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The Future of Ceinws Camp

Introduction

The Forestry Commission 'Camp', at Esgairgeiliog Ceinws was not so long ago, a bustling focal point for the village, with an actively used community hall, a church, a playground with swings and slides, alongside housing 14 families, and offering storage and workshops.

The Camp now sits with an air of dereliction. The community facilities are now boarded up and the play equipment gone. The site is however still partially used. Two households remain. An elderly couple who have lived in their home for very many years and a single man who grew up on the camp. There is still some forestry-related storage. A sheltered workshop for clients with learning difficulty uses one of the buildings, and a motor mechanic has recently set up a business on the site.

Conversations between the Forestry Commission, EcoDyfi and Communities First, have recently led to the commissioning of Rural Resources to take part in this Community Consultation Project. This has been driven by a desire to see this resource better used and to involve the community in directing the future of the Camp.

This initial consultation and options analysis forms part of a process that may involve gaining planning consent, forming a community association, achieving funding, undertaking environmental impact assessments, engaging architects, and a host of other activities. The emphasis and scope of this piece of work is the involvement of people in generating ideas and engaging with the opportunities that this site offers.

This report along with the associated conversations, meetings and imaginings that many in the village and beyond have been involved in, is a chapter in the story of Ceinws Camp.

The Future of Ceinws Camp

Methodology

Interviews

A number of face to face meetings/ interviews were conducted with local residents and their representatives, business people and staff of statutory agencies. Interviews/discussions were also done by phone.

Interviews with residents focussed on people's perceptions of the needs of the village, their thoughts and concerns about the future of the 'Camp'.

Interviews with local businesses looked at their current needs/issues and aspirations for the future of their enterprise and to what extent the site may offer opportunities for its development.

The Future of Ceinws Camp

Questionnaire

A brief questionnaire was devised in collaboration with the steering group.

The questionnaire was in Welsh and English. It included the following five questions:

- What is the most important thing the village needs?
- What else would you like to see in the village?
- In what way would you like to see Ceinws Camp used?
- What would you feel able to do in order to make this happen?
- How do you think the uses on the site could create income to help cover costs?
- In addition people were asked the gender and age of the person completing the questionnaire.

A plan of the site was also included offering people the opportunity to detail their thoughts about possible uses of the land /buildings.

This was circulated by some residents of the village and returned by respondents to the village pub.

Drop-In

On the 17th March, prior to the evening meeting a drop-in was held in the entrance lobby to one of the offices on the 'Camp'.

Pinboards listing the ideas suggested to date, offered the opportunity for people to agree or disagree and to add any further ideas.

There was also a board asking people a little about themselves for the purpose of indicating which 'groups' had contributed.

A large scale map of the village was used by people to think about the future of the site, to indicate where they lived in relation to it, and to communicate any further thoughts or ideas.

Meeting

The purpose of the meeting was to offer people the opportunity to seek clarification about any of the ideas suggested, to explore how these might benefit the village, and to think about how some of the ideas might fit together. The meeting then prioritised the ideas suggested.

The Future of Ceinws Camp

Results.

Questionnaire

The following key ideas/issues were identified through the village survey.

Q1- What is the most important thing the village needs?

Comment	Tally
Somewhere to play- community/village hall, playground	11
Low cost community housing/First time buyers	6
Community Hall/centre/coffee shop - open to visitors and local Residents	4
Affordable workshop space/units/for small local businesses	2
Eco-housing/selfbuild	1
employment	1
Grant Aid	1

Q2 - What else would you like to see in the village?

Comment	Tally
Play area/picnic spot/Football pitch/sports area/Seating and landscaped area for walkers and cyclists	11
Community Facility (young/old)/Hall for clubs and parties/Tea shop/café	8
Local housing/low cost for first time resident buyers	8
Small industrial units for economic growth - bike shop/a local small business	7
More car park space for village	2
Pub staying open	2
Development of the old slate works	1
Employment	1
Garage	1
Live economy	1
Make sure housing does not become holiday homes	1
Office/Retail Units	1
Pixel Foundry	1
Preference given to local youngsters	1

The Future of Ceinws Camp

Q3 - In what ways would you like to see Ceinws Camp (the old forestry buildings site) used?

Comment	Tally
Play park/ground/Equipment for young people/Landscaped area for walkers and cyclists	11
mixed use/Housing/retail/business uses	7
Low cost homes/first time buyers/local housing	8
Community Hall/Exhibition space/Tea/Coffee shop	6
Small industrial units for local home grown businesses - bike shop	5
Preservation to buildings for historical reasons/Keeping one for prosperity	5
All facilities could be overlooked to help with vandalism etc	1
Ceinws could have its own Eisteddfod for people in the village	1
Football pitch	1
Keep garage facility	1
Keep car repair/garage	1
Activity Centre	1
Nursing home badly needed in this area	1
Space for parking	1
self build homes	1
Garden plots for rent	1

Q4 - What would you feel able to do in order to make this happen?

Comment	Tally
Whatever I can do to help	8
Willing to sit on committee	2
Ideas/Advice	2
Happy to help refund community centre/ and work to get snooker table returned	2
Offer services as Architect	1
Sponsored walks to raise money	1
Help to finance the developers of the old slate works	1
support and help make some of Ceinws Camp into work units	1
Help in restore or covert a camp building	1
Help to restore the old playground and help maintain and garden it	1
Move my business to offices on the camp	1

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Q5 - How do you think the uses on the site could create income to help cover costs?

