



## St Just-in-Penwith Parish

### HOUSING NEED SURVEY

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# St Just-in-Penwith Parish

## Housing Need Survey Report

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Appendix 1 – To follow with final report

## **St Just-in-Penwith Parish**

### Housing Need Survey Report

## **1. Introduction**

**1.1.1.** Cornwall Council generally determines local housing need at parish level through statistics generated by the Cornwall Homechoice register. This is a comprehensive database, operated by the Council, of all those households that are seeking an affordable rented home in Cornwall. Similarly, Help to Buy South West keep a register of all those looking to buy an affordable home in Cornwall.

**1.1.2.** In some circumstances (particularly in rural areas), it can be useful for the Affordable Housing Team to supplement its existing Homechoice data with additional information from a localised Housing Need Survey. Housing Need Surveys provide a wealth of additional information from households within a specific area, on important issues such as the level of support for a proposed development. They can also provide further detail on the types of homes required by local people (both market and affordable), and are particularly useful in highlighting additional ‘hidden’ housing need that hasn’t been identified through the Homechoice database.

**1.1.3.** Housing Need Surveys are therefore a useful ‘snapshot’ of the local need situation at a given point in time, and can complement the existing housing need information held by the Council. They are generally undertaken by the Affordable Housing Team, for the benefit of the Local Planning Authority. However, they can also be a useful tool for parish councils and Neighbourhood Plan groups in assessing their housing needs and priorities.

**1.1.4.** However, a Housing Need Survey’s accuracy and relevance will reduce substantially over time as, unlike the Homechoice and Help to Buy South West Registers, they are not updated when households’ circumstances change. Consequently, the Affordable Housing Team considers them useful in specific circumstances where additional information is required on the type and scale of housing needed in an area. However, this is in circumstances where they complement the existing housing need data, or provide additional qualitative information. They should not replace information from Homechoice, and parish councils should always request up to date housing need information from the Affordable Housing Team, rather than rely on an historic Housing Need Survey.

## **1.2. Survey purpose**

**1.2.1.** St Just is currently preparing a Neighbourhood Development Plan, to set out local planning policies for the parish. In preparing this plan it is very important to understand what housing is required to meet the local needs of the communities over the plan period.

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### 2. Current Housing Need Information

#### 2.1. Registered need on Cornwall Homechoice

**2.1.1.** Cornwall Homechoice indicates 79 households with a local connection to St Just parish and who are principally seeking affordable rented housing. Significantly of the 79 households just over 50% (43) households have stated a preference for living in the Parish. It should be noted that householder preference is only an indication of demand and can change with time and circumstance, including the availability of new affordable homes in an area and is not a substitute for eligible housing need.

**2.1.2.** A breakdown of the local housing need profile is provided in Figure 1 below, which has been separated by bedroom requirements and priority need banding<sup>1</sup>:

**Figure 1 – Summary of Homechoice register**

Parish	Band	Council Bedroom Need							Total
		1	2	3	4	5	6	7	
St Just	A	6	2	1					9
St Just	B		3			1			4
St Just	C	9	4		3				16
St Just	D	1	1						2
St Just	E	25	17	5	1				48
<b>St Just Total</b>		<b>41</b>	<b>27</b>	<b>6</b>	<b>4</b>	<b>1</b>			<b>79</b>

#### 2.2. Households registered with Help to Buy South West

**2.2.1.** The Help to Buy South West register identified 15 households that are seeking to buy an affordable home in the parish.

**2.2.2.** However, this only accounts for those households that indicated that they either live or work in the parish on their application form. Help to Buy South West do not routinely keep data on ex-residency or family connections as households seeking to buy an affordable home generally understand that they may need to move to other areas in order to secure a property (as fewer affordable sale homes are provided). As a result, the above figure is likely to underestimate the total local need for affordable sale homes if a comparable local connection definition were to be used in both circumstances.

### 3. Survey Methodology

<sup>1</sup> Housing Need priority bandings are Band A – E with Band A being the highest priority. For full details of the eligibility criteria for each of the bands see [Appendix 2](#) at the end of the report

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### **3.1. Location and geographic extent of survey**

**3.1.1.** The Parish of St Just in Penwith extends to Chypraze in the north, Cape Cornwall to the west, Leswidden to the east and Trevedra to the south. It includes coast, countryside and moors with intertwining hamlets, villages and the main town of St Just, being the most westerly in Britain. There is also a small airport near St Just where flights to the Isles of Scilly arrive and depart. The parish extends along the coast from seven to eight miles in length, and is from two to three miles wide. The population of the parish is approximately 5,015 .

### **3.2. Survey methodology**

**3.2.1.** The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with St Just Town Council. It ran for 6 weeks from 02<sup>nd</sup> September through to 13 October 2019. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

### **3.3. Survey structure**

**3.3.1.** The survey format was in accordance with the Council's model questionnaire.

Topics within the survey included:

- Whether the respondent was in need of affordable housing;
- Whether they were currently living in the Parish;
- The composition of a respondent's household;
- The type and tenure of their current home, as well as the length of time they had been living in the property;
- Whether their home included any special adaptations;
- Whether any members of the household have had to leave the parish;
- The type of connection the household had with the parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- Whether the respondent is already registered with either Homechoice or Help to Buy South West;
- General equalities monitoring questions.

### **3.4. Report Format**

**3.4.1.** The remainder of this report will analyse the results of responses to the Housing Need Survey. For ease of reference, responses from those that were not in housing need (the 'generic' questions) will be reported separately to those that indicated that they are in 'housing need'.

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**3.4.2.** In accordance with Cornwall Council standard procedures, the survey asked a number of additional questions relating to equalities monitoring. These are only for Council-use, and have no bearing upon the outcome of this survey. As a result, analysis of these will not be reported specifically in this report.

### **4. Survey Data**

#### **4.1. Summary of survey response rate**

**4.1.1.** The Housing Needs letter went out to **2553** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **261** copies in total. This is equal to an overall response rate of **10%**.

**4.1.2.** The information provides useful data on the extant housing need in the parish. The Affordable Housing Team considers this to be a statistically significant survey and it is recommended that the conclusions drawn from the analysis be used to inform both the Town Council and the Local Planning Authority regards housing need in the parish.

#### **4.2. Analysis of sample**

**4.2.1.** Of the **261** responses, **242** were recorded as 'complete'. The report therefore focuses on the **242** households that provided a complete response.

**4.2.2.** As outlined above, the survey was split to capture information on those households that considered themselves to be in '**housing need**', as well as seeking general information on those respondents not in need.

#### **4.3. Households in 'housing need'**

**4.3.1.** This report will mainly focus on those households that responded on the basis on being in housing need. This was covered by questions 15 to 29 and **37** households responded at the start of this section. In addition all respondents' thoughts on Affordable Housing development are covered in Section 5 of this report.

#### **4.3.2. Current housing circumstance**

Thirty-seven respondents answered this question. Respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) **49%** (18) were in private rented
- b) **11%** (4) living with relative or friend
- c) **27%** (10) owned current home (with or without mortgage/loan)

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### 4.3.3. Local connection

This question asked respondents to identify the type of local connections that they had to the parish. The options was either or yes or no to having: lived in the parish for 3 yrs; worked in the parish for 3 yrs or more; previously lived in the parish for 5 yrs or more; or, have a family member who has lived in the parish for 5 yrs or more.

Of the 36 respondents who answered this question; 33 **(92%)** stated that they meet the local connection to the parish.

### 4.3.4. Reasons why a move is required (multiple answers)

Thirty-two respondents answered the question. Respondents were able to select all reasons that applied to them. The most common answers were:

- To move to a more affordable home **47%** (15)
- Current home is too small **41%** (13)
- Living with friends / family and would like to live independently **19%** (6)
- A problem with the condition of the home **19%** (6)

### 4.3.5. How soon households need to move home

Thirty-two respondents answered this question with **57%** (18) of respondents needing to move home within 2yrs. All but three of the remaining respondents, **35%** (11) stated that they need to move within 2-5yrs.

### 4.3.6. Where households would like to live

Thirty-two respondents answered this question

- **53%** (17) want to live anywhere in the Parish
- **25%** (8) want to live St Just
- **22%** (7) want to live in either Lower Boscawell, Pendeen, Botallack or Tregeseal

### 4.3.7. Tenure Type Preferences (multiple answers)

Thirty-two respondents answered this question. The following trends were noted:

- a) **60%** (19) of households were seeking affordable rented homes;
- b) **28%** (9) of households indicated a preference for an intermediate sale homes;
- c) **19%** (6) of households were seeking Shared Ownership.
- d) **25%** (8) of households indicated an open market home would suit their needs

### 4.3.8. Property size

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Thirty-two respondents answered this question.

1 beds	25% (8)
2 beds	47% (15)
3 beds	22% (7)
4 beds	3% (1)
5 beds+	3% (1)

#### 4.3.10. Specific house types required (multiple answers)

Thirty-two respondents answered this question and they were able to indicate multiple specific requirements. 23 of these respondents (72%) didn't need any specific requirements. 34% (11) of households stated they required ground floor or older persons accommodation.

#### 4.3.11. Affordable homeownership prices

Thirty-two respondents answered this question. Respondents were asked to state how much they could afford for housing in the parish:

- **37% (12)** stated they **do not wish to purchase**
- **12% (4)** could afford to buy **under £80,000**
- **6.5% (2)** could afford to buy between **£81,000 - £100,000**
- **16% (5)** could afford to buy between **£101,000 - £125,000**
- **12% (4)** could afford to buy between **£126,000 - £155,000**
- **6.5% (2)** could afford to buy between **£156,000 - £200,000**
- **10% (3)** could afford to buy in excess of **£200,000**

#### 4.3.12. Deposits

Of the 21 respondents that were interested in purchasing a home:

- **38% (8)** households have access to up to **£5,000** for a deposit,
- **29% (6)** households are able to raise a deposit of **£6,000 - £10,000**
- **14% (3)** households have access to a deposit of **£11,000 - £20,000**
- **19% (4)** households have access to a deposit of **£21,000+**

Deposits of 10-15% of purchase price are typically required to purchase a Discounted Sale Home.

#### 4.3.13. Affordability of rental costs

**23** respondents indicated that they would consider renting a home. The amount these households could afford on monthly rent is outlined in Figure 2 below:



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**Figure 2 - rental affordability**

Answer Choices	Number
Do not wish to rent	9
Less than £400 pcm	8
£401 - £500 pcm	5
£501 - £600 pcm	5
£601 - £700 pcm	5
£701 - £800 pcm	0
£801+ pcm	0
<b>Total</b>	<b>32</b>

### 4.3.14. Would you be interested in self-build?

Of the thirty-two respondents 31% (10) respondents were interested in self-build.

