variety of housing-single occupation, starter homes-some family homes, all rented</p> <p>Housing for young families first-housing suitable for older and disabled people</p>	<ul style="list-style-type: none"> • Energy efficient homes with enough storage- water collection equipment • Car parking spaces or street parking for all properties • Plenty of electric charging points for cars • Very please to see passivhaus/Solars etc. Will battery install be considered? • Storage space inside for bikes • Clothes lines • Remove hedges for views • Great ethos, sustainability as a priority is brilliant-look forward to the next stage • Can the junior pitch not be incorporated within the full size pitch-this would leave green space for other activities? Gardening, cricket? • Before advising fewer cars have better public transport • A smaller green space than a football pitch and more houses
<p>Good Views, Environmentally friendly, Local use, Attractive, Sustainability, Gardens, Contemporary, apartments with shared green space, Eco-friendly</p>	<p>1 space per dwelling -lack of public transport reliability Some people open to care share scheme</p>	<p>Communal recycling generally well received with some design considerations and discussions with council</p>	<p>Focus on young people and families. Starter homes and homes for families. Some desire for housing for older people. Good mix to create a community</p>	<p>Sustainability, parking, electric charging. Passivhaus, green space-multi-use-re-frame that it is not just for football but for other things the rest of the week.</p>