Comment	Tally
Shop/Picnic area/Tea shop/café used by community and visitors	7
Rent from industrial units/Rent	7
Tourists/visitors/Bike track/ Parking charges	7
Hire hall facilities	3
Money from plots and from rent of garden plots	2
Eco-housing visited by tourists	1
Profits could help the village run the playground	1
Sale of houses would pay developers costs	1
non users attending activity centre	1
Private , Social Services, Health Authority funding	1
a place which gives the economy a growth	1

Respondant profile

No. of responses 23 Questionnaires circulated approx. 60

Male	12
Female	10

Age range	Numbers provided
Under 18	1
18 – 60	14
Over 60	1

The Future of Ceinws Camp

Analysis

The most important thing the village needs was clearly:

- Somewhere to play, and meet,
- Low cost housing for local people.

Regarding other things people would like to see in the village, the following rated most highly:

- Football pitch/sports area/ Seating and landscaped area
- Community Facility for clubs and events including a café

Other elements that also received support when thinking about what people would like to see on the site included:

- Small industrial units for local home grown businesses
- Preservation to buildings for historical reasons/Keeping one for prosperity

There was an encouraging level of offers of support ranging from the general to two specifically interested helping to run a community facility.

Income generation ideas revolved around either around rental from commercial units, or community facilities, or offering services to visitors.

Interpretation of the questionnaire indicates that people are keen to see provision of space for play and social/community events, which along with Low cost housing for local people are a priority in the village.

Interviews

The people we interviewed could be put into the following groups:

	Businesses	Residents	Agencies	Social Organisation
Number of people	17	9	7	6

See appendix for further details.

The Future of Ceinws Camp

Option Ideas

The following ideas were generated from the interviews and the village questionnaire.

Main Idea	Actual Idea	Details	Contexts/ Comments
Low-cost housing for local people	Eco-housing	Innovative sustainable design	<ul style="list-style-type: none"> • Certificate of lawful use • LPA (Local Planning Authority) prefer to see only small developments of up to 5 houses. • Keen to protect local culture – would be happier to give permission for development. If land own by community trust that could continue to ensure local benefit. • Concerns about road safety. • Housing policies
	Small homes for young & old - possibly sheltered.	Enabling young people to stay in the village and offering older people more housing choices locally.	
	Self-build plots	Making homes more available to those willing to build their own.	
	Some for sale, some for rent	Cross - subsidy	
Community Facility/ Meeting space	Youth club	Shared space	<ul style="list-style-type: none"> • Certificate of lawful use • Traffic generated • Visual impact • Social/cultural benefit • Concern about competition
	Meeting rooms for community/ business use	For community/ commercial use	
	Sports facility (inc. billiard room)	Serving wider community	
	Hall	Space for events - community/ commercial use	
Community Cafe	Run as part of community Facility	Serving comm. & visitors	<ul style="list-style-type: none"> • Possible seasonal employment opportunity. • Structure plan support • Others as above
Outdoor Recreation provision	Children's playground	Flat play space needed	
	sports pitch	Flat play space needed	
	Youth equip.	Specific needs	
	Picnic area	Comm. & visitors	

Table continued overleaf.

The Future of Ceinws Camp

Workshops	Small units for local businesses	Start ups and expansion.	<ul style="list-style-type: none"> • LPA support mixed use and workshops in principle but are concerned for residential amenity and visual impact. • Concern about competition re. Craft and light industrial workshops.
	Artisans studios & exhibition space.		
	Sheltered workshops	Continued use by existing group	
Biomass heat scheme	Wood fuelled heating for site. Could be offered to village.	For whole village would need 10m x 3m shed. Compete on price with oil.	Environmentally positive Innovative
Training Facility	New Media	Combination opportunity with commercial office.	Contribution to viability to viability
	Forest skills & Biomass Energy	Teaching facility for up to 40 students.	Associated recreation/leisure facilities shared with village.
Small office units	Quality provision.	Office units that share and contribute to maintenance of community meeting rooms/catering/event facilities	LPA support
Visitor attractions	Bird of prey centre	Looking for site (2-3 acres)	Potential for associated facilities - showers, toilets, café, picnic area, bike shop, (accommodation?) etc
	Outdoor Activity Centre	General Idea	
	Mountain Bike Trails	Awaiting confirmation of funding.	
Parking for Community	New provision		What is actual demand?
	Maintain garages		
Garden	Permaculture	Offer of maintenance from Cyfie Newydd	
	Allotments		
	Landscaped area.		

These ideas were presented to the meeting of the 17th March in a simplified list format.

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Drop-In

The following table shows a profile of the people contributing to the Drop-In.

	Male	Female
Under 16	3	1
17-25	2	1
26-45	7	6
46-60	5	3
Over 60	1	
Total	18	11

The Future of Ceinws Camp

This table set out the ideas to date and asked people attending the Drop-in to support or oppose them.

	Agree	Disagree
Low-cost housing for local people	12	
Play/recreation/sports space	10	
Garden area	8	
Community hall/meeting space	7	
Workshops	7	
Community cafe	5	
Parking for community	5	
Biomass heat scheme	5	
Small office units	5	1
Mountain bike related facilities	1	
Artisan studio and exhibition space	0	0
Visitor attractions		3
Tourist accommodation		4

Analysis

Again low cost housing for local people gained much support as did play/sports space. The idea of a garden area also appeared high in the list of aspirations.

A community hall and café along with small workshops/offices, a Bio mass heat scheme and parking for the village were also popular.

The idea of visitor attractions or tourist accommodation was unpopular.

The Future of Ceinws Camp

Comments

From Map, and Comments box.