### 4.3.15. Are households registered for affordable housing?

Thirty-one respondents answered this question. The majority **90%** (28) were not registered with Homechoice or Help to Buy SW. **10%** (3) of respondents were registered with Homechoice. No respondents were registered with Help to Buy South West. Consequently the Housing Need Survey has identified **28 'hidden households'** that are not counted within the current registered housing need information.

## 4.4. Thoughts on Affordable Housing & Development

### 4.4.1. Support for Affordable Housing led development

227 respondents answered this question. Just over half **52% (119)** said **"yes"** and a further **37% (83)** said **"maybe"** to affordable housing led development that would help meet the needs of local people with a connection to the parish.

All respondents' comments to this question can be found in the appendix.

### 4.4.2. Types of supportable development (multiple answers)

Of the 223 respondents answering this question, the following tenure choices were identified;

- **61% (137)** Affordable **rented** homes

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- **60%** (134) Affordable homes to **purchase**
- **52%** (116) Community led housing projects
- **49%** (110) **Self-build** homes
- **13%** (29) **Open market** homes
- **10%** (22) **All** of the above
- **9%** (20) **None**

#### 4.4.3. Number of homes built

147 respondents answered this question regards how many homes they would support being built;

- **4%** (10) **5** homes
- **15%** (32) **10** homes
- **24%** (53) **30** homes
- **16%** (34) **40** homes
- **7%** (15) **60** homes +
- **22%** (42) **Don't mind**
- **12%** (26) **None**

## 5. Conclusions and recommendations

### 5.1. Summary of survey response

**5.1.1.** Taking into consideration the breadth of the survey, in addition to the range of responses received, the Affordable Housing Team considers that it presents a statistically significant set of data with an overall response rate of **10%**.

**5.1.2.** The survey data has indicated that, as well as the **79** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South West seeking to buy an affordable home in the parish, there are an additional **28 “hidden” households** who would like an affordable home but are not currently registered with the Council.

**5.2.6.** In terms of “demand” for eligible households wishing to live in the parish. The survey identified **100%** of households seeking affordable housing wish to live in the parish. With regards the Homechoice register, **43 (54%)** of the **79** eligible local households stated a preference for living in the Parish.

**5.2.7.** The surveyed and registered local housing need demonstrates with confidence that there is an identified local housing need and demand for affordable housing in the parish. The survey indicates that the local need profile is greater than the Homechoice and Help to Buy South West registers indicated alone.

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### 5.2. Key statistical findings

**5.2.1.** The survey identifies **32** respondents who are potentially in need of affordable housing and that the local need profile is greater than the Homechoice and Help to Buy South West registers indicated alone.

**5.2.2.** It shows that, of those who consider themselves in housing need and answered the question (32), **100%** of respondents wish to live in the parish. The size of property needed shows the highest proportion is for 2 bed homes 16 (**44%**).

**5.2.3.** The survey shows that, the main reasons why a move is required are (a) to move to a more affordable home – 15 respondents (**47%**) and (b) current home too small – 13 respondents (**41%**). Possible related is a significant proportion of respondents 18 (**49%**) currently living in private rented accommodation.

Of interest is that **1** respondent requires a home to wheelchair standards, **6** respondents require ground floor accommodation and a further **5** required older person's accommodation.

**5.2.4.** Of those who say they are interested in an affordable home to buy, only 5 could afford a home over £156,000, despite question 19 showing **8** respondents felt open market housing would be suitable to meet their household need. Given high property values in the parish it is unlikely that they would be able to afford an open market home at this time. Current average lowest quartile prices for the parish are £180,000.00

**5.2.5.** There is urgency in respondents' need to move home, with **56%** stating that they would need to move within 2 years.

**5.2.6.** In conclusion the survey data has indicated that, as well as the **79** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South West seeking to buy an affordable home in the parish, there are an additional **28 "hidden" households** who would like an affordable home but are not currently registered with the Council. The survey indicates that the local need profile is greater than the Homechoice and Help to Buy South West registers indicated alone.

**5.2.7.** It should be noted that households are not eligible to bid on affordable homes until they are registered on either the Homechoice or Help to Buy South West registers.

**5.2.8.** There are a number of recommendations to consider through the ongoing development of the Neighbourhood Development Plan (NDP);

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- With **89%** of respondents supporting or may support affordable housing led development and an identified registered and surveyed housing need, requiring to be met, the Town Council may wish to undertake a site finding exercise to demonstrate capacity and how the need will be met. (St Just in Penwith NDP will not be allocating or zoning land for housing / affordable housing development)
- Affordable housing delivery should cater for both affordable rent and intermediate homes for sale, reflecting the results of this survey and the registered local housing need.
- Finally the survey identified support for self-build – this could be explored further to understand the context and need; perhaps investigating not only self-build but other forms of community lead development including Community Land Trust delivery.

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#### Appendix 1 - Survey responses *(Please note respondents comments are as they were uploaded on the on line survey and therefore may contain spelling mistakes and typing errors)*

##### 1. Does a member of your household require Affordable Housing?

Yes	14.18%
No	85.82%

##### 2. Does a member of your household live in the Parish?

Yes	91.48%
No	8.52%

##### 3. PART 1 General Housing Circumstances Is your home in the Parish your main home? (ie: not a second or holiday home)

Yes	96.04%
No	3.96%

##### 4. What type of home do you live in?

Detached	27.14%
Semi-detached	18.59%
Terraced	44.72%
Bungalow	7.04%
Flat	2.51%
Maisonette	0.00%
Mobile home or caravan	0.00%

##### 4. What type of home do you live in?

###### Other (please specify)

Self contained Annex

end terrace

Also have a holiday let cottage within our boundary bringing employment to local people

##### 5. How long have you lived at your present address?

Less than 3 years	18.69%
3-5 years	12.63%
5-10 years	16.67%
More than 10 years	52.02%

##### 6. How many bedrooms in your home?

1	5.03%
2	28.64%
3	48.74%
4	13.57%
5+	4.02%

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#### 7. Do you own or rent your home?

Owned outright	75.76%
Owned with a mortgage or loan	15.15%
Shared ownership	0.51%
Discounted market sale	0.00%
Rented from the Council	0.00%
Rented from a Housing Association	3.03%
Private rented	4.04%
Living with a relative or friend	1.01%
Tied or linked to job	0.51%

#### 8. Is your home adapted?

Yes	7.54%
No	92.46%

#### 9. If so, please select the following adaptations that apply.

Stair lift	10.00%
Access ramps	25.00%
Grab rails	45.00%
Level access shower	55.00%
Lifeline	15.00%
Other	15.00%

#### 9. If so, please select the following adaptations that apply.

None
NR
over-bath shower

#### 10. Is your property sheltered or supported accommodation?

No	99.50%
Yes, sheltered (older persons accommodation, generally with a scheme manager)	0.50%
Yes, supported (combination of housing and support services provided)	0.00%

#### 11. Will your current home still meet your requirements in 10 years?

Yes	59.09%
Yes, but would require adaptations	29.29%
No	11.62%

#### 12. Have any members of your household moved out of the parish in the last 5 years? If so, how many?

None	91.00%
1	6.50%
2	1.00%
3	1.00%

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4	0.50%
5+	0.00%

#### 13. Please indicate their reason(s) for moving out of the parish?

To move to cheaper accommodation	0.00%
Previous home was too small	5.56%
Previous home was too big	0.00%
Access problems	0.00%
Disrepair / condition of home	0.00%
To live closer to employment	44.44%
To live independently	44.44%
For further education or training	27.78%

#### 14. Would they return to the parish if suitable housing were available?

Yes	38.89%
No	61.11%

**15. PART 2 Affordable Housing Need Circumstances** Only to be completed by or on behalf of a person in your household in housing need. A "household" can be made up of a single occupier, a couple or family (include all those who need to move together). If more than one member of your household is looking to live independently they should complete the survey on-line for their own needs. Does the household needing to move own or rent their home?

Owned outright	10.81%
Owned with a mortgage or loan	16.22%
Shared ownership	2.70%
Discounted market sale	2.70%
Rented from the Council	0.00%
Rented from a Housing Association	8.11%
Private rented	48.65%
Living with a relative or friend	10.81%
Tied or linked to job	0.00%

#### 16. How many bedrooms does the household needing to move have access to?

1	25.00%
2	44.44%
3	25.00%
4	5.56%
5+	0.00%

#### 17. Does a member of your household needing to move meet one or more of the following;

a) Living in the parish for the last 3 years or more. b) Working in the parish of the last 3 years or more. c) Previously lived in the parish continuously for 5 years or more at some stage in the past. d) Have a family member living within the parish and has been for the last 5 years and there is independent evidence that the family member is in need of support or can give support. NB: Family member means, mother, father, daughter, son, sister, brother

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Yes	91.67%
No	8.33%

#### 18. Why does the household need to move? Please select reason(s).

To move to a more affordable home	46.88%
A problem with the condition of the home	18.75%
To live with partner	3.13%
To move closer to friends / family	0.00%
Currently renting, but would like to buy	12.50%
Current home is too small	40.63%
Current home is too big	0.00%
Living with friends / family and would like to live independently	18.75%
To provide support to family member	3.13%
Other (please specify) see below	18.75%

aging, severe osteoarthritis in hip,  
 I will need to move to a bungalow in a few years time  
 Disabled, require different accommodation  
 The lady I rent from is moving abroad  
 We have a boy and girl they need seperate bedrooms  
 Being Evicted, Landlord Selling House.

#### 19. When does the household need to move?

Less than 2 years	56.25%
2-5 years	34.38%
5-10 years	9.38%
10 years +	0.00%

#### 20. Where would the household like to live?

Bojewyan	0.00%
Lower Boscawell	3.13%
Pendeen	3.13%
Trewellard	0.00%
Carnyorth	0.00%
Botallack	6.25%
Tregeseal	9.38%
St Just	25.00%
Kelynack/Bosworlas	0.00%
Anywhere in the Parish	53.13%
Outside the Parish	0.00%



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#### 21.

