

Community Involvement Statement

Site: H3 Ennor Farm; Self & Custom Build Project

This Community Involvement Statement has been prepared by the Council of the Isles of Scilly's Housing Delivery Project to support the outline application for planning permission at the allocated housing site; H3 Ennor Farm, Old Town.

Background

The Housing Delivery Project Team have been working closely with the community and those on the Council's Self and Custom Build Register, in order to develop a community-led Self and Custom Build scheme in Old Town, St Mary's.

The site is approximately 0.5 hectares and the proposal seeks to provide serviced plots to Self and Custom builders, following engagement with the community and members of the Council's Self-Build register to understand their demand for this type of opportunity.

A number of public and targeted engagement events have been held over the past 18 months to understand the views of the wider community and the prospective self-builders to help develop the proposals.

Community Consultation

A series of consultation events have taken place:

Date	Event
20/11/19 to 25/11/19	1. Public Consultation on Housing Delivery Programme, including introduction to the proposed site for Self and Custom Build at Ennor Farm, Old Town
2019-2021	2. Ongoing 1:1 meetings with individual members of Custom and Self-Build register
05/02/20	3. Consultation with members of the Council's Self and Custom Build Register in conjunction with Council and Duchy of Cornwall commissioned architects
30/11/20 to 14/12/20	4. Online Public Consultation on proposed plans for Ennor Farm, Old Town

1. November 2019: Public Consultation

A series of engagement events were held in November 2019 for the purpose of providing information to the community on the Council's plans for the provision of a variety of housing opportunities on the islands. This included an introduction to the site being explored to enable Self and Custom Build housing at Ennor Farm, Old Town.

Five events were held in total, at various locations on St Mary's and at various times of the day to ensure these were accessible to as many members of the community as possible. This included a session which coincided with the scheduled boating available from the other islands. The times, dates and venues of the sessions were widely publicised in the week leading up to the events via the Council's website and social media, with posters displayed in all Council buildings as well as, the

school on St Mary's and various business outlets in Hugh Town. Contact details for the team were included to allow those who were unable to attend or required the information in a different format, to get in touch. Targeted emails were sent to those with a recorded housing need on the Council's Self and Custom Build register, social housing register and transfer register; as well as to key stakeholders, Council Members and all staff. It was important that those in housing need were provided with the opportunity for involvement at this early stage of the project to ensure the direction of the programme aligns with the needs of the community.

The events were attended by 103 people in total.



These events were also an opportunity for the community to provide feedback on all aspects of the programme, with targeted consultation for the design of homes and layout of sites. As one of the Council's main objectives for the Housing Delivery project is to provide 'Development that supports the community'; it is important that the project engages with the community at every stage to understand the needs and concerns of the local population.

A concept layout of the Ennor Farm site (H3) was presented to the public, to allow targeted feedback on a number of issues, including level of parking, number of houses, use of green space which provided the basis for scheme development going forward.



The public were also presented with a number of 'mood boards' containing photographs, information and opportunities to comment on various aspects:

- Materials and Colour
- Windows and Doors
- Boundary Treatment
- Sustainability

Key findings of these events:

- Overwhelming support for the delivery of new homes
- Appreciation of the quality of the engagement process
- Strong support for high quality homes
- Strong support for sustainable, thermally efficient homes
- Recognition of the need to have accessible sites and homes
- Insistence on homes as principal residences
- Increasing interest in custom and self-build options
- Need to have a fair and equitable allocation process
- Prevent 'Right to Buy' if possible
- Avoid the use of section 106s
- Create mixed inclusive communities
- Always allow pets

Technical specifications

- Ensure doorway and hall widths allowed accessibility
- Sustainability must include
 - Solar
 - Rainwater and grey water harvesting
 - Water saving measures
 - Double glazing
 - Low U values
 - Low maintenance
 - EV charging for all vehicles including mobility scooters
- Durability and lifetime costs important
- Private garden spaces important
- Minimise parking but balance need with layout and design
- Storage space essential
- Noise insulation in flats essential