In the past chemicals were used on site for treating trees.
Community space in village <u>essential</u> – especially if the pub goes
Co-housing as part of integrated plan for site, with a 'community house' doubling up as a 'community care' during the day
If you have low-cost housing it should be restricted to local people
Also what would happen to the people who already rent accommodation in the Camp. Have they been asked if they would like to move house?
We currently rent one of the workshops as a woodland craft workshop for adults with learning disabilities. Obviously it would be imperative to us that workshop areas were included in the Ceinws Camp. We are trying to encourage the continuation of traditional greenwood craft skills. We would be more than happy to produce items such as planters, benches for the renewed site. As part of our project we would be prepared to maintain a planted garden area. This has been a positive experience for us being part of this community and we would be delighted to be included in any future plans. If this were possible we would be more than happy for people to come in and see the woodland craft skills carried out and perhaps have a go for themselves.
7 year old boy – sports pitches
Garden – as permaculture area
Teenage girl – pool table/coffee bar and soft drinks – somewhere to go.
11 year old boy – Pool table/youth club
Concerned about increased traffic, but realise that older people like me can't just stop things, or the village will die away. Concerned how it will look, as I overlook the site. Willing to consider helping.

The Future of Ceinws Camp

Analysis

The comments lean weight to ideas and concerns expressed elsewhere during the consultation.

These included the following concerns:

- For the future of existing tenants.
- How to manage the inevitable increase in traffic flow.
- Regarding the safety of the buildings and the site as a whole.
- What the future developments will look like.
- That any low cost housing be very locally targeted - now and in the future.

Suggestions included:

- Small housing units that shared common facilities, such as a lounge/utility, etc.
- Youth club

Public Meeting

A public meeting was held on the 17th March in a building on the site. It had been publicised through the questionnaire, the local press and posters.

The meeting opened with contributions from the steering group partners. Hugh Williams Community Councillor welcomed the 38 people who attended. Andy Rowlands spoke for Ecodyfi, Cyril Evans for Communities First, and Dave Farmerey for the Forestry Commission.

Preliminary discussions at the workshop touched on the following areas.

Beneficiaries

The following concerns were raised:

- Who would benefit from any changes?
- Would any housing developments directly benefit local people?
- Would local mean 'for the village'.

Ownership

It was asked whether the Forestry Commission would sell the land and who to?

The response was that they might do, but might like to remain a partner. They would consider giving control and management of the site over to a community led body.

The Future of Ceinws Camp

Refurbishment or Newbuild?

Would the buildings be demolished and rebuilt? Or modernised?

A desire to keep one for posterity was expressed. Some people were happy with the buildings' appearance. The possible heritage potential of camp was raised and that they may have potential for receiving funding.

It was suggested that the decision might well be a financial one and that some of the buildings were currently in a state of considerable disrepair. Concern was also raised about the state of services.

The Forestry Commission announced that a full building survey is planned within the next couple of months to see if buildings are fit for use.

Timescale/Phasing

Concern was expressed for the current occupiers and it was agreed that any developments would take time to come to fruition and then they might be phased to minimise disruption and to consider the interest of existing occupiers.

Finance

It was suggested that funding would probably be through Welsh Assembly Grant or EU sources.

The meeting then considered the list of ideas that had been generated to date.

Low cost housing for local people

David Tomlinson from Powys County Council suggested two possible ways of targeting low cost housing to benefit people of the village.

These were:

- Housing developed by Housing Association, which operated a local lettings policy. The association could buy the land, if it was available, at a discounted rate or might be willing to consider taking a long lease.
- The formation of a Community Land Trust. If such a trust was able to acquire the land it could exercise control over any developments and over the future management of them. It would also enable surplus income from the use of the site (once costs had been paid off) to benefit the local community. The trust could seek to develop housing itself or could enter into a partnership with a Housing Association.

The Future of Ceinws Camp

It was suggested that:

- The Forestry Commission might be amenable to supporting a community land trust.
- It might be beneficial to maintain the Forestry Commission as a partner.
- That the 'Camp' might be a pilot project and showcase for a number of involved partners.

Twenty-four people expressed an interest in attending a meeting to find out more about community land trusts.

Community hall/meeting space

There was general accord that such a facility would be beneficial to the village, and that in order to ensure viability its nature would need to be flexible and multi-purpose offering value to the widest possible customer group.

Some concern was raised about issues relating to the management of a community facility, and it was agreed that these needed to be looked at more closely and addressed.

Community Café

- It was recognised that this could be part of the 'hall', and that it could serve visitors as well as the community.
- It was acknowledged that such an enterprise would carry onerous health and safety requirements.

Workshops

It was suggested that there is a need for small workshop space and that this has a number of benefits for the village and wider community.

Such as:

- The possibility of jobs for people in the village.
- In providing for local businesses the local economy is supported.
- Rental income could help sustain other elements of the community benefit.

It was announced that the owner of Era Works is considering developing up to 6,000 square feet of workshop space for rent that can be in a range of sizes. Era Works is close to the 'Camp' and there is a danger of over supply.

It was recognised that office space is separate type of use and that there may be a demand for some locally. It was also acknowledged that office users may wish to occasionally rent 'community facilities' for events, meetings, etc.

The Future of Ceinws Camp

Concerns were expressed including:

- The village becoming noisy.
- Concern for noise/smell/disturbance for nearby residents – existing and new.
- Concern for child safety.

Biomass heat scheme

A Biomass heating scheme has been suggested for the site. This technology which has been trialled elsewhere in Wales (Llanwyddn, Powys), uses wood and brash, burnt in highly efficiently to produce hot water with less pollution than conventional heating systems. It could be used to provide space heating for buildings on the site or if desired to supply heating to other houses in the village.