**You can use Cornwall Housing's online system for housing advice to assess which housing options may be most suitable to your needs.**

**[www.cornwallhousing.org.uk/find-a-home](http://www.cornwallhousing.org.uk/find-a-home)**

**What type(s) of housing is suitable for the household need?**

Affordable rent (rented housing through a Housing Association or Council)	59.38%
Shared ownership (part buy part rent, normally provided by a Housing Association)	18.75%
Intermediate sale (discount from open market, normally provided by a private developer)	28.13%
Private rented	6.25%
Open market	25.00%
Other (please specify)	18.75%

**21. You can use Cornwall Housing's online system for housing advice to assess which housing options may be most suitable to your needs.**

**[www.cornwallhousing.org.uk/find-a-home](http://www.cornwallhousing.org.uk/find-a-home)What type(s) of housing is suitable for the household need?**

Disabled adapted  
co-housing community  
Self build  
Self build  
self build  
Social housing (council owned)

**22. How many bedrooms does the household need to accommodate the household members moving with them?**

1	25.00%
2	46.88%
3	21.88%
4	3.13%
5+	3.13%

**23. Does anyone in the household have specific housing requirements? Please select all that apply.**

No	71.88%
Adapted for wheelchair	3.13%
Accommodation on the ground floor	18.75%
Older persons accommodation	15.63%
Other (please specify)	9.38%

**23. Does anyone in the household have specific housing requirements? Please select all that apply.**

Adapted bathroom

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Hospital Bed Space Near Toilet.  
Quiet area due to disability

#### 24.

**If purchasing, what is the maximum price range the household can afford?**

Do not wish to purchase	37.50%
Under £80,000	12.50%
£81,000 - £100,000	6.25%
£101,000 - £125,000	15.63%
£126,000 - £155,000	12.50%
£156,000 - £200,000	6.25%
£200,000+	9.38%

**25. If purchasing, how much approximately could the household initially put into the property as a deposit?**

Up to £5,000	38.10%
£6,000 - £10,000	28.57%
£11,000 - £20,000	14.29%
£21,000 - £30,000	4.76%
£31,000 +	14.29%

**26. If renting, what is the maximum monthly rent the household can afford?**

Do not wish to rent	28.13%
Under £400 pcm	25.00%
£401 - £500 pcm	15.63%
£501 - £600 pcm	15.63%
£601 - £700 pcm	15.63%
£701 - £800 pcm	0.00%
£800 + pcm	0.00%

#### 27. Would you be interested in self-build?

If you are interested in self build; to register go to - <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/self-and-custom-build/>

Yes	31.25%
No	68.75%

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**28.**

**If the household is not currently registered, you can contact and/or apply through:**

**HomeChoice**

**Tel: 0300 1234 161**

**Email: [info@cornwallhousing.org.uk](mailto:info@cornwallhousing.org.uk)**

**Web: [www.cornwallhousing.org.uk/find-a-home/homechoice-housing-register](http://www.cornwallhousing.org.uk/find-a-home/homechoice-housing-register)**

**Help To Buy South West Tel: 0300 100 0021**

**Email: [info@helptobuysw.org.uk](mailto:info@helptobuysw.org.uk) Web: [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk)**

**Is the household on the Council's HomeChoice and/or Help to Buy South West registers?**

Yes, HomeChoice (properties rented through a housing association or council)	9.68%
Yes, Help to Buy South West (shared ownership (HA) and/or intermediate sale through a private developer)	0.00%
Yes, both	0.00%
Neither	90.32%

### **30. PART 3 Your thoughts on Affordable Housing**

**Would you support an affordable housing led development, to help meet the needs of local people with a connection to the Parish?**

Yes	52.42%
No	11.01%
Maybe	36.56%

**Please provide reasons for your response**

1. There is demonstrable need. 2 We need to keep our parish as a place for people to live happily and work  
Too many second homes rents are too high  
There has already been too much development in St just & Botallack many going to people not from the area  
Address the fact there are still too many empty properties needing to be made into homes, for local people.  
Local housing should be affordable for local people.  
LOCAL PEOPLE ONLY not from all over country  
Yes, providing the quality is correct and the ability to charge electric cars is thought about  
Depends on size of development and location  
Depends where it is. It should be on a brownfield site only  
A number of 2nd home/holiday lets in the town which impacts on cost and availability of accommodation

## St Just-in-Penwith Parish Housing Need Survey Report

Too many young people who cannot afford to get on housing ladder  
 yes, so long as the countryside is not lost and that the town's infrastructure is adequate.  
 we need a lot more rented houses for the young and cannot afford to buy  
 there are many people in the parish desperate for affordable housing  
 Any new housing should be in keeping with the historic nature of the town (granite) and not expand into green fields  
 I am disabled and my home has steps between almost every room and is increasingly difficult for me despite the adaptations I have made  
 Lack of affordable housing  
 It is much needed, as more homes become holiday accommodation in the parish.  
 Only if the local infrastructure (medical/schooling/transport) is developed to support the new housing, and the new housing is not high density, of suitable size and not in an eyesore location  
 affordable housing is essential to help younger members of the community  
 In order to maintain life of Parish we need to be able to accommodate and support young families in establishing here. The gap between earnings and house prices to own means that most young people need rented accommodation for longer.  
 Depends on where, how big a development and what else will be provided in the parish to support growth in numbers of residents as infrastructure needs to also change with the changing needs of the neighbourhood  
 far too many houses being built, infrastructure cannot contain it.  
 Size of development, ratio of affordable/open market. Developers are starting to see a 50/50 split as the norm. I have no problem with affordable housing. There is no need for more open market housing. Also, if my understanding is correct for this parish, a fair number of households on the housing needs register are in band E which means that they are currently in accommodation that meets their need. I see no reason to develop/diminish our countryside unless necessary.  
 market prices are prohibitive for local people  
 I will support people within the parish rather than those with a connection to the parish.  
 Just building new homes is not the answer! Infrastructure i.e. roads schools etc need to be taken into account! Don't spoil the area with new buildings! If you continue with building you are in danger of distorting the very thing that people visit Cornwall to see. You will ruin the tourist trade, and Cornwall will be the worst for it!  
 Homes too expensive for young people  
 Young people in the area can not afford to buy. They need affordable housing. Should have a choice to live in their local area to be near family and friends.  
 As long as the housing was good quality. St Just remains a thriving community with many families. Availability of affordable housing means they could remain in the area if they had work. They could return from uni/travels knowing it was possible.  
 There is a need for houses that are genuinely affordable by local people and that will not be allowed to become 2nd homes as so many other houses have.  
 I was brought up in a council house (in Essex)  
 Yes if the development is done with sensitivity to environmental and infrastructure concerns. It should also be monitored to ensure it is available to those who need affordable homes and not be a back door in for developers to make a quick buck.  
 Insufficient infrastructure. Doctors full, school full, very limited bus service  
 Local people should be able to live locally  
 People need homes  
 With the amount of holiday letting and second homes, affordable housing is a necessity for local people. If they can't afford to live here how will the town's infrastructure be maintained? The town will die as mousehole has.  
 depends where it is  
 Young people find it difficult to buy, largely down to holiday home competition. I also believe that small increases in housing, village by village is the way to provide, not great estates in one area.  
 In my early life I relied on Council Housing for my family. Others deserve help to good quality secure housing.  
 Depends on size and location  
 It would have to be genuinely affordable on local wages

## St Just-in-Penwith Parish Housing Need Survey Report

too many people move away because of the rental and property prices  
House prices are rising rapidly, and I know of many local people who cannot afford to live in this area.  
This is wrong, and more affordable housing is essential to keep the community balanced.  
Not enough affordable housing for young people  
It is good to have people live in familiar surroundings, and not have to move because they cannot afford to remain.  
To keep the town alive.  
Locals need a foot on the ladder.  
To help young people stay in the area  
with consideration as to where the houses are built  
depends on location and quality of housing, not another estate with housing that does not reflect well on the area  
The siting would be important. Also the ability for the town to be able to support the new families G.p Surgery. School. Employment  
As long as enough support services are provided and sufficient parking off road  
As long as it didn't conflict with other residents interests  
To help get the younger generation on the property ladder  
depends on what the scheme is  
There is a need if they go to local people and are affordable and the people concerned have employment.  
Will require careful and sympathetic thought with full consultation with all concerned concerns as to whether the infrastructure can cope with more building  
Location  
Depending where and how many houses  
I have family members who need affordable housing.  
I support social housing. We need more of it. A lot of so called 'affordable' housing isn't that affordable.  
Too many homes allowed to go as second homes to people from away.  
There are no jobs here  
As long as the infrastructure can handle it and it is contiguous to the main town.  
Infrastructure needs investigating first. i.e. More Drs and more important work.  
currently not enough is done to stop over development in rural areas and so called affordable housing led developments just becoming holiday homes  
There are insufficient jobs in the Parish thus enforcing travel outside of the Parish to work. We should be siting affordable developments near to places of work. If Cornwall Council is serious about its declaration of a climate emergency it should do all it can to reduce car use.  
I want to own my own home, outside of the parish  
Providing they were of good build quality. Not the usual shoddy new build homes  
X  
depending on site  
Not sure what this would entail  
Depending on design, renewable energy considerations, green space availability, parking and access to public transport. Wouldn't support lowest common denominator poorly designed housing developed for profit only.  
What is the point in building affordable housing when there is no prospect of getting employment. All you will achieve is encouraging more benefit seekers to the area. Give some thoughts to creating jobs and encourage people that are prepared to work into the town.  
Depends on how it fits in with community.  
would encourage younger people to stay in the parish  
define affordable; low wages; high cost of living house prices are driven by outsiders  
It is shameful to see so many holiday homes available if local people can't afford to live here.  
market prices prohibitive  
Providing the development was close to existing amenities.  
There is insufficient reasonably priced property to rent and second homes and holiday homes have pushed the market value of homes out of the grasp of the majority of the locals.

## St Just-in-Penwith Parish Housing Need Survey Report

Uncertain that they will go to local people

Rapid increase in older properties being bought as holiday let investments has reduced housing stock.

Young local families have been priced out of the market

I would only support development when other options have been exhausted. Eg. community buildings are unused and run down begging to be redeveloped into the housing required and improve the look of the town. Affordable housing in the past has led to ugly estates, cheap looking houses with no space or gardens for the residents. The local school is full, local doctors is full, 18mth waiting list for NHS dentists - who benefits? Only the developer.

More social housing is needed. Affordable housing is a con perpetrated by Thatcher and continued by successive governments. The social housing stock has been decimated and nowhere near enough new housing built because the people have been conned into thinking they must aspire to own their home so the state can take it when they get old.

lack of jobs and infrastructure to support any extra housing

Because house prices and rentals are rising in this tourist destination and local young people/families should have access to good housing at a reasonable rent/cost.

Provided cannot be re-sold to incommers, 2nd home etc

Young people need to stay if they wish

There is a need to help local people live here and too many second homes and holiday lets.

large affordable housing project recently completed, in st just. built on fields, should be be brown sites

I would support it if the properties were genuinely affordable and provided security for the tenants.

However I recently viewed plans for new accommodation in St Just which was privately owned and close to market rental prices, neither affordable or secure. We need decent social housing!ion in

There seems to be a very small amount of good quality affordable housing.

rented housing needed more than affordable housing. most people in this part of Cornwall cannot afford to buy affordable because the wages are so low.

Am worried about too much development of the St. Just area

Local people need affordable homes

People should be supported to live in their local community if they wish to stay

Needs to be in a suitable location/site

It needs to be truly affordable for people earning their living locally.

What environment would be destroyed to accomodate the affordable housing?

truly affordable housing is needed

if they were TRULY local people, as in FROM St.Just

Not enough housing for youngsters

It has come to my notice that many of the new affordable homes in St Just have been allocated to people outside our parish, to the detriment of local people. At the moment I believe that it is not a given that children from the parish can automatically have a place at our primary school. I would consider that before any new development is approved these two important matters should be given careful consideration

houses have become too expensive for young people

It is a lovely community, and people born here should be able to live here if they want to.

