Details of Proposed Disposal of Land at Bro Dawel, Solva

Introduction

Pembrokeshire County Council ("the Council") owns land at Bro Dawel, Solva ("the Site"), part of which has historically been used for recreational and sporting purposes. As the Site comprises playing field land, the Council is undertaking consultation in accordance with the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015.

In December 2019, Cabinet approved in principle the grant of a lease to Ateb to facilitate the affordable housing scheme. Following further scheme development, changes in market conditions and an increase in the proposed number of dwellings from approximately 18 to 28 units, Ateb advised that the required borrowing and Social Housing Grant funding could not be secured on a leasehold basis. Cabinet therefore resolved on 16th March 2026 to approve in principle the freehold disposal of the land at market value to enable the scheme to proceed and deliver affordable homes to meet identified local needs.

The aim of the disposal is to facilitate the delivery of affordable housing together with replacement recreational provision and wider community benefits. The disposal itself would not grant planning permission, and any development remains subject to the planning process and all necessary statutory approvals.

The Site

The Site is shown edged red on the attached plan, extends to approximately four acres and is located adjacent to the settlement of Upper Solva. It comprises two former football pitches, including one full-sized pitch and one junior pitch. The Site is enclosed by housing and an agricultural field. It is adjacent to the A487 and is currently owned by the Council and leased for community sporting use.

The Proposed Disposal

The Council is proposing to dispose of its freehold interest in the Site to Ateb to facilitate:

- Approximately 28 social houses comprising a mix of one, two and three-bedroom properties.
- A replacement of the football pitch and community greenspace for wider recreational use.
- Associated highways, drainage, landscaping and infrastructure works.
- A £20,000 community consultation and engagement fund for Solva Community Land Trust.
- Approximately £74,000 of benefits in kind for local facilities and community projects.

Effect on the Local Development Plan

The Site lies immediately adjacent to the settlement boundary of Solva within the Pembrokeshire Coast National Park and is promoted as a Rural Exception Site under Policies 7 and 49 of the Pembrokeshire Coast National Park Local Development Plan 2 ("LDP2").

Evidence submitted in support of the proposal identifies a demonstrable local need for affordable housing. The proposed development would be delivered by a Registered Social Landlord and would provide 100% affordable housing secured for local need.

The Council notes that the proposal would contribute towards the affordable housing objectives of Policies 46, 48 and 49 of LDP2 whilst supporting sustainable rural communities. Pre-application discussions with Pembrokeshire Coast National Park Authority confirmed that a 100% affordable housing exception scheme on the Site was considered acceptable in principle, subject to detailed planning considerations.

Need for Affordable Housing

Community consultation undertaken on behalf of Solva Community Land Trust found that 86% of respondents supported the provision of affordable housing within Solva. Respondents identified concerns regarding housing affordability, the impact of second homes and holiday accommodation and the difficulties experienced by younger people and families seeking to remain within the village.

The consultation also identified demand for smaller homes and accommodation suitable for older residents wishing to downsize whilst remaining within the community.

The Council considers that the provision of approximately 28 social rented one, two and three bed homes would make a significant contribution towards addressing identified local housing needs.

Effect on Open Space and Recreational Provision

The proposal would result in the loss of part of the existing playing field land, including a junior football pitch and a second football pitch.

However:

- The principal football pitch adjacent to the clubhouse would remain unaffected.
- Replacement of the junior pitch would provide recreational provision.

Subject to agreement, the local sports club could potentially manage replacement facilities through a lease arrangement. .

The background evidence supporting the Local Development Plan includes an Open Space Assessment undertaken in March 2018. Welsh Government's Technical Advice Note 16: Sport, Recreation and Open Space (TAN 16) identifies the Fields in Trust Benchmark Standard as a useful measure for assessing the adequacy of recreational open space provision. The Benchmark Standard, updated in 2017, sets out recommended levels of

provision per 1,000 population. A comparison between the Benchmark Standard and existing recreational provision in Solva is provided in Table 1.