Concern was raised as localised fumes and smell.

The likely scale of costs was also questioned.

It was acknowledged that it was an ideal link with the local forestry and would provide wider environmental benefits such as encouraging the clearance and use of brash, not to mention the reduction of gaseous carbon emissions.

It was suggested that such a scheme for the village might cost £2.5 million and grant aid might currently be available for early adopters of such technology. Such a facility would approximately the size of a medium agricultural building (10 x 3 square metres).

It was also mused whether the village could ultimately become self-sufficient in power.

Phil Potter a local expert in Biomass has offered to come and talk to a group if there is interest in developing this idea.

Tourist accommodation

The meeting's response to the idea of providing accommodation for tourists was that the housing needs of villagers should come first.

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Visitor attractions

A variety of visitor related attractions have been put forward.

These were:

- A Bird of Prey Centre, to display and house a collection that is already in existence.
- An outdoor activity centre, which was a general idea.
- The provision of mountain bike related facilities to serve users of the mountain bike trails that are proposed for the Forestry Commission land above the village.

It was agreed that a balance would need to be achieved between the financial benefits of catering for visitors and the need to minimise traffic hazard, disruption and inconvenience to residents.

Training facilities

A forest skills college has been suggested for the site. This would accommodate full time and part time students. Whilst not being run by the Forestry Commission, it would continue the relationship between the village and the forestry industry, and offer local employment and training opportunities.

It is posited that the centre would have associated leisure and social facilities that would be open to the village.

Another suggestion was the provision of small-scale New Media learning opportunities in association with the provision of integrated office space for a Ceinws based film and media company.

Play/recreation/sports area

The meeting clearly voiced the opinion that a safe space was needed for children of all ages to congregate. It was stated that there are currently 29 children between the ages of 0 -16, and 10 young people between the ages of 16 and 22 years.

It was remarked that the Camp is now away from the hub of the village, and that there were issues of traffic danger in accessing the site.

It was commented that mothers would be happy to walk their young children to the play area. A request was made for the area to be stimulating and environmentally rich.

The Future of Ceinws Camp

Parking for community

It was observed that there is a shortage of parking in the village with many households having more than one car. It was noted that there are currently only 3 garages for the Aelybryn estate.

It was suggested that some community market research on need could be carried out.

The Future of Ceinws Camp

Prioritisation

The meeting was invited to prioritise which of the option ideas were preferred. It was agreed that only those living in the village should take part. 22 people participated. People were given 5 stickers each and told they could put as many on each option as they liked. The results are listed below.

• Low-cost housing for local people	37
• Play/recreation/sports space	23
• Community hall/meeting space	19
• Workshops	10
• Biomass heat-scheme for village	6
• Small office units	5
• Mountain bike related facilities	4
• Community café for village and visitors	2
• Artisan studio and exhibition space	2
• Training facilities	1
• Tourist accommodation	0
• Visitor attractions	0
• Parking for community	0

Analysis

The priorities of the village are clear and centre on housing for 'Ceinws people', the provision of a broad spectrum of 'play' space and of a meeting/indoor activity facility.

These aspirations appear to be expressing current needs of the village in terms of improved facilities, but also referring to the recent past when such facilities were actually available. Parents are aware that their children have less in the way of community facilities than they enjoyed in the village whilst they were children themselves.

The desire for housing whilst addressing people's immediate desire to set up home in the village of their birth, is also attempting to provide for possible future aspirations of the village's children. The wish to enable the continuation of this intensely localised cultural community appears also to be an overarching aspiration that is being articulated.

Other considerations, such as the employment and income generating elements of workshops, office units, mountain bike related facilities are secondary to the directly social ones.

If these receive recognition the other elements may well then come into the frame of consideration and possible approval.

The Future of Ceinws Camp

Discussions with the Local Authority Agencies

Local Planning Authority

The vast majority of the site falls within the village development boundary, which indicates a presumption in favour of development.

The other portions of the site whilst outside the boundary are not precluded from development.

The Draft Unitary Development Plan (Local Plan) is proposing an alteration of the development boundary which would reduce it to roughly the part of the site currently occupied by buildings. See maps 1 and 2. The public is invited to comment on this proposal and all other elements of the plan.

In order to do so please contact;
The Planning Office, Severn Road, Welshpool, Powys, SY21 7AS
Tel. 01938 551244

It is worthy of note that it is Powys County Council policy that the principle of affordable housing will be considered outside a settlement development boundary.

Housing

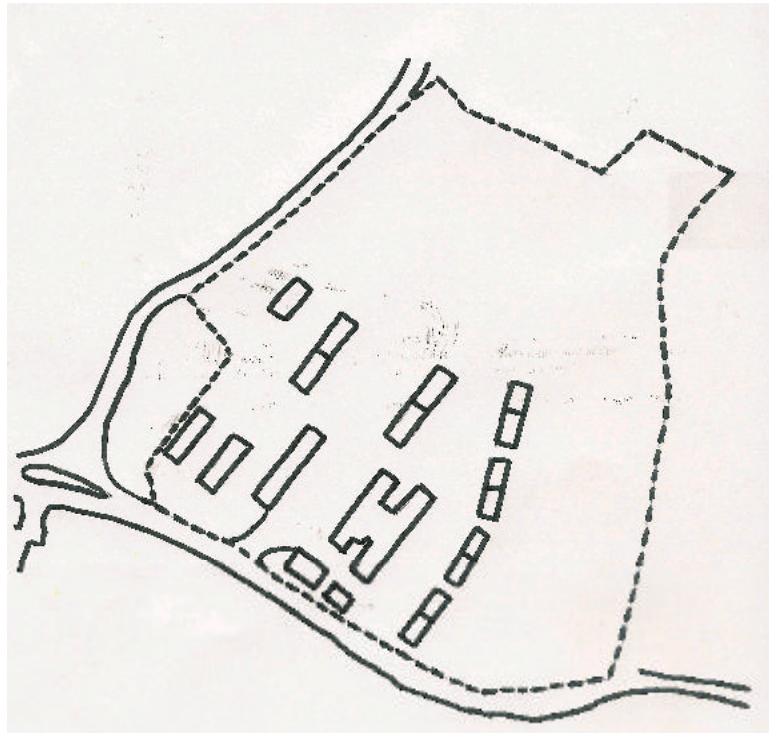
Ceinws is classified as a Minor Settlement (Local plan policy HD7) and as such small groups of dwellings of up to 5 dwellings would be acceptable or single plots. Objective is to ward against swamping/overwhelming the existing settlement visually/socially.

