**Cyngor Cymuned Boncath Community Council**

**Adroddiad Arolwg Tai Cyngor Cymuned Boncath 2020**

**2020 Boncath Community Council Housing Survey Report**

**Rhag / Dec 2020**

Cynhaliwyd yr arolwg tai hwn gan Gyngor Cymuned Boncath yn ystod mis Tachwedd 2020. Dosbarthwyd 325 o holiaduron, Un i bob tŷ yn y gymuned. Derbyniwyd 96 o ymatebion sydd yn cyfateb i 29.5% o’r cyfanswn â ddosbarthwyd yn wreiddiol. Dewiswyd siopau Blaenffos a Boncath i dderbyn yr holiadauron yn ôl cyn y ddyddiad cau sef Tachwedd 30ain 2020. Diolch iddyntam eu cydweithrediad Mae’r adroddiad hwn yn cynnwys ymatebion a sylwadau preswylwyr sydd yn byw o fewn dalgylch Cyngor Cymuned Boncath.

This housing survey was conducted by Boncath Community Council during November 2020. 325 questionnaires were distributed to all the residential homes in the community. 96 completed questionnaires were returned which equates to a return rate of 29.5%. Blaenffos and Boncath shops were chosen to collect the completed questionnaires before the closing date of November 30th 2020 on behalf of the Community Council.We thank them for their cooporation. This report includes responses and comments by households living within the Boncath Community Council area.

Canlyniadau’r Arolwg / Survey Results

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| --- | --- | --- | --- | --- |
|  | Cwestiwn / Question | Oes / Yes | Nac Oes /No | Ddim Gwy / DK |
| 1 | Oes gormod o dai yn cael eu hadeiladu yn y pentrefi?  *Are there too many houses being built in the villages?* | 66% | 28% | 6% |
| 2 | Mae’r niferoedd yr argymhellir yn y datblygiadau yn gymharol agos i’r hyn sydd angen?  *The quantum of proposed village development is about right?* | 32% | 56% | 12% |
| 3 | A ddylid cael datblygiad graddol i’r datblygiadau dros gyfnod o 15 mlynedd?  *Should there be a phased development over a period of 15 years?* | 59% | 33% | 8% |
| 4 | Oes digon o dai fforddiadwy yn y gymuned?  *Are there sufficient affordable housing in the community?* | 30% | 53% | 17% |
| 5 | Oes digon o dai ar gyfer rentio yn y gymuned?  *Are there sufficient houses available to rent in the community?* | 27% | 49% | 24% |
| 6 | Oes digon o dai fforddiadwy ar gyfer pobl lleol yn y gymuned?  *Are there sufficient affordable houses for local people in the community?* | 29% | 63% | 8% |
| 7 | Oes digon o dai ar gyfer pobl ifanc yn y gymuned?  *Are there sufficient housing for young people in the community?* | 24% | 64% | 12% |
| 8 | Ydych chi’n poeni bydd y datblygiadau yma yn cael effaith niweidiol ae ein Gwasanaeth Iechyd lleol?  *Are you concerned that further housing developments would have a detrimental effect on the local NHS?* | 71% | 23% | 6% |
| 9 | Ydych chi’n poeni bydd y Gweithfeydd Carthffosiaeth yn methu ymdopi gyda’r datblygiadau newydd?  *Are you concerned that the sewerage works would not be able to cope with further developments?* | 75% | 18% | 7% |
| 10 | Ydych chi’n cytuno dylid defyddio’r tir a elwir yn Station Yard ar gyfer unedau busnes ysgafn yn hytrach na adeiladu tai?  *Do you agree that land known as Station Yard, Boncath should be made available for light industrial use rather than housing?* | 66% | 22% | 12% |
| 11 | Ydych chi’n credu bydd y datblygiadau yma yn cael effaith andwyol ar yr Iaith Gymraeg a’i diwylliant?  *Do you believe that further developments would have a detrimental effect on the Welsh Language and culture?* | 61% | 31% | 8% |
| 12 | A fyddech chi’n hoffi gweld mwy o dai cymdeithasol yn y gymuned?  *Would you like to see more social housing in the community?* | 21% | 68% | 11% |
| 13 | Oes gennych blant / dibynyddion byddai’n hoffi prynu tŷ yn y gymuned?  *Do you have children/dependents that would like to buy a house in the community?* | 17% | 80% | 3% |
| 14 | Oes gennych blant / dibynyddion byddai’n hoffi rentio tŷ yn y gymuned?  *Do you have children/dependents that would like to rent a house in the community?* | 11% | 86% | 3% |
| 15 | Oes digon o gyfleusterau ar gael yn y gymuned?  *Are there sufficient amenities in the community?* | 29% | 60% | 11% |