Its also for other people who live out of the area, how much is allocated to local people - and what is classed as local?

Desperately need more rentable housing

If it was for local people

There are local people young and older who can not afford the prices of homes on the open market who are in low paid and/or irregular hours jobs

Depends where it is sited

Depends upon the size, location and how affordable the housing is.

Affordable should definately be a large part of major developments (social rented not just discounted sale). But this doesnt mean development should be exclusively affordable or that development that meets local needs but isn't deemed affordable shouldn't be prevented.

Keep families together.

If it was affordable to rent, and was in an appropriate location, respecting the AONB, WHS, etc.

Because it is needed

## St Just-in-Penwith Parish Housing Need Survey Report

Keeps families together so they can help each other be it when young or old.

Only if 100% of the properties were affordable

It seems people with no connection to the area have moved into the most recent development in St. just.

There are no affordable homes at present

Insufficient infrastructure at present. Doctors, practice nurses, car parking, parking for at least 2 cars per dwelling unit as cars are necessary to get to work in this rural area and households need two incomes to survive. I have been told that to find enough tenants for recent developments, people from northern counties have been moved in. Local housing is therefore already sufficient for local needs.

I would support such a development if the houses were really affordable by the local parish people. lack of available and affordable housing, lack of housing suitable for family occupation, low local incomes

If the houses are actually affordable on Cornish low wages.

There is a need, but the roads, schools etc would then be inadequate

I would support such but it would have to be within an overall building plan where the council properly enforced planning restrictions generally. One of the reasons there is not enough housing is that the council allows building regulations to be abused. % houses in my postal location have been built on the basis that they were for local use and sale and were immediately turned into holiday lets.

Please firstly define your definition of 'Affordable' Housing.

Central within the main conurbation of the Parish; and affordable to subsequent owners.

Despite new housing developments this has not met demands

So young people who have grown up in St Just can continue to live here

Private rents are too high and tenancy's are not secure. It is difficult for first tier buyers to afford properties in the area.

dependent on criteria

high cost of rental for young couples preventing them from saving for a deposit.

Yes, young people, families need to be helped to stay in the area to maintain its character

I may need housing in the future but hopefully I will be able to stay in my present accommodation for as long as possible.

We have too little at present, but how many will be truly affordable?

Not against development provided it is within "brown field sites". I'm very aware of neighbourhood plans in other parts of the country where the "green belt" has been decimated. Remember a developer will build in the very last field standing. Once development is given the green light you will destroy the very heart of Cornwall and remove the landscape that makes the county. Build houses by all means, but they must be what people want, truly affordable not a token gesture of one or two house wi

As long as it has adequate outside space / storage

depends on what, where and for who

Providing it did not mean losing more green fields. Building should be done on existing run down sites or derelict building sites

local people need houses more than 2nd homers

No point in building extra houses when we don't have the infrastructure in the area, the secondary school isn't doing great at the moment, also not enough places in either school, not enough parking, Locals need truly affordable housing

I would need to know specific detail on the plan.

If it was definitely for local people and not Councils doing exchanges with other area in the North of the UK again

We can't afford anything private in the local area as the prices have gone through the roof!

St Just already has lots of properties used for holiday accommodation. Better to encourage these into full time use that build yet more houses and detract from the area

Too many big detached houses are being built. There needs to be more affordable housing, especially for the young with families

There has been many many houses built in this area already. If enough of those been made affordable any need would have been met

## St Just-in-Penwith Parish Housing Need Survey Report

I believe development should be limited in this area and therefore any development should be for affordable housing where the need is greatest.

There is sufficient affordable housing in St. just

Get rid of second homes as a priority

There are already too many unoccupied or houses needing updating

do feel that the first stage at the top of the town accommodated most of the people with children but there are many people who do not wish to live in an estate where there are lots of children especially if yours,are grown up but would like to live somewhere that is so much more affordable than private renting with out the worry of when your landlord is going to increase the rent above what you can afford or wishes to sell the property meaning you have to try to find somewhere else. If

I would like to see housing being more affordable to local residents but don't know if building lots of new housing is necessarily the best approach, especially if it entails building on green field sites and creating a need for lots more car journeys. I'd like to think that there is joined up thinking and that issues such as empty second homes and holiday accommodation are being considered. Also, we need better public transport if we are going to encourage more people to move to a rural locatio

Because it's local builders that fund these houses!

The affordable housing should be for people living and working locally. Not for second home owner which we have far too many in st just!!

if they were for affordable for local people

more detail needed

Too many larger homes

To help those who work in the parish to be able to have a home in the parish.

Help those who work in the parish have affordable home in parish

If the houses were eco friendly and financially viable to run. They would need to be of an adequate size.

local employment needs to come before building more houses, otherwise it only creates more traffic towards areas where there might be work. if householders are not in a position to contribute to the area financially through paying taxes, there is an increased burden on present residents. we already have one of the highest council tax rates in Penwith.

If in a suitable location

not necessary

to reflect local wages and fulfil young people's housing needs

Keep the young ones in the parish where they were born.

i need to buy a house for my future family.

Only if it was affordable to rent or part buy, or a scheme in which the housing allowed the mortgage to be paid as rent, i.e. to remove the barrier that a lot of local people who need affordable homes face, of finding a mortgage.

I do not think affordable housing is affordable, it is not helpful.

There appears to be a lot of homes which are empty or second homes - if there could be more restrictions on this to increase housing opportunities for local people, this seems preferable to further encroachment into natural spaces. We have also seen new 'affordable' developments elsewhere in Cornwall which are very poorly constructed. inappropriately sited and without the necessary infrastructure, which will not provide a sustainable solution. Building more new homes cannot be the answer.

### 31. How many new homes would you support being built?

None	11.87%
5	4.57%
10	14.61%
20	24.20%
40	15.53%
60+	6.85%
Don't mind	22.37%



## St Just-in-Penwith Parish

### Housing Need Survey Report

**32.**

**What type(s) of development would you support?**

**Please tick all that apply.**

None	8.97%
Affordable rented homes	61.43%
Affordable homes for purchase	60.09%
Open market housing	13.00%
All of the above	9.87%
Affordable self-build	49.33%
Community led housing projects	52.02%

**32.**

**What type(s) of development would you support?**

**Please tick all that apply.**

**Other (please specify)**

anything that's (only?) available to and affordable by local people - too many 2nd homes here  
Council built and managed homes.

far too many second homes that should be available to rent instead of being left empty for many months

Q31 is meaningless without context. I would support 60 houses of appropriate design/use in an appropriate location and oppose a lower number of houses of inappropriate design/use in an inappropriate location. Or visa versa.

Co-housing project

properties with space to grow food

Homes for those in the community who need help to buy or rent. No homes for outside the county purchasers.

Car parking

no holiday lets

Bungalow single person elderly accommodation. Like those social homes around the main car park.

Think it is important to consider small adapted properties for many single elderly people as well as young families

The present infrastructure can barely cope now.

At least this would lead to a more creative and interesting landscape that people will care for and be proud of. Again plot prices would be interesting

All of them

locals only, no selling on

Co-housing communities

Affordable housing are not affordable to many.

Only if affordability is related to local earnings, not to open market house prices

All of the above, but only if needed. I would not want to see houses being built unnecessarily, as the infrastructure won't cope, and I wouldn't want them be sold for high prices or for second homes.

Sheltered accommodation for elderly people - small bungalows rather than flats.

Infilled small areas only. (2 or 3 houses)

bungalows adapted for people over 80 or the disabled. ie with ramps, no steps, doors wide enough for a wheelchair, low level electricity sockets and a wet room, and a call system for an on site manager.

Live/work spaces for creatives and their families

Supportive accommodation for the elderly

Any development must be for first time buyers / rented

Self build would have to be in keeping with whats already here, inside dont matter

Try to utilised empty housing before cramming in more new builds

## St Just-in-Penwith Parish Housing Need Survey Report

I don't support any significant development but where it is proposed it has to be quality housing to meet the target need and fit within the area's character. So many properties built in the last 20+ years detract from the character of the area and those that are modern but made to look in keeping, i.e. granite facing, simply look wrong. A better character area planning policy is required affordable being the key word, on my wage i'd need to buy at £30k!!! i could self build for £50k, cheaper to build with others.  
Social housing (council owned, with rents that are truly affordable to local people on a low income, or on welfare benefits).

### 33. If there were future housing development in the parish, where would you prefer to see it?

Close to the town (St Just) centre.

In Penzance

Tregaseal and down behind St Just church

The only place possible is on the land on the north side of the approach to the town, and accessed from either along the A3071 or from the unclassified road to Tregaseal. All other routes and locations to the north, west and south are restricted either by the narrowness of roads between existing buildings through the town or by the undulating lie of the land.

33. is a loaded question. There are too many people in this tiny over-populated country. If a council ignores that fact believing that Cornwall must also 'follow the sheep' like the rest of the country, then everyone will suffer the consequences and decision makers will be to blame. There is nothing wrong with helping local people stay and buy properties. Develop those derelict buildings everywhere. What does it take before decision makers see when a glass is full? Many parts of this country are now over-populated with foreigners that openly admit to being enemies of our way of life, culture and existence. They do not intend to integrate. In particular followers of Islam. Tolerance of whom should no longer exist. Protect Cornwall from that cancer that has spread throughout this land wreaking havoc. Be brave and take a stand against religious fanaticism. Do not destroy the uniqueness in this part of the world.

This has been addressed via the Neighbourhood Development Plan questionnaire

The field next to Sennen turning

On brown-field space

I would prefer to see small-scale infill developments of just a few houses at each site - as close to the town centre as possible, and not green field sites.

ON BROWNFIELD SITE ONLY, NOT NEW DEVELOPMENT ON GREEN FIELDS.

Outskirts of town

Outskirts of village

Within the confines of existing towns and villages

Newbridge

where it is needed

To the East of St Just

Don't mind

Not sure already lots of new homes but doesn't have the other needs to support more people such as jobs, schools and medical facilities

Warrens Bakery site (I suspect they'll close / move soon)

One field West of Penandrea (it's modern and ugly already)

One field East of Fore Street (extends the new estate NW into what is already effectively a building site)

Preferably in Pendeen itself

Tregaseal/Bosvargus area - all in one place

Anywhere really as long as it was developed with consideration for the environment and surrounding area.

St Just and Bojewyan

As an extension to an existing settlement or within an existing settlement on a brownfield or infill site

Within or on the edge of settlements but predominately adjacent to St Just on the Penzance side of Town.

## St Just-in-Penwith Parish

### Housing Need Survey Report

Somewhere where it doesn't affect current home owners i.e views, public walkways, parking impact on current village roads causing additional congestion and impact on local services i.e bin and recycling collections, bus routes and stops being used for public parking.