Table 1: Recreational Space Provision in Solva Compared with the Fields in Trust Benchmark Standard

Type of Recreational Space	Fields in Trust Benchmark Standard (ha per 1,000 population)	Actual Provision (ha)	Position
Playing Pitches	0.74	0.90	Surplus provision
Outdoor Sport	0.25	1.53	Surplus provision
Equipped Playground	0.16	0.24	Surplus provision
Other Outdoor Provision	0.19	0.00	Shortfall of 0.19ha

As the Council originally acquired the Site for housing purposes and any recreational use was intended to be temporary, the Site was not classified as open space within the 2018 Open Space Assessment. Even excluding the Site from the assessment, the evidence indicates that Solva benefits from a surplus of provision across most categories of recreational space. The only identified deficiency relates to "other outdoor provision", where a shortfall of 0.19 hectares was recorded. Depending on its final classification, the recreational space proposed as part of the development may contribute towards addressing this shortfall. Furthermore, opportunities for informal recreation are available through the extensive coastal, beach and countryside resources in the surrounding area, which supplement the formal recreational provision available within the village.

Effect on Community Facilities (Policy 54)

Policy 54 of LDP2 seeks to protect community facilities and requires replacement or enhanced provision where a facility would otherwise be lost.

Whilst part of the existing playing field land would be developed, the proposal includes replacement recreational provision and arrangements for its continued management and use by the local sports club. The Council therefore considers that the proposal is capable of maintaining opportunities for organised recreation and community use.

Effect on the Play Sufficiency Assessment

Under Section 11 of the Children and Families (Wales) Measure 2010, local authorities are required to assess the sufficiency of play opportunities available for children.

The Council has considered the proposed disposal in the context of its Play Sufficiency Assessment. Whilst part of the existing playing field land would be lost, replacement

recreational provision capable of accommodating junior football activities and wider informal recreation is proposed.

Having considered existing provision together with the proposed replacement facilities, the Council considers that the disposal is unlikely to have a significant adverse effect on the overall availability of play opportunities for children and young people within Solva.

Effect on the Public Service Board Local Well-Being Plan

The Council has considered the proposal in the context of the Corporate Strategy 2025-30 and the Well-being Plan for Pembrokeshire. These documents identify priorities relating to sustainable communities, community resilience, reducing inequalities and improving well-being.

The proposed disposal would facilitate the delivery of approximately 28 social houses intended to meet identified local housing needs. The provision of affordable housing has the potential to support community sustainability by enabling local people, including younger households and families, to remain within the area and maintain connections to employment, education, community facilities and support networks. It may also contribute towards reducing disadvantage and promoting equality by improving access to suitable and affordable housing for households who may otherwise be unable to access accommodation within the local housing market.

The provision of replacement recreational facilities, together with the retention of the principal football pitch, would support opportunities for physical activity, community participation and social interaction. These elements have the potential to contribute positively to health and well-being and to the development of active and connected communities.

In addition, the proposal includes a £20,000 community consultation and engagement fund for Solva Community Land Trust and approximately £74,000 of benefits in kind for local facilities and community projects. These measures have the potential to strengthen community capacity, support local organisations and contribute to community resilience.

Having regard to these matters, the Council considers that the proposed disposal has the potential to support a number of priorities identified within the Well-being Plan for Pembrokeshire and the Council's Well-being Objectives, particularly those relating to sustainable communities, community resilience, health and well-being, and addressing local housing affordability pressures.

Effect on Health, Social Care and Well-being

The Council has considered the proposed disposal in the context of the Corporate Strategy 2025-30 and the Well-being Plan for Pembrokeshire, which identify priorities relating to well-being, reducing inequalities, supporting sustainable communities and enabling people to live well within their local areas.

The Council recognises that access to suitable and affordable housing can have a significant influence on physical health, mental well-being, independence and quality of life. The proposed disposal would facilitate the delivery of approximately 28 social houses intended to meet identified local housing needs and has the potential to support community sustainability by enabling local people, including younger households and families, to remain within the area.

The proposal also includes replacement recreational provision, together with the retention of the principal football pitch, supporting opportunities for physical activity, organised sport, community participation and social interaction. Whilst part of the existing playing field would be lost, the replacement facilities have the potential to continue providing recreational and social benefits for the community.