Local Plan HD9 regarding Welsh language and culture may also lead to restrictions on the number of houses permitted. If the land were controlled by a vehicle such as a **Community Land Trust** however, the provision of housing could be seen as support rather than eroding the local culture and this policy could then lend weight to the argument for increasing the number of houses permitted on the site.

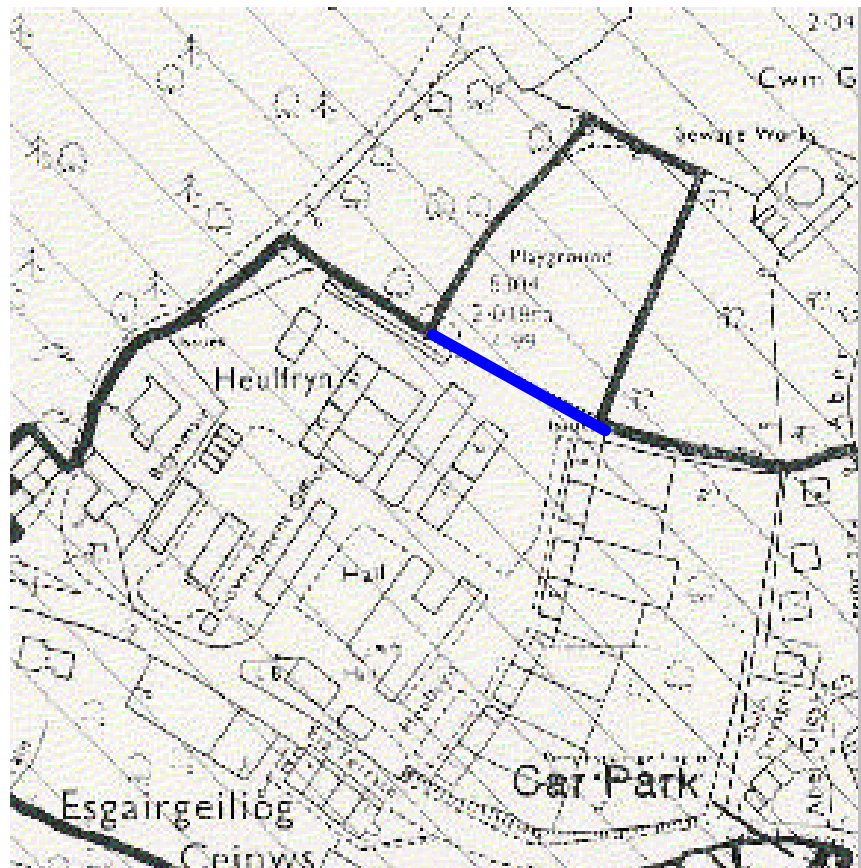
Mixed use is fine in principle especially if there is a direct local benefit.

The Future of Ceinws Camp

Map 1. Site boundary



Map 2. Current and proposed (in blue) development boundary



The Future of Ceinws Camp

Small Scale Commercial Use

Local Plan policy ED13 and Structure Plan CS1 encourage the provision of village facilities and would cover ideas such as a café/meeting space that generates income in addition to serving the social/cultural needs of the village.

Local Plan policy ED3 allows for the provision of small-scale office/light industrial units, whilst being mindful of the overriding considerations of residential amenity and the environment generally.

Policy TR1 also allows for the development of tourism and recreation potential.

Other considerations include:

- Concerns about aggravating existing highway dangers.
- The provision of foul water drainage.
- The capacity of the sewage treatment works.
- The site is within a 'Special Landscape Area'.
- Any development on the site would have an affect of the 'setting of a National Park'

Housing Department

Housing considerations include:

- Housing association need to access land at a discounted rate.
- A local exceptions policy favouring provision of housing to people covered by a definition of local would be permissible.
- Communities firs, in association with Powys County Council, are currently conducting a housing needs survey of the Powys part of the Communities First area (Glantwymyn, Cadfarch, Machynlleth, and Llanbrynmair). This will provide more evidence of the needs that have been reported.
- A community Land Trust would provide a robust vehicle for the delivery and subsequent management of a small housing scheme for very local use.

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- Housing could be rented at below market rates or it could be sold at a discounted rate with a proviso that when subsequently sold this was also at such a rate.
- A mix of housing for rental and for sale could help to provide the funding for the rental element.

Highways

The planning authority consults the highway authority when determining an application. Highway recommendations have an advisory status and cannot be imposed on the planning process.