Sylwadau / Comments

* Dylid atal cwmniau adeiladu rhag rhoi enwau Saesneg ar ystadau tai newydd neu ar dai unigol newydd fel a wnaed ym Mlaenffos yn ddiweddar.
* Any developments to provide affordable dwellings should include a local residency restriction to preserve availability of housing for locals, in turn this could protect the preservation of the Welsh language and culture.Traditional housing would be preferred to the ‘sianti / chanti’ type new building in Boncath! Such an eyesore with a detrimental effect on the value of nearby properties.
* Social housing should be for local people only.
* What does Paul Davies (AC) say about this.
* Mae’r effaith ar yr iaith yn dibynnu os fydd y tai yn rhai fforddiadwy o fewn cyrraedd pobl lleol. A fydd yr ysgolion yn medru ymdopi â’r rhifau?
* Local development should have a community needs approach not an individual.
* When there’s heavy rain, our manhole cover lifts up and sewerage seeps out to the road.
* All housing developments should be Eco friendly.
* Nid yw’r system garffosiaeth yn medru ymdopi nawr.\*\*
* Where are the work opportunities?
* More houses could affect the traffic going through the village which is already an issue.\*\*
* No need for such large units to have planning. Should be max of 5 units in rural areas.
* Far too many houses.
* Second home buying should be stopped.
* Affordable not social housing. Too many incomers mainly from affluent areas of England moving into communities destroying the social fabric of the area.\*\*
* Any housing built must be for local people (preferably of Welsh origin ).\*\*
* What is required is employment opportunities not housing. Over many years and even more so with the current Covid 19 situation more people are moving to rural areas particularly from affluent English counties. The result is more second homes in the area and prices will rise as they can afford to pay asking prices or above market price. The end result is actually less affordable housing and a major impact on language and culture. It is debatable whether the Eco Houses being built are more efficient than other modern new build. What is certain that after a few years these properties look rundown and in need of repair. (As seen in the Glanrhyd development).
* Blaenffos has no social meeting Community Hall. Two empty houses in Blaenffos. Make sure existing houses are filled.
* Traffic speed needs to be reduced at the moment if proposal carried out – crossing pints; lights would be required. Why no amenities for present residents?
* Nice to have a hall.
* Since the site was a railway station, trains stopped and their brakes would have dropped asbestos into the track area making it unsuitable for housing.
* If one day planning comes to Blaencwm, Blaenffos, there is a mains water pipe going through the field. This may stop the development I hope.
* There are no schools, libraries. Only a small local shop. This road is too busy as it is and too fast.
* The new build sheds in Boncath are an eyesore.\*\*
* Given the size of Blaenffos , 60 proposed units is far too many . Any proposed development should be within easy, safe walking distance of the shop to promote a sense of community.
* More housing should help keep Council Tax low.
* To have affordable houses you need to have employment / jobs and the infrastructure to support increased residents.
* I am worried about my local NHS. Difficult to get an appointment now.\*\*
* We need jobs not houses.\*\*
* As an in-comer from an area in Devon that was once similar to this part of rural Wales I have seen the detrimental effect of over development.
* Community life in Boncath has declined. Present developments in Boncath are creating a’ dormitory village’ i.e. a ribbon development with no provision being made for social & domestic needs.
* Road too narrow and bendy for increased domestic traffic on top of farming and public transport vehicles. Area around shop already often congested and badly parked vehicles causing obstructions to the junction.
* We have enough problems with the sewerage now and the Eco houses are not in keeping with the village.
* Small dwellings for elderly would be appreciated.
* I am concerned with the impact on the broadband provision and the traffic.
* Eco houses look like a concentration camp.
* With all the extra traffic and the speed of vehicles coming through the village we will need new pavements.\*\*
* New houses will be an overload on the already stretched amenities.
* Houses are far too expensive for locals to buy.
* We need a pub back into the community especially with more houses being built.
* Too many houses being developed. Should be phased over a period of 15-20yrs.
* Housebuilders should be required to invest in the community. Car parking; refurbish Boncath village hall; maintain playing fields.
* Our local youngsters & families need housing. If there were industrial units were available to rent at a reasonable price this could boost the local economy. Thank you for asking our opinion.
* Definitely agree that Station Yard would be best suited to light industrial. We also need proper footpaths throughout the village. E.g To Capel Colman.

\*\* Number of concerns on the same topic.

**Gohebiaeth / Correspondence**