Having regard to these matters, the Council considers that the proposal has the potential to contribute positively to health and well-being outcomes by improving access to affordable housing and supporting opportunities for recreation, physical activity and community involvement.

Effect on the Council's Leisure Strategy

The Council has considered the proposal in the context of the Pembrokeshire Leisure Strategy 2018-2028. The proposal includes replacement football facilities and recreational space, together with the potential for future community management through a lease arrangement with the local sports club, subject to agreement. The Council considers that these measures have the potential to support the objectives of the Strategy by helping to maintain opportunities for organised sport, recreation and community participation within the area.

Effect on the Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 requires public bodies to carry out sustainable development and work towards achieving the seven national well-being goals. The Act also requires public bodies to apply the sustainable development principle through the five ways of working: long-term, prevention, integration, collaboration and involvement.

The Council has sought to balance the competing demands of retaining existing playing field land and addressing identified affordable housing needs within the community. The Council considers that the proposal supports the sustainable development principle by seeking to deliver long-term social, economic, environmental and cultural benefits through the provision of affordable housing, replacement recreational facilities, community investment, biodiversity enhancement and support for the Welsh language.

The Council considers that the proposal:

- Supports a **long-term** approach to community sustainability.
- Contributes to **prevention** by helping address identified housing pressures.

- Demonstrates **integration** through links to housing, recreation, health, community resilience, biodiversity and Welsh language objectives.
- Has been developed through **collaboration** and **involvement** with stakeholders and the local community.

The Council considers that the proposal has the potential to contribute positively towards:

- A Prosperous Wales;
- A Resilient Wales;
- A Healthier Wales;
- A More Equal Wales;
- A Wales of Cohesive Communities; and
- A Wales of Vibrant Culture and Thriving Welsh Language.

Effect on the Welsh Language

The Site lies within a Welsh Language Sensitive Area identified under Policy 13 of the Pembrokeshire Coast National Park Local Development Plan 2.

The Council has considered the Welsh Language Impact Assessment prepared in support of the proposed development. The assessment concluded that the proposal would not give rise to adverse impacts on the preservation of the Welsh language or local cultural traditions.

The assessment identified eleven positive impacts, eight neutral impacts and no negative impacts. It concluded that providing affordable housing within the local area would assist in retaining local people within the community and reduce the likelihood of Welsh speakers being displaced through a lack of suitable housing opportunities.

Having regard to the findings of the Welsh Language Impact Assessment, the Council considers that the proposed disposal is unlikely to have an adverse effect on the Welsh language and may contribute positively towards the long-term sustainability of the linguistic and cultural character of Solva.