Highway considerations include:

- The minor nature of the class3 road (C216) that the site-access, opens on to.
- The need to ensure pedestrian safety by providing safe paths, either beside the carriageway or to access the site by another route.
- The need to ensure good visibility at the junction with the C126.
- The effect that increased traffic movements will have on the trunk road at the Pont Evans junction, which will be a Welsh Assembly matter.

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Recommendations and Discussions

The site is large and could realistically encompass many of the uses suggested.

We consider the provision of affordable housing, play and recreation space and some form of meeting facility to be the primary elements, which have emerged from this consultation. Other suggestions are considered to be ancillary, even if they would contribute to the financial viability of primary elements.

Local priorities have been clearly identified and need to be addressed. Once these have been fully explored and reassurances made that they will be acted upon to the most feasible extent, other secondary uses could be accommodated.

Given the mixed nature of past use of the site and the blend currently being considered it is recommended that a Certificate of Lawful Use be obtained. This would clearly establish the current planning status of the land and would inform the owner/developer, which of the proposals actually need outline planning permission and may also influence the determination of any subsequent planning application. It may also give an early indication of the extent of planning related negotiations that lie ahead.

It is noted that the Forestry Commission is going to conduct a full building survey of the site, and this will inform the decision about whether, and which buildings should be retained. We shall not consider this issue further in this report but would stress that such a consideration should not be allowed to unduly influence the optimal location of primary elements.

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Action Group

A group involving people of the village needs to be formed to influence the shape of future developments on the site. The current project steering group could be part of this or could act as advisors to it. We believe village people should be involved in the overall planning process to whatever extent they wish. One benefit would be the fostering of an awareness of the decision making processes, the costs and difficulties involved in making things happen and the taking on of grass roots power and responsibility in influencing the future of the village.

There are a number of ways this could be constituted. Underlying elements we recommend would include:

- The group being very clear as to its purpose.
- Working to maintain an inclusive/representative agenda.
- Being advised as to any personal liability.

It would seem that a Community Land Trust would provide an effective vehicle for the development and maintenance of such a site. The ownership of the site and its incremental improvement with the prospect of being able to continue to invest in local facilities into perpetuity could be a powerful practical and symbolic feature in supporting the economy of the village whilst safeguarding its culture.

This could be constituted just on the village, or could form part of a wider Dyfi Valley trust. The development of such bodies is currently being facilitated by an organisation called 'Land For People'.

The Action Group and the landowner would need to work closely together to explore all possible options/mechanisms to ensure effective and participatory management of the site for the benefit of the local community.

The Future of Ceinws Camp

Housing

Affordable housing for the 'people of the village' was a clear priority that came out in the interviews, questionnaire, and public meeting. There is a desire to enable the village to expand from within, providing housing for the next generation, for older people who may need different housing choices, and for those who have moved away from the village due to the current shortage in available housing. It is hoped that such measures may also help to protect the distinctive culture of the area.

It is recognised that the term 'local' is understood to mean different things to different people and organisations. It seems that an understanding and agreement on definitions may need to be established.

It is important for the people of Ceinws to be clear on what they wish to achieve through stipulating localness, and to communicate this to the necessary authorities and funders. Their vision may need to use terms such as 'Affordable housing for Ceinws village people'. How one actually identifies this group will have to be closely defined, as will what is meant by affordable.

The need for housing in the area needs to be researched further. What quantity, tenure, type is required? A survey is currently underway which should provide more evidence of need. The micro-conditions of the village however may not come to light and may need further exploration. This is an opportunity for local people to be involved in their own research. The issue whether to provide parking space and/ or garaging for the village on the site could also be determined in this way.

Once the need has been determined, and the current planning status established, the developer may wish to agree Outline Planning approval with the Local Planning Authority. This would grant approval for the principle of a proposed development scheme, and attach certain provisos relating to design, landscaping, and highway considerations.

Once funding is looking favourable, architects can be engaged and full planning permission obtained.

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Community Meeting Space

The desire for such a facility was clearly indicated by the village.

We recommend that:

- Any building be as versatile as possible, being designed with multi-use in mind.
- That the facility be thought of in as broad a sense as possible in order to safeguard its viability.
- That a management structure be conceived that mitigates against a clique controlling the facility to the detriment of particular groups in the village and the broader locality, thus gradually eroding its client base.
- In addition to a 'hall/event space' we suggest a Common Room, a smaller meeting room/lounge with a pool table that is openly available to all the community including young people. With regard to access, and in the light of past experiences in the village we suggest that every household in the village has a key to the Common Room and that keys to the facility are generally in plentiful supply.
- The facility should incorporate a kitchen that could cater both for internal events (and possibly external ones) and also for a café that could serve both the village and visitors. This may only be viable as a weekend operation.
- Regarding security of such a facility it is advisable to minimise its isolation, with housing on the site overlooking it, or in some way integrating with it, possibly with a 'caretaker's' flat being offered at reduced rent.
- The contribution that visitors to the proposed mountain bike trails can make to the viability of these facilities should be considered. This would probably only be successful if the needs of customers are taken fully on board, with menus/café ambience etc being tailored to specific market demand.

It is very likely that trail users will use such a café as they are very much in need of refreshment and sustenance after a hard ride. It is worth noting that the separation/distance between the trail carparking and the café/facilities means that clients have already got in their cars and can therefore easily choose the services of Mach over those on offer in Ceinws. Such a café might also present a pleasant cycling destination for people hiring bikes in Machynllth.

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If the mountain bike trails prove very successful as is the case in Coed-y-Brenin, the currently proposed 25 carparking spaces at the trail site may prove inadequate. In this scenario 'overspill' parking could be provided at the Camp.