This is something I cannot comment on, there is no suitable area within the parish to accommodate more properties. But, it in turn creates more problems with parking and congested roads. It is bad enough as it and should not be encouraged for more properties to be erected. Our land is very precious and should be cared for, or it will look like other villages that have expanded and have ruined the character.

On the main road in from Penzance (A3071)

Close to St Just itself. people who require affordable housing rarely own their own vehicle.

The whole parish is within an AONB. It has numerous conservation areas and World Heritage Sites plus SSSI's. There is no preferred location. Any development site is unique and should be assessed on its merits or lack of. A small development in the wrong location could look dreadful and does, looking at some of the developments that have been approved. A larger development in the right location could look wonderful.

I think the principle of allocating development areas in this Parish is wrong. It will create winners and losers.

Where are the jobs to support future development. This council is making a nonsense of the NPPF principle of sustainable development.

On the outskirts of St Just

outside main town

In order to have more houses, we need first to have the jobs for those people, and then the infrastructure. How are the sewers? Car parking? Public transport? All developments must be sympathetic to the area.

on the outskirts of St. Just as parking and congested roads are already a problem. Maybe Tregeseal so traffic can still flow and the town can grow without putting strain on the main infrastructure.

Outside of the old town. Where you drive in on the right! Painted properties are fine, as long as they are maintained properly.

Along 3071, Tregeseal, behind Cricket club.

In the heart of St Just or on its boundaries, but not in a place where the rugged beauty of the landscape was offensively disturbed.

Anywhere sensible

Within existing settlements and avoiding the spoiling of AONB and World Heritage Sites. Due care needs to be taken with availability of access and amenities.

Not on green field sites if there are other sites available.

Before any housing developments take place we need a new infrastructure to serve the people already in the parish. We cannot get a doctor's appointment as the doctors are full. The schools are not taking any more pupils and in Pendeen there is very limited public transport.

Gews Farm, St Just

On land already having outline planning permission. Not on green belt.

on outskirts of town

On brown-field sites.

No preference though there is a considerable amount of old industrial.

Definitely dotted around as infill, and the odd field here and there but built to a sensible density so as to be child friendly

East side of St Just to avoid further traffic congestion.

Around Pendeen or St Just

Adjacent to the recent development

right in the way of the sea views for the overpriced holiday rental "cottages" for a start.

scattered about

Village centres

It would need to be wherever the local infrastructure could support it. If it were near our house, that is fair enough.

St Just

## St Just-in-Penwith Parish Housing Need Survey Report

Near the centre of the town where residents would not need to use cars, close to schools and Dr. for young families; also close to community activities and social amenities.

To the rear of Fore Street close to the former abattoir. NOT extending the town eastwards towards the Sennen road.

Don't know.

St just behind new housing already built. A very sympathetic build

Somewhere on the outskirts of St Just so the traffic does not have to come into the town the best place to build is before you get into the town on the Penzance road.

PZ side extending the recent estate that has been built

St Just

In small clusters spread about the Parish to avoid large estates. Smaller groups would be better placed and blend into our areas of AONB

Around existing centre

No preference as long as it is not on a green field site and is build to a good standard using good materials and is in keeping with the area ie: using natural stone. Or timber good quality cladding that is sympathetic to the area.

St Just town area

I don't know

On the outskirts of the parish

Pr eferably on brown field sites

There are some areas at the entrance to St Just that would probably cause the least upset and are more accessible.

Pendeen

attached to the town not in an area of greenbelt or aonb.

Near school, shops, bus stop, children's playarea and parking.

Dr's are struggling with volume of patients. Very difficult to get an appointment now. This MUST be addressed first.

outside the parish

Next to the new affordable housing on the exit from st just

If there had to be development I would prefer to see development in Pendeen and to the Eastern side of St Just

No opinion

There could be a small group of homes behind Fore Street on town field.

Otherwise it looks as though the least upset would be caused by the proposed McFadden estate on the right hand side as you enter St Just from Penzance

Close to amenities/town centre

NOT in town centre of St Just/ Pendeen - but on outskirts - important to retain small villages identity and not join them all up.

Must be careful with overdevelopment - we are starting to be a community of second time home owners - like St Ives/ Porthleven - are we using our existing properties effectively?

Also we need to hold on to the tradition in our building which is making St Just and area so popular.

In areas agreed by local community through neighbourhood development plan.

Nowhere, until first work prospects are created.

On a brownfield site.

on the outskirts of st just and pendeen

brownfield sites if possible

I would like to see currently unoccupied properties, brought into use. In some cases large parts of some terraces are vacant most of the year. It seems that holiday homes continue to be converted or built, but new and affordable homes are not being built. This balance is wrong.

no like to see the plans at a local place for every one to look over then possible leave there comments

## St Just-in-Penwith Parish Housing Need Survey Report

In present settlements.

Close to existing developments.

If possible spread throughout to avoid a split between holiday lets and long term residents.

In or very close to existing housing and infrastructure.

Where it is most appropriate according to the local plan and ease of build.

We live in an area of outstanding beauty, the homes and local community should work hard to insure that our impact on this environment is minimal. There are neglected community buildings within the town of St Just that would benefit from being redeveloped in order to improve the housing situation and the overall look of the town.

Past housing developments have left ugly scars on the town. Just because housing needs to be affordable does not mean we have to lower standards, aesthetics or the need for gardens.

Before any redevelopment happens the question of available places in schools, doctors, dentists, employment opportunities etc needs to be addressed.

Confined to areas which are already within the boundaries of existing development

There are areas of St Just that have already been developed, eg. on Fore St. where I understand there is further land available for development. Also, as in Pendeen, there is land which is integral to the town - in fill - which can be built on. Land abutting to Areas of Outstanding Natural Beauty should not be built on, to preserve the band of coast which lies to the West of St Just.

brown field, close to shops, bus, doctors etc

Near the newest development

Any brown field sights and perhaps some green ones not used for animals or crops.

Not sure - but the parking, schools and services needs to be addressed at the same time as any expansion

within close proximity to town centres, where there are jobs, to reduce travel on rural roads, allows use of public transport. protects green spaces, holiday makers & people that live here, want open countryside, small villages, etc. not sprawling housing estates.

St Just

On the outside of the town. But we need to take into consideration that the Doctors surgery, parking, water works ect, can cope with more people coming into the area, and to make that anything built are for local people and not for those from up country.

Pendeen /Trewellard

In suitable areas, not loosing good countryside

St. Just or Pendeen

Don't know

Not really sure

Infill areas but must have parking areas for 2 cars per unit - 1 for visitors 1 for unit

No where

around the settlements

No strong preference, as long as sympathetic to the area, unlike the last one!!

Near the councilstate

Since I have not been given the options ,my response is obviously limited. However, from a lay point of view,giving consideration to parking and access,I would suggest the fields between Tregeseal and the back of St Just.

If it was a number of houses close to town

Not sure, but the infrastructure needs to be in place to support additional housing.

The infrastructure i.e. schools, doctors surgery and roads cannot support any further influx of people - they are stretched to the limit as it is. Why is no consideration given to the additional demand all these extra people coming into the area place on the services?

St just

East of the parish

Anywhere deemed suitable. If it looks fairly in keeping - not high-rised! If it's kept clean and tidy, that's fine by me.

In the St Just area

Not on green land

## St Just-in-Penwith Parish Housing Need Survey Report

Boscaswell in Pendeen (east of existing housing)

Gews Farm - St Just but a smaller scale development than is proposed - circa 20 properties max.

Tregaseal valley - Rugby club side

Land Cape Cornwall side of St Just adjacent to existing housing

Around settlement edges - there is too much infill that is causing density issues, lack of family facilities (gardens), parking issues etc. We need to use land to create new opportunities for homes that meet local needs - not just infill that works for retired people moving from upcountry, so housing with gardens, adequate parking - something that provides opportunities for existing resident to stay local but improve quality of life - housing needs doesn't just mean affordable!

Whilst I want to maintain fields and green spaces I have become very dismayed at in-filling - building on gardens or on tiny spaces that create congestion, overcrowding and make access difficult. Would prefer to see some sites on edges allowed with proper road access included rather than multiple car owning families arrive to a house that shares a tiny lane with lots of existing properties.

There must be attention paid to existing housing that has fallen out of use or is no longer needed as holiday lets before new build is permitted.

On the outskirts of the town, so that the town centre is not affected and still looks lovely and appealing to visitors.

Within the settlement boundaries, and within the two main settlements of St Just and Pendeen.

In fill and re develop older properties

Botallack or Carnyorth

Not within the centre but outskirts, essentially expanding the town outward and not using any of the limited space in the town. We need to keep green spaces, young people's recreation space and parking within the town and to lose any of this current space would be a detriment to the town.

Spread thinly in and around the existing town, not all lumped in one area.

Not blocking views of sea and carne and moors. On a bus route.

I an area of the greatest need.

Open land adjacent to St. Just, Including farmland.

Anywhere as long it is done sympathetically and fits in with the area. And doesnot become a blot on the landscape. NOT in an AOB .

Within existing towns

On brown field sites

Outskirts of St Just for ease of shopping and public transport links for residents

On existing brown filed sites if possible or at the very least within existing town development boundaries.

Central St Just and Pendeen

I think that the present proposal for housing as an addition on Gews Farm would be appropriate, this is close to the town of st just and would assimilate into the new houses already there.

Outskirts of St Just

Areas defined by the NDP

In small pockets of infill. In small linear development. The thing is not to overwhelm any particular area of the parish and cause it to loose its identity and community. Economies of scale do not serve communities.

In, or as close to the current town as possible. Not to go in green spaces.

difficult to answer

On the edges of areas already in being, or in rebuilt empty buildings

On brown field sites. Close to already urban areas. Don't destroy the open fields, the valuable gift that Cornwall possesses.

Tregaseal, st just, boscaswell

Within current parish boundaries, infills and perhaps some green fields within those boundaries.

Added to what has already been built at the top of the Town

I would like to see eco builds that blend into the local environment. Small affordable places, where the inhabitants had the opportunity to grow their own produce.

St Just

## St Just-in-Penwith Parish Housing Need Survey Report

As stated, sites that are run down, derelict sites, no new sites, and builders must install solar panels, plant trees and hedges, use ground heating, provide gardens and sound proofing.

in waste ground eg. top of Geevor and in village gaps and places which are not environmentally sensitive. Preferably not 'Toytown' clusters

In small developments in existing housing areas

On in-land outskirts of current housing.

Not in St Just as already much of the farmland and views have been spoilt or potentially spoilt. We are an AONB and this should be respected and protected for future generations who live here and for the tourists which provide a living for many local businesses

Preferably on land that isn't being used for agriculture.

First, why develop ? There already seems a higher level of population that available work to support it. Thus why build new houses simply to fuel the holiday rental market directly or indirectly and/or encourage commuting for those that need to work.