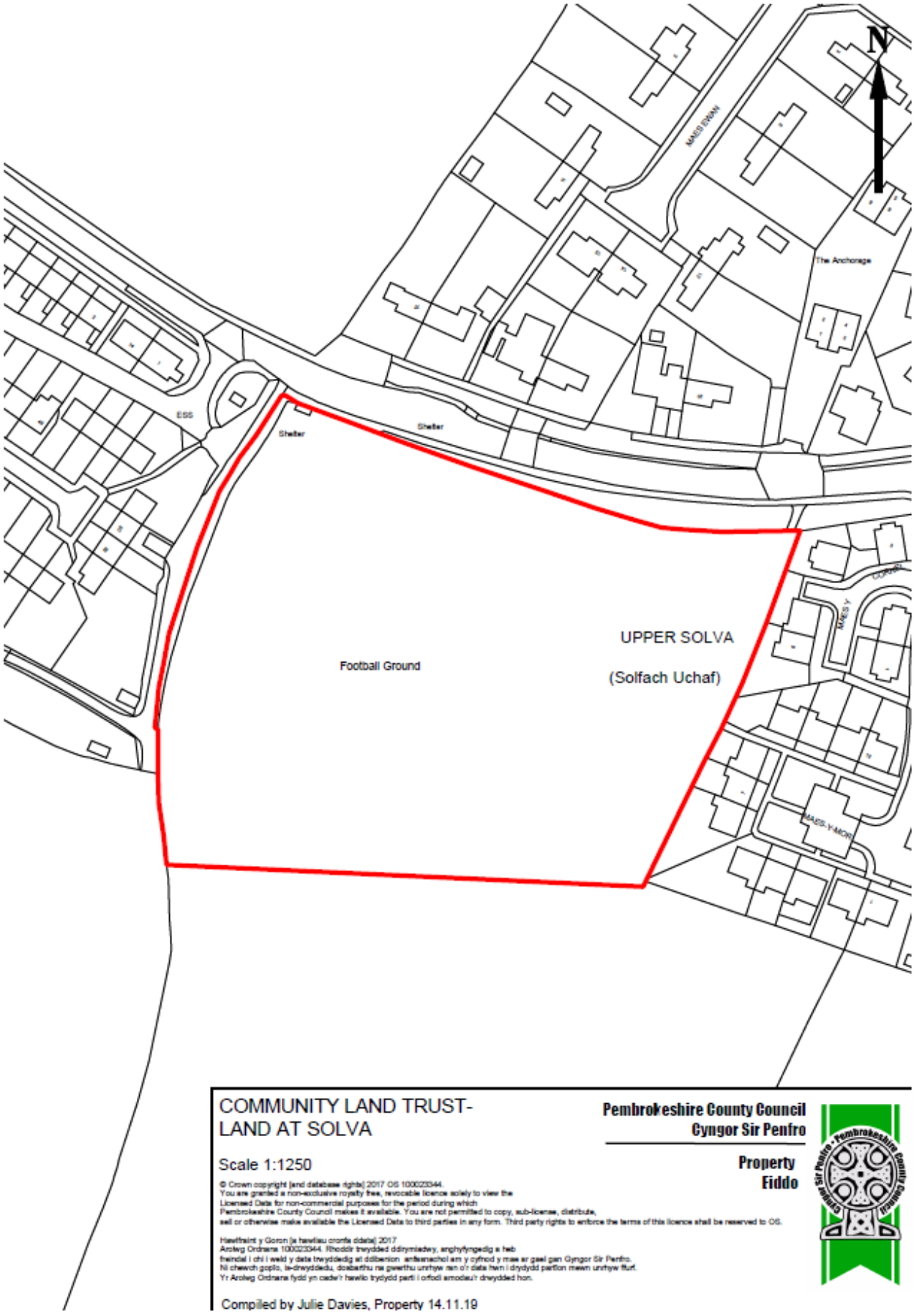
Conclusion

Having considered the housing need evidence, the Local Development Plan, recreational impacts, community facility provision, play sufficiency considerations, community strategy objectives, the Pembrokeshire Well-being Plan, the Health, Social Care and Well-being Strategy, the Well-being of Future Generations (Wales) Act 2015, the Welsh Language Impact Assessment and wider community benefits, the Council considers that the proposed disposal would deliver substantial public benefit.

Whilst the proposal would result in the loss of part of the existing playing field land, the Council considers that the impact would be appropriately mitigated through replacement recreational provision, retention of the principal football pitch and continued community management arrangements.

The proposal would facilitate the delivery of approximately 28 affordable homes to meet identified local needs, support sustainable communities, contribute positively towards well-being objectives, support the Welsh language and provide additional investment in local facilities and community projects.

For these reasons, the Council considers that the disposal is in the wider public interest and that the benefits arising from the proposal outweigh the loss of part of the existing playing field land.



COMMUNITY LAND TRUST-
LAND AT SOLVA

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Pembrokeshire County Council
Cyngor Sir Penfro

Property
Fiddo

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Hawlfraint y Goron [a hawliau cronfa ddata] 2017
Arolwg Ordnans 100023344. Rhoddir trwydded ddirymadwy, anghyfyngedig a heb
freintiol i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Gyngor Sir Penfro.
Ni chewch gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partïon mewn unrhyw ffurf.
Yr Arolwg Ordnans fydd yn cadw'r hawlio trydydd parti i orfodi amodau'r drwydded hon.

Compiled by Julie Davies, Property 14.11.19