In general we would urge the adoption of a principle we have seen used positively elsewhere which is to operate bravely in spite of fears that a very small minority may act destructively.

Play and Recreation

The children and young people of the village are currently under provided for as regards to play equipment, safe flat spaces to play ball games and run around and generally congregate on land that is not predominantly roads.

Some parents themselves used the now dilapidated playground at the Camp when they were children, and now see their own families with nowhere safe to play.

The regeneration of the Camp offers a real opportunity to address this need, in a way that compliments the housing and meeting facilities proposals.

Workshops/Office Units

According to the prioritisation workshops and office units are a secondary element for the site.

Workshop provision is also considered at New Era works and there is a danger of over supply, which may threaten the viability of both ventures.

Any workshop use on the site needs to fully address any possible conflicts with residential amenity and to attempt to be distinct in its target clients from that proposed at Era Works. The sheltered workshops and the motor mechanic currently operating on the site are examples of this.

We are aware that there is some local demand for small office units, and that there is a general under supply. We would particularly encourage catering for starter/growth units and envisage a range of users ranging from New Media to more traditional enterprises.

Small office units are a use that would sit well alongside housing and could contribute to the viability of a community meeting facility, as long the latter is sufficiently versatile and inclusive, to appeal to commercial needs for meeting/training/event space.

The Future of Ceinws Camp

Forest Skills Centre

Demand is low for forestry courses in their current locations.

Our impression is that other similar projects are not flourishing and also that something along the same but broader lines is being explored at Coed-y-Brenin. Such a college may be best operated as an outreach from an established college.

It is perhaps feasible for any 'community hall on the site to be equipped to offer itself as a venue for the theoretical elements of forestry related courses, with practical elements taking place nearby. This could also be the case for wider environmental learning encompassing approaches such as permaculture. The latter may also be integrated into some of the ideas for open spaces on the site and their ongoing maintenance.

Timescales and Phasing.

The interests of current residents on the site need to be fully considered and incorporated into the planning of the project.

We feel that it is inevitable and desirable that regeneration of the Camp happens in phases and that the community sees some early results from any ongoing involvement.

If, for example, funding for the restitution of the playground/playing field became available sooner than other finance this element could be implemented before other structures (physical or organisational/legal) are put into place.

We are of the opinion that pedestrian access to the site needs to be considered. This should bypass the road between Park Dulas and the current entrance to the Camp. This however may not be possible until housing related finance is available, and would therefore have to happen at a later stage.

Elements such as housing will have a long lead in time, and ultimate timescales, particularly given the desire for affordable locally controlled development, will depend on a number of different factors, which we cannot predict at the current time.

The outcome of the building survey will help to determine whether encouraging temporary uses is appropriate and to some extent what form they might take.

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Development on the site may present an opportunity to consider altering the roadway between the Camp and the centre of the village. This is likely to be a longer-term project.

Whilst ideas for the site are still forming and longer-term options are lined up, we suggest that there would be value in encouraging short-term activities. Ideas benefit from being piloted and although secondary to the main vision some activities could start sooner and inform thinking on the future shape of peripheral elements.

Ideas such as artists/crafts people's studios and exhibition space, a youth club, a community meeting room, workshops are possible within the existing buildings.

With regard to using the existing buildings the following would need to be considered:

- **A youth club is more than a building** and for it to start soon is a clear indication that things are changing. This would represent a social 'quick win'. It would require committed voluntary input, possible insurance implications for the Forestry Commission.
- The quick provision of workshop space would address a 'local' need, and may also be of value to some people in the village.
- Any such uses should not be allowed to override the development of the village's priorities.
- Considerable workshop space may become available close to the site at Era Works. The developers of the Camp need to keep clear dialogue with the owner of that site to ensure a balance between under and over-provision.
- Temporary uses need to be considered in the light of the primary uses of the site, and be tightly defined in terms of length and breadth of leases granted.

We suggest that if possible, in the short term, an existing building be made available for use as a community meeting room. This whilst attending to a current demand, provides a development opportunity to a community association (possibly linked to the Community Land Trust proposal) to explore the issues involved in managing it and prepares it for the greater challenge of a more complex larger facility.

In a rather chicken and egg situation, we suggest that it is important that the increasing scale of community activities drives the development of a facility, rather than a facility is achieved and then is under used and poorly managed. It is achieving uses rather than buildings that is of prime importance.

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Changes and improvements at Ceinws Camp will happen incrementally, with many stages of decision making to be achieved. Some of these may seem to be unnecessary and others may seem to take too long, but for all of this it would appear that this project offers an opportunity for the existing village to benefit from any changes and to directly influence the outcomes.

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Appendices

Interview Notes

Two local residents – both running small businesses from home.

- Office space
- Affordable local housing (decent)
- Local Housing Association
- Community Space - no stage
- Moveable/modular/flexible
- Sport – gym/court (both)
- Office/community resource combination.
- Internet – training venue
- Mobile library? Gallery? Pub/shop – future ? Playground
- Training and employment
- New Media
- Look to future – industry
- Construction phase – disturbance -Double Glazing – Era terrace
- Parking – issue for Era terrace – currently park on camp
- Visually -Layout and eyesore – inappropriate
- Phase it, landscape, redesign
- Play area – swings, slides and open site for ball games
- View point – Community garden
- Ownership and maintenance
- Rebuild

Small business-current tenant on site.

- Community space and housing playground
- Wants to continue to run motor mechanic business from site.