Secondly where some form of development does need to take place it needs to be on brown field sites or replace/repurpose existing buildings. So often around St Just and Pendeen it has been new green field sites that are used. So brown field sites have to be the priority. But some of the housing stock is not great, not good use of land etc. When green field sites are the only practical option the final choice should be on land not ideal for agriculture which may make it a bit harder for builders but that's better than losing the ability to have food security in the future; once a house is built there is almost no chance of putting the land back to agricultural use.

Mainly in St Just, though some in Pendeen and Boscaswell. Not in green spaces between existing communities that would cause those communities to merge.

No-where. This area has already met and surpassed the housing quota. No more needed the area cannot absorb any more!!

Within existing developments, close to services.

In very small numbers, perhaps up to two or three, built on infill sites only. Not another estate such as the recent development on the outskirts of St. Just.

St Just central

FEEL VERY STRONGLY ABOUT KEEPING GREEN SPACES AS MUCH AS POSSIBLE FEEL THE WHOLE LOOK OF THE TOWN WOULD CHANGE IF ANOTHER BIG ESTATE IS ADDED ON SOMEWHERE FEEL THAT THE INFILL AROUND THE OLD SLAUGHTER HOUSE AT MCFADDEN S WOULD BE ENOUGH FOR NOW

In-fill sites, re-use of existing buildings, close to facilities.

On the entrance to the town so traffic is kept to a minimum through the town.

Not in green bank fields! These should be placed on existing building land somewhere not on new green fields

Out towards the airport

Given that those in need of affordable housing are likely to rely more than most on bus services, future housing should be sited within easy reach of bus stops.

Within easy reach of bus stops since those in need of affordable housing are, more than most, likely to rely on bus for transport to schools and other needs only available beyond parish.

This is difficult as most "gaps" in our village (Pendeen) have been filled in by private developers now, and the style and size of these new properties to buy are not in keeping with the buildings already here. I'm reluctant to extend the village beyond the boundaries. I have no comment to make which is positive, except to ask you to curb these private developments and thus allow rented accommodation to be built.

On brown field sites. On sites that do not disturb the view of the coastline.

East side of town

Concentrated in the built up areas

anywhere, there's enough fallow fields around the village to build, bugger the views, PEOPLE FIRST.

Gews Farm area continuation.

Social housing in existing urban areas.

Tregeseal or top of St Just next to the most recent development.

## St Just-in-Penwith Parish Housing Need Survey Report

I would very much appreciate the rural nature and beauty of the area (especially Pendeen) to be appreciated and supported (in other words, please do not build on green field sites). The more you sacrifice the countryside to what are labelled as 'housing needs projects' (the most recent of which in Pendeen, although they took local green field sites away from the local community, have not actually been affordable for local people to purchase, as most of the local people who wished to purchase them could not get mortgages - please don't keep making the same mistakes), the less enjoyment those of us who are truly local will actually receive from living in this area (in other words, we appreciate the rural beauty and peace of the place - if you just keep building on green field sites, that will vanish and this will end up just another urban sprawl where there once was beautiful and tranquil countryside). There may be a housing need (certainly you should seriously consider preventing anyone from purchasing second homes in the area, as this has been driving house prices out of the range of most local people; and it may well be worth you seriously considering whether to continue to allow the number of holiday lets in the area - especially in Pendeen - as this is taking rentable accommodation out of the reach of those locals who need it the most - in my street alone, out of 8 houses, only 4 are permanent residences; the other 4 are holiday lets), but it is how you answer that need that matters, not just building houses that locals cannot truly afford and putting them in places that deprive locals of the quality of life that really matters to us. You also need to seriously consider the increase in traffic on roads that are already not capable of supporting the seasonal increase each summer, and the lack of local amenities, especially in Pendeen. All of this could seriously adversely impact already vulnerable locals.

Cornwall is being swamped with very horrid new housing. There are no jobs for them.

Also the roads have become swamped with traffic, making simple journeys take hours and hours longer.

Cornwall is being ruined.

I am appalled by the housing being built in Newquay involving the Duke of Cornwall. Because it is completely out of character for Cornwall. Tiny windows, and ugly, and out of place lamp stands.

Cornish cottages have white walls or granite to cope with the extreme weather, and slate roofs. We need to have carbon neutral homes available because of the Climate Emergency, and we need to be able to pay the bills on terribly low incomes.

No more new housing estates.

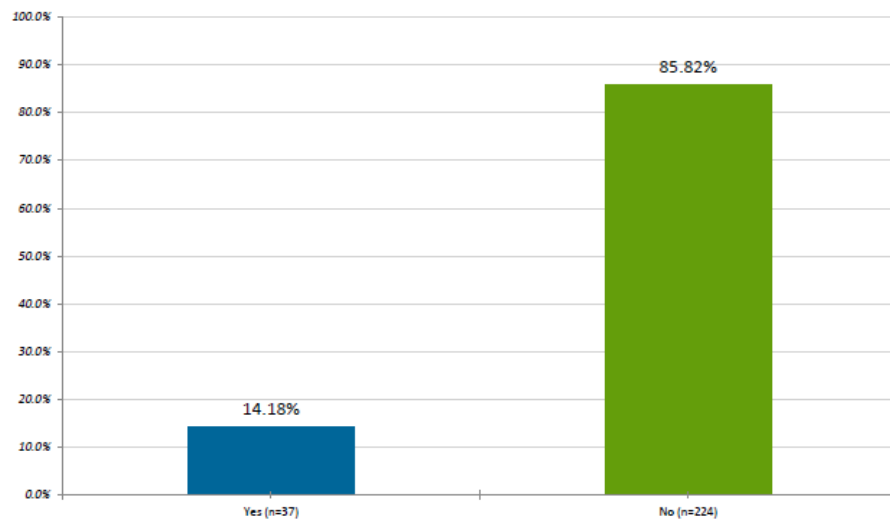
On existing sites where current structures aren't fit for purpose.



## St Just-in-Penwith Parish Housing Need Survey Report

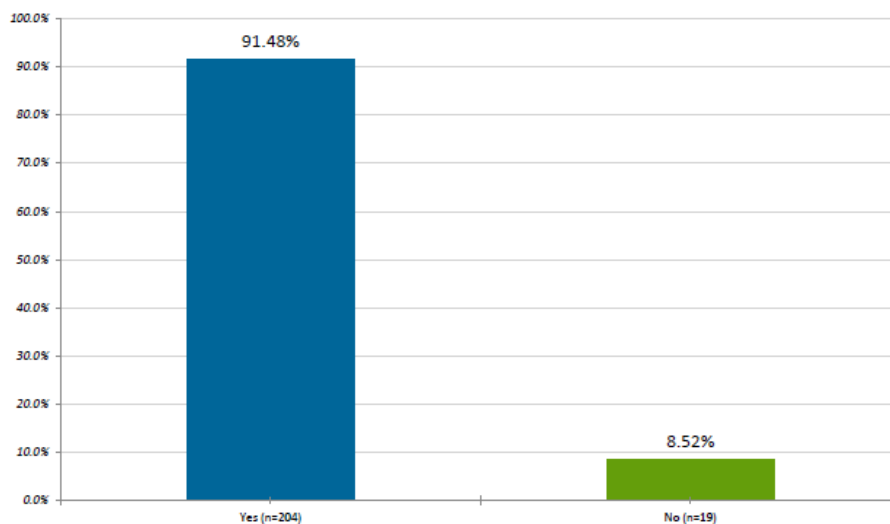
Information Classification: CONTROLLED

### 1. Does a member of your household require Affordable Housing?



Information Classification: CONTROLLED

### 2. Does a member of your household live in the Parish?

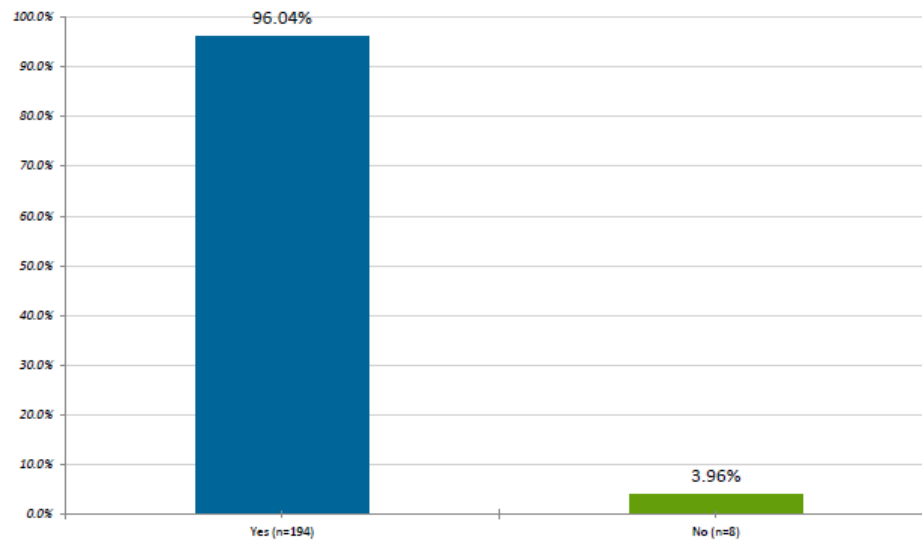


## St Just-in-Penwith Parish

### Housing Need Survey Report

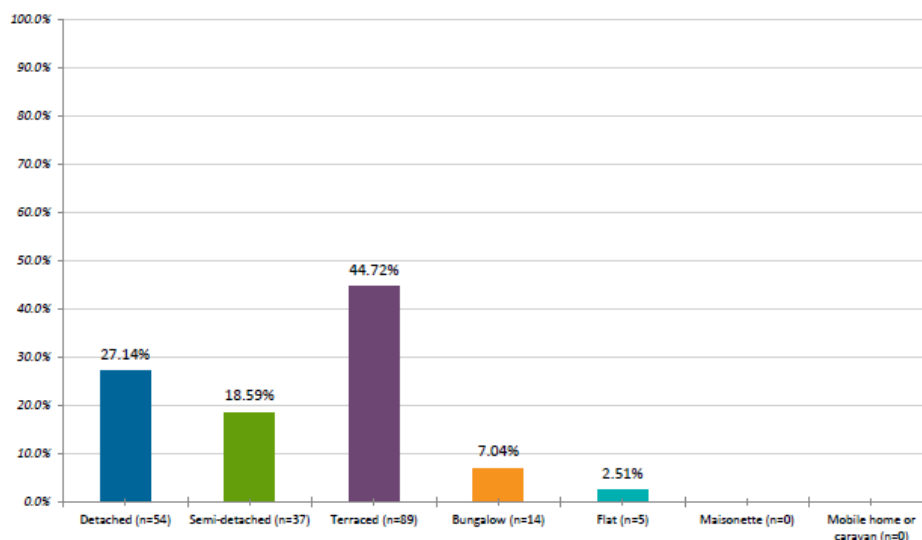
Information Classification: CONTROLLED

### 3. PART 1 General Housing Circumstances Is your home in the Parish your main home? (ie: not a second or holiday home)