Aesthetics

- Granite looks good but isn't sustainable nor thermally efficient
- Pebble dash is unattractive
- Mixing timber boarding and render works well
- Grey smooth tiles to roofs work best
- Windows that are large and vertically proportioned give light and are visually appealing
- Patio doors are practical and allow light
- Porches are a must as weather protection
- Boundaries need to have a natural appearance, vegetation or stone, or both

- Green spaces are important between buildings
- Use the roof space for accommodation
- Internal layouts need to be flexible

2. 1:1 Engagement with Self-Build Register

In parallel to the public engagement events; a series of individual meetings have been undertaken with the individuals and families on the Council’s Self and Custom Build Register. The purpose of these interviews has been to understand the demand for this type of housing from those people with a registered interest in the scheme. This included exploring the reasons they wish to build their own home and the barriers they face in undertaking a self or custom build.

Understanding these individual aspects have been important to developing the Ennor Farm scheme. It is important to consider the aspirations of these individuals in terms of sustainability and affordability, particularly as these will influence the design and vision for the site.

Regular contact with those on the Self-Build register has continued throughout the development of the scheme.

3. February 2020: Self-Build Session

On 5th February 2020, a targeted engagement session was held specifically for those individuals which are registered on the Council’s Self and Custom Build register. This provided an opportunity to comment on the project’s intentions, the most recent iterations of the site layout, the possibilities for design codes as well as the need for allocations policy development. Everyone on the register was contacted in advance of the session, with an opportunity to comment via email if unable to attend the session in person.

The recent iteration of the site layout had taken into account the feedback received from previous engagement events and attendees were encouraged to put their views forward to support the further development of this layout.



- The image is a sketch produced for the site based on comments from previous engagement events.
- Generally, feedback was positive on the outward looking scheme with public green space.
- More information on the development of these sketches can be found in the Design and Access Statement.

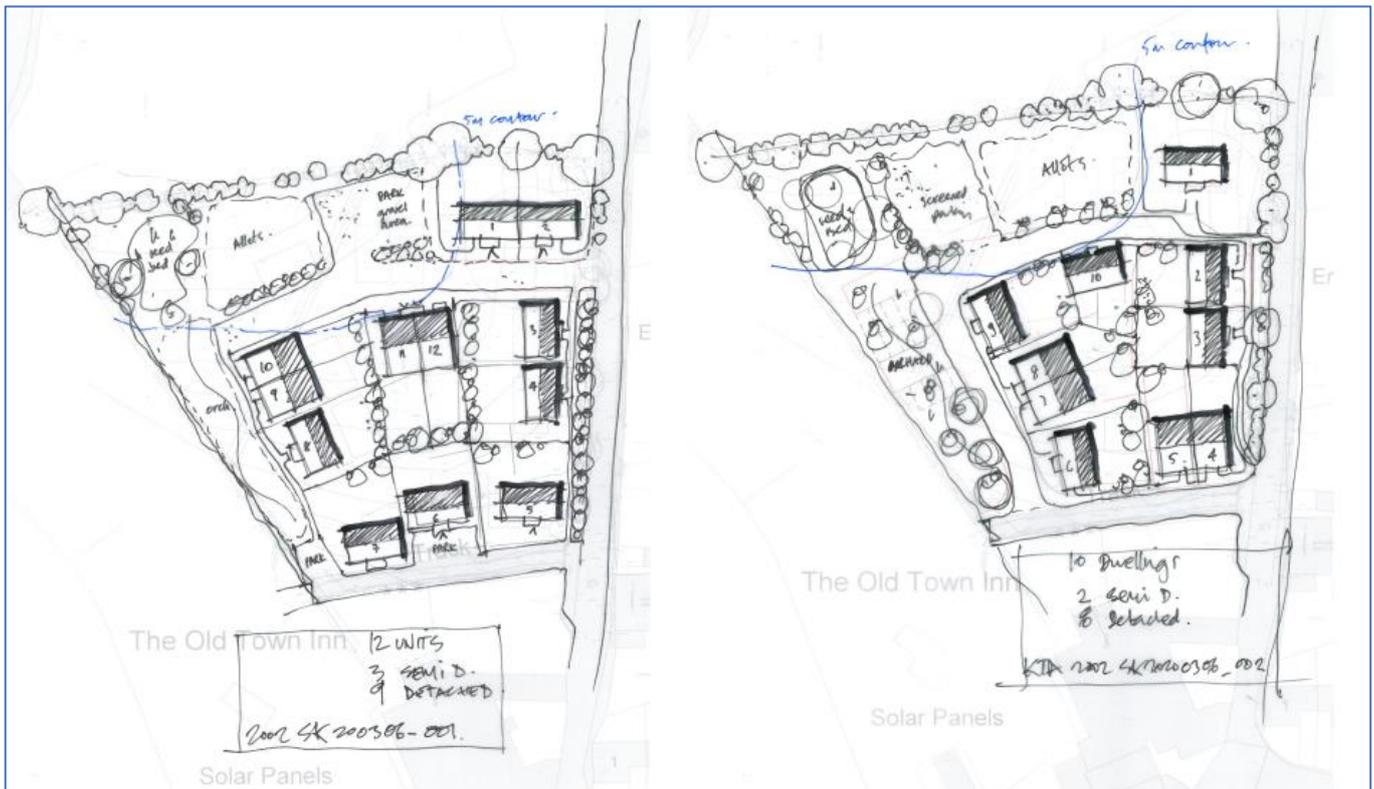
The co-design of the scheme with the potential end users was important in informing the layout and design of the homes.