Couple resident on Camp

- Used to be 14 families
- Children with learning difficulties – nice people
- Don't want to move

Local resident and businessperson

- Small light engine units
- Independent and mutual projects/activity
- Internet web sales
- Concerned about competition/oversupply
- Use of campsite needs to be thought about in conjunction with his 'manufacturing land'.
- Access may be an issue – Hill/bend
- Consider site in tandem with Era Quarry site.

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Two local residents

- 1999 involved – Questionnaire - 70 names wanted Comm. Hall/playground
- No flat space
- 20 young families
- Everything has to happen in pub - A lot of people don't like pub
- In the village there are 10 single, 15 elderly/middle aged
- 10 holiday homes - Not including farmstead and caravan park
- Comm. Hall
- Tea shop/mixed facility
- Pantperthog Hall – exclusive
- Youth – drop in
- Picnic area
- Tourists/local people
- Comm.Hub/creche - Toilets
- Housing Association
- Need for local housing – great local demand
- Buildings – make them useable?
- Mountain bikes - Outlet for craft
- Multi-use would help with supervision
- Also lock up garages - Parking problem

Resident on Camp

- Things for young people
- Families
- Housing
- Workshops

Manager of local tourist attraction

- Concerned about competition
- Small business workshops fine
- Activity centre linked to cycle route
- Visitor attraction – concerns about over supply
- Consortium – Dyfi Valley attractions
 - Celtica
 - CAT
 - Taly Llin Railways
 - Craft Centre
- Joint marketing
- Joint ticket/discount
- Joint website
- Nothing for youngsters

Business person – Machynllth

- Artist Studio – make things, - 2 other artists interested.
- Bike related business
- Café – catering for needs of bikers

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Locally based biomass expert

- Forestry and biomass centre

The WDA has recently focused on forestry, timber and renewable energy in Mid Wales and are looking for ways to help the Welsh Timber Forum to develop and showcase Welsh value added timber products.

- The facility would be designed to accommodate;
- Egni Biomass Forest Fuels, Environmental and R + D departments
- FC Mid Wales Woodland Offices (Ken and Rachel)
- FE District Stores
- The Welsh Timber Forum office
- A teaching facility for 20 residents and 20 visiting students (at any one time)
- A biomass and forestry resource library and ICT Link
- Accommodation/welfare facilities/meeting hall/snooker room, attended children's area and creche facilities for use by the Community of Ceinws and members of all forestry trade associations in Wales and their families.
- Biomass fuelled district heating system (also available to the community)
- Satellite link for internet, telecommunications and entertainment to the community of Ceinws
- New homes for the sitting tenants
- Also – Steiner school system needs training centre
 - Small Community School
 - Affordable housing for older people
 - Forestry and biomass centre

Member of Corris Community Council

- Suggestion that a village hall be situated at the old Ceinws Camp. There are already three such in the Dulas Valley, at Corris Uchaf, Corris Institute and Pantperthog. There is just not the population to support another one.

Woodland charity

- Spoke to Mike Richards
 - Charity encourages and guides people for benefit of the timber industry
- Interested in working on this project
- Speak to Dave Jenkins – Newtown. 01686 650777

Champion of mountain bike trails.

- Had large grant money to make forest mountain bike circuit and small car park.
- Bike hire
- Bike repairs
- Showers for people (change)
- Café
- Craft workshops
- General small tourist businesses

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Proposer of visitor attraction.

- Bird of Prey Conservation Centre
- Summer - Falconry display – Aviaries
- All time aviaries owls, vultures
- Open space to fly (1/2 football pitch)
- 2/3 acres
- Most important and diverse collection in Wales
- Community aviary – open to view
- Security – live on site
- Fence around it
- Education shed lectures for schools/groups

Forest Research, Forestry Commission related

- Community Hall
- Problem with insurance, maintenance, upkeep
- Function should be maintained
- Reinvigoration of playground
- Egri Biomass – interested in renting site – tractor shed
- Buildings – frames probably sound
- Douglas fire
- 1200kw (medium size agri-building)
- small farmer – born
- 30ft – 6ft

Representative of organisation hosting sheltered workshop on Camp

- Site suits them well as do woodland related projects.
- Other premises hard to find – too big and too expensive.
- Open to the idea of shared space but concerned about keeping expensive tools and equipment secure.

Powys Economic Development

- Strong demand in Montgomeryshire for small workspaces and start up units.
- Very little 'quality' units/office for knowledge based units.

Locally based person wishing to set up architectural salvage yard.

- Architectural salvage yard- upwards of 500square feet.
- Could operate on temporary basis with minimal set up costs
- Small amount of indoor space - Rest outside
- Good position between Machynllth/Dolgellau
- At least one employees – co-operative
- Possible off-shoot renovation businesses
–would need workspace and provide more employment.
- Shortage of workspace – nothing small enough – been looking 3 months.
- What is needed is workspace with little start up costs -Temporary lease/space for piloting things - Starter/trial units

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Locally based designer/architect

- Mixed use site. workshops, community housing, village hall, mountain biking centre, biomass heat system
- Would like to be involved in planning/build of new vernacular homes using local timber
- Community land trust, heat system + workshops

Local business couple

Community housing, workshops

Local landowner

Mix low-cost housing+tourist lets, no workshops. Village hall. Any development!

Local business

- Workshops and storage facilities
- Needs permanent space for business, possible expansion

Local business

- Low-cost housing, poss. live/work units. Community space with facilities. Workshops
- Need workshop space locally for thriving business, also housing. Would build own space!

Local trades/craftperson

- Workshop spaces for artisans, shared facilities with village
- Intends to build smithy for herself and teaching/apprenticeships

Local Sustainability Education Centre

- Housing, low or sustainable cost
- Will be employing 15 further full-time staff as part of their imminent development