Information Classification: CONTROLLED

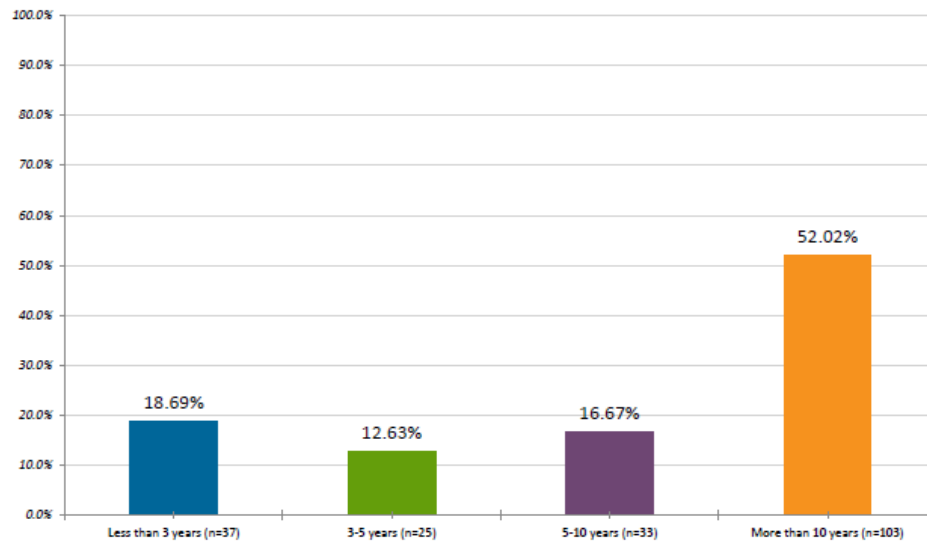
### 4. What type of home do you live in?



## St Just-in-Penwith Parish Housing Need Survey Report

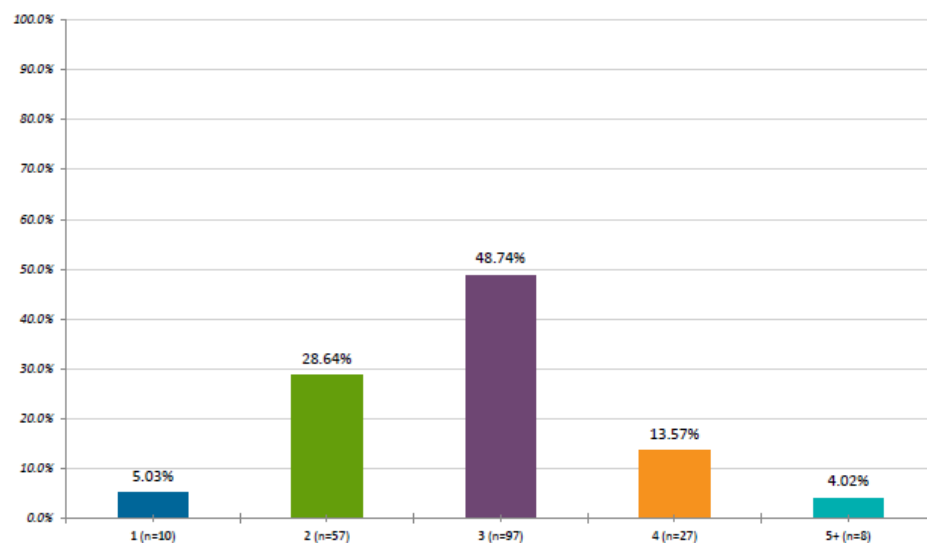
Information Classification: CONTROLLED

### 5. How long have you lived at your present address?



Information Classification: CONTROLLED

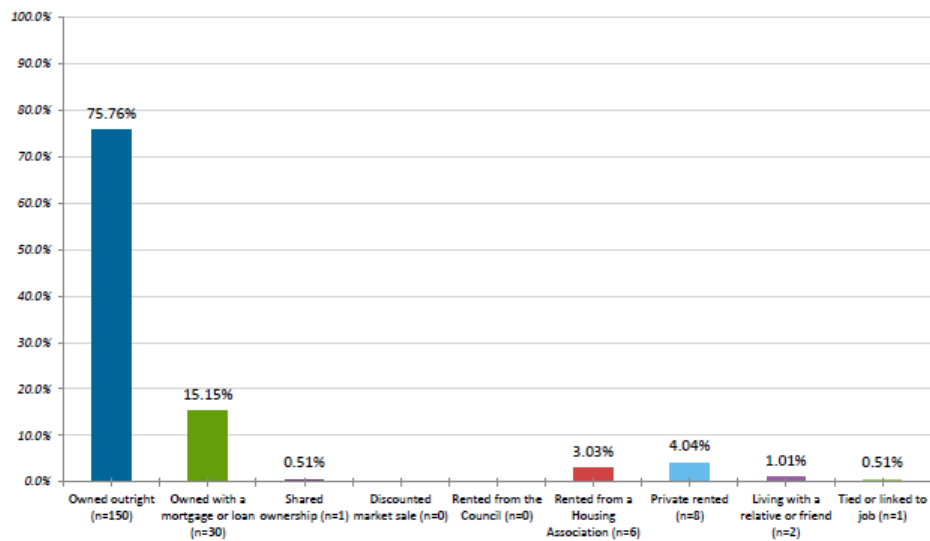
### 6. How many bedrooms in your home?



## St Just-in-Penwith Parish Housing Need Survey Report

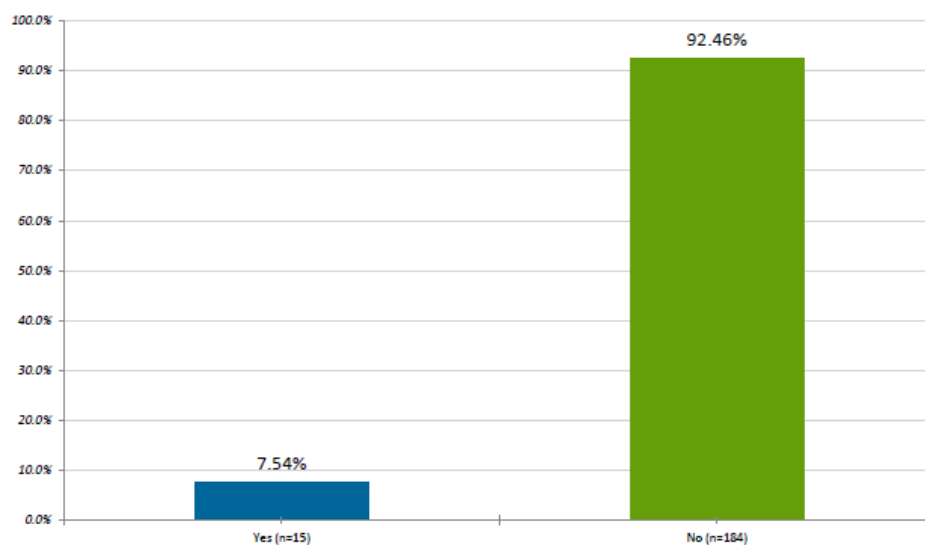
Information Classification: CONTROLLED

### 7. Do you own or rent your home?



Information Classification: CONTROLLED

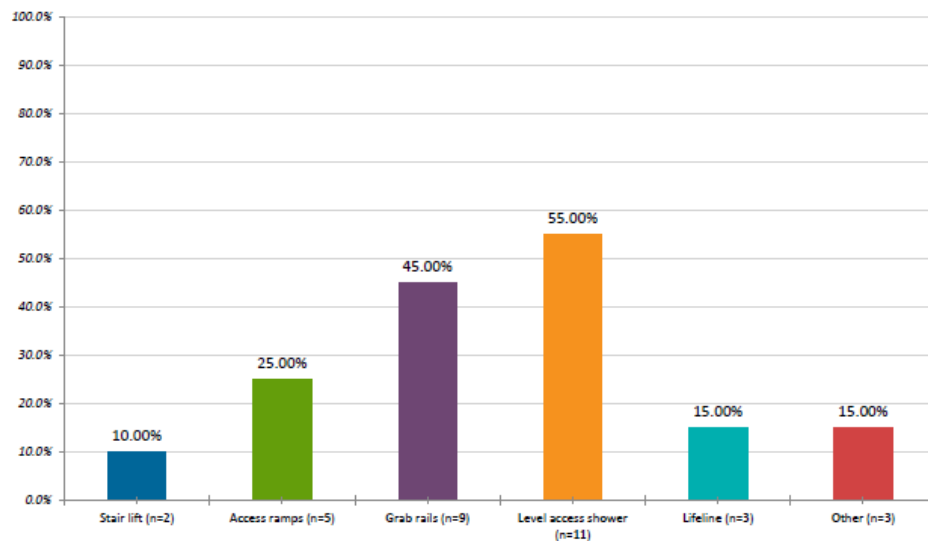
### 8. Is your home adapted?