The feedback received through this Self-Build session was utilised to develop three further options for the site layout, taking into account comments (see below). The architects for the project were present at the Self-Build session and so were able to directly feed the comments they had received into the layout.



Image 4.4, 4.5 & 4.6 - Three options produced following feedback from the 'Self Build Session' exploring a courtyard approach. All options illustrate 13 plots.

Following the success of the 'Self-Build Session', the designs were developed to incorporate a 'no build' zone caused by a high-water table in the north west corner of the site and pre-application advice was sought.



4. 30th November – 14th December 2020: Online Public Consultation

The most recent public consultation on the plans and progress surrounding the proposed Self and Custom Build Scheme at Ennor Farm, Old Town, was held as an online consultation due to the restrictions in place as a result of the Coronavirus (Covid-19) pandemic.

The agreed illustrative layout (see below), which takes into account all previous feedback and site investigation outcomes, was included for comment, alongside draft elevations and house types to illustrate how the development could look once individual self-builders have determined their specific designs in line with the Design Code.



Overall positive feedback was received on the site layout and plots with some queries around aspects such as, costings and allocation which will become clearer as the project develops.

1:1 parking was well received and some queries around the build areas which will be addressed through the plot passports.

Other design related comments were also received which will be addressed through the Design Code.

Key findings:

- Self-builders wish to have the primary input into the home designs
- Dislike small windows
- Granite – expensive material to work with and resource
- Queries around flexibility of house types – size and house type e.g. detached 2.5 storey
- Request for guidance on build areas and boundary distances
- Size of house types shown too small to meet needs of growing family
- Request for land to be as affordable as possible to enable this scheme to be developed
- Seek flexibility of design code to allow a range of materials and options e.g. window types, materials and size
- Flexibility sought around build method including, timber frame or prefab and window options
- Proposed layout well received
- Positive response to porches
- Internal storage very important
- 1:1 parking well received
- Some elevations show chimneys – well received by 1 member of public, not otherwise commented on
- Flexibility of house types on plots – some plots are desirable with least desirable house type, or flexibility to add aspects to design e.g. add porch

- Concerns that the design code will be too prescriptive and no longer meet the individual needs
- What options will there be for adding solar panels and other renewable energy sources
- Concern over size of houses and plots – hopeful for similar size to homes in Launceston close to meet needs of growing family; would not want to downsize
- Flexibility around internal layout
- Will the use of particular materials to be included in the Design Code be mandatory

We also received a number of comments of support for the project and the proposal and the benefits this will provide to the islands' housing needs.

Conclusions

The Council of the Isles of Scilly's Housing Delivery Project have worked closely with the community throughout the development of these proposals and continue to involve those on the Self-Build Register in the developments of the scheme to ensure that a well-designed and attractive Self and Custom Build opportunity is brought forward.

All engagement events and consultations have been well attended and received a variety of feedback and constructive comments. The majority of responses received have been in support of the project and the main concerns raised continue to be addressed.