## St Just-in-Penwith Parish Housing Need Survey Report

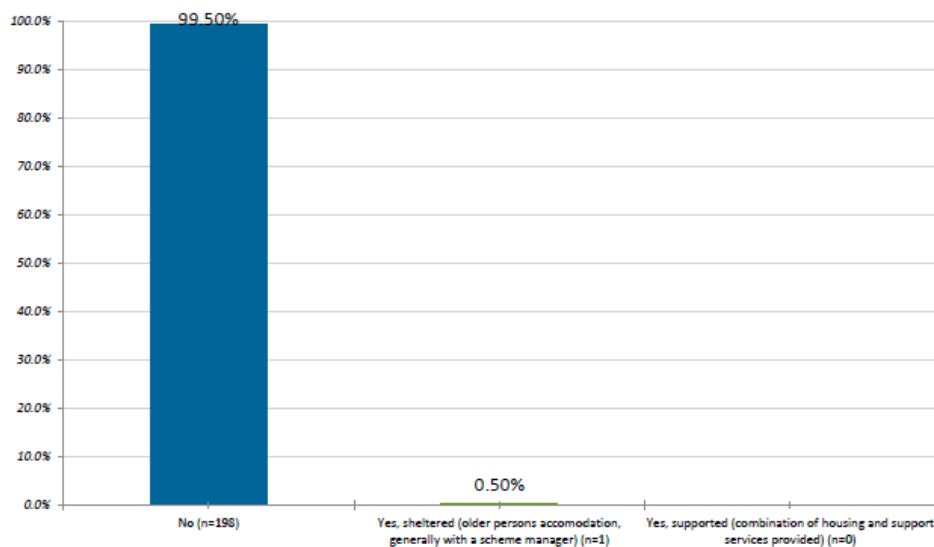
Information Classification: CONTROLLED

9. If so, please select the following adaptations that apply.



Information Classification: CONTROLLED

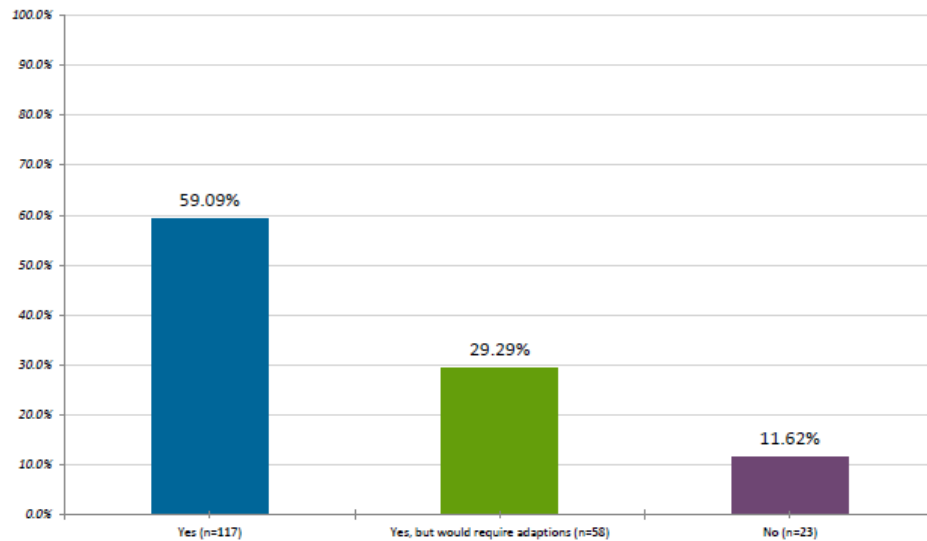
10. Is your property sheltered or supported accommodation?



## St Just-in-Penwith Parish Housing Need Survey Report

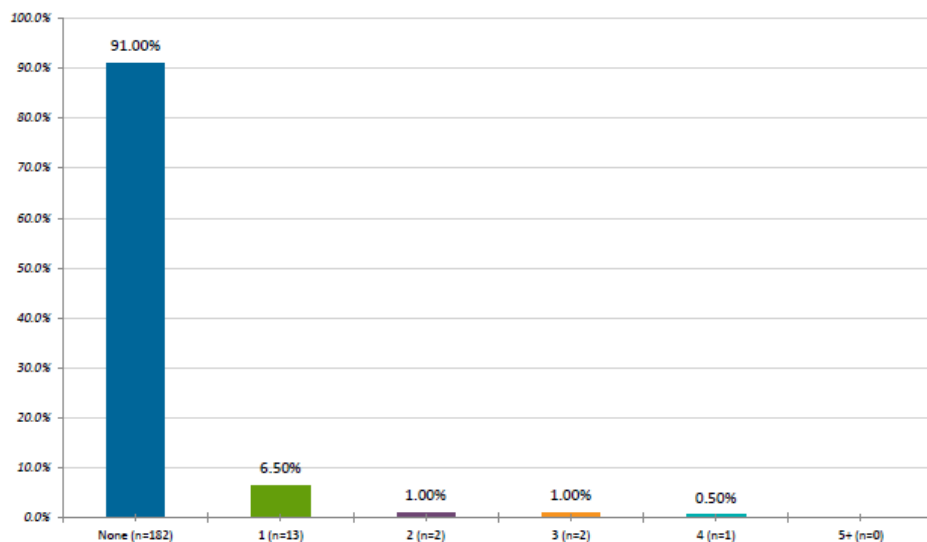
Information Classification: CONTROLLED

### 11. Will your current home still meet your requirements in 10 years?



Information Classification: CONTROLLED

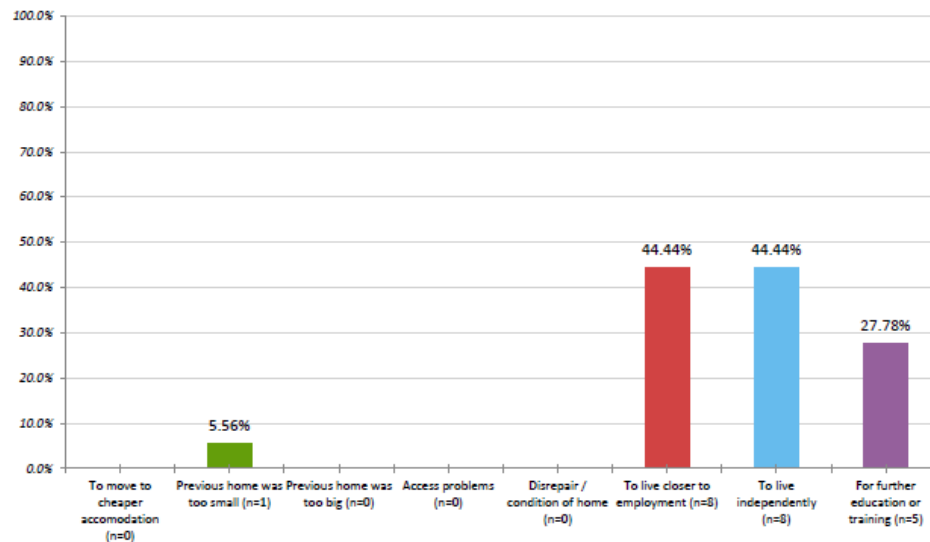
### 12. Have any members of your household moved out of the parish in the last 5 years? If so, how many?



## St Just-in-Penwith Parish Housing Need Survey Report

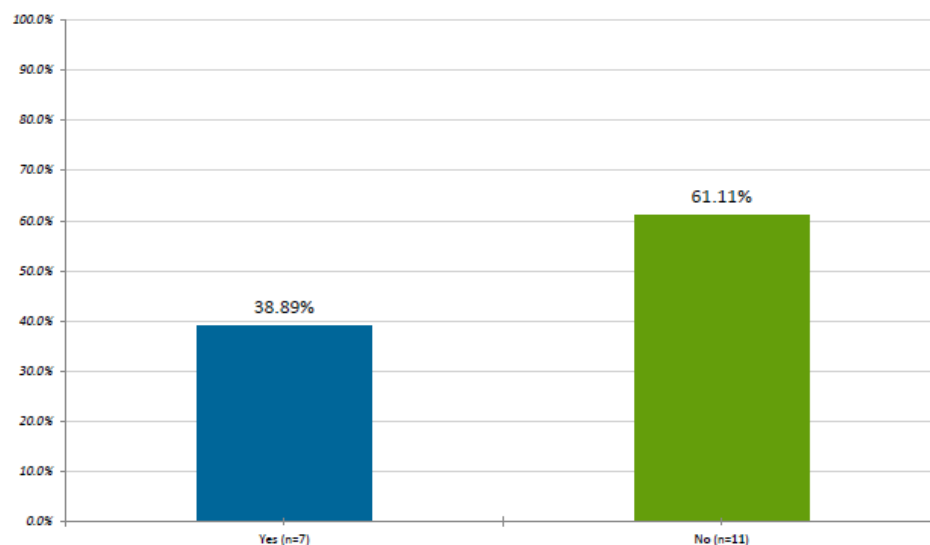
Information Classification: CONTROLLED

### 13. Please indicate their reason(s) for moving out of the parish?



Information Classification: CONTROLLED

### 14. Would they return to the parish if suitable housing were available?

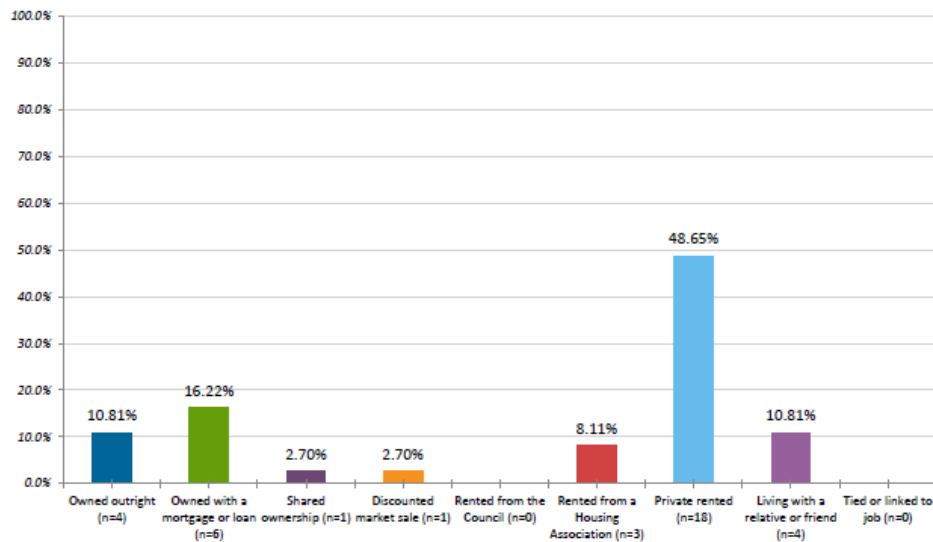


## St Just-in-Penwith Parish

### Housing Need Survey Report

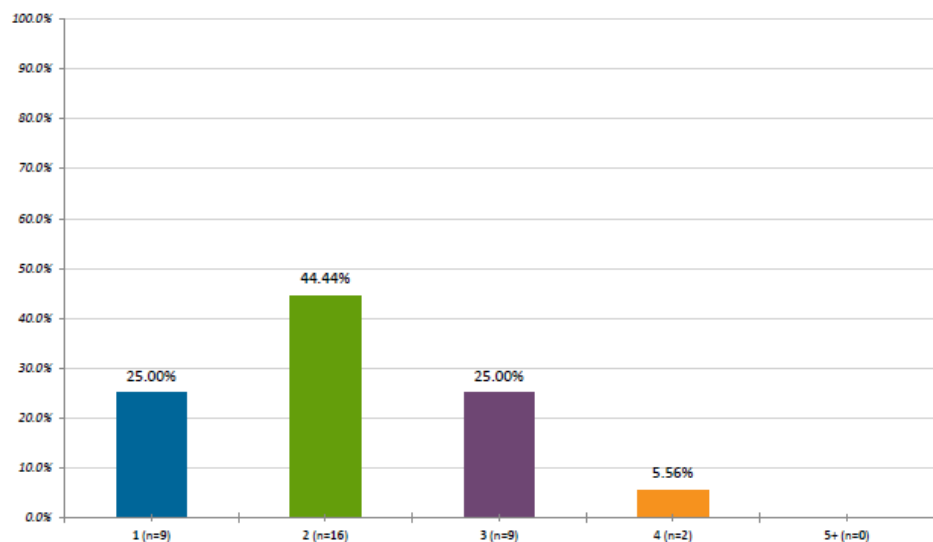
Information Classification: CONTROLLED

#### 15. Does the household needing to move own or rent their home.



Information Classification: CONTROLLED

#### 16. How many bedrooms does the household needing to move have access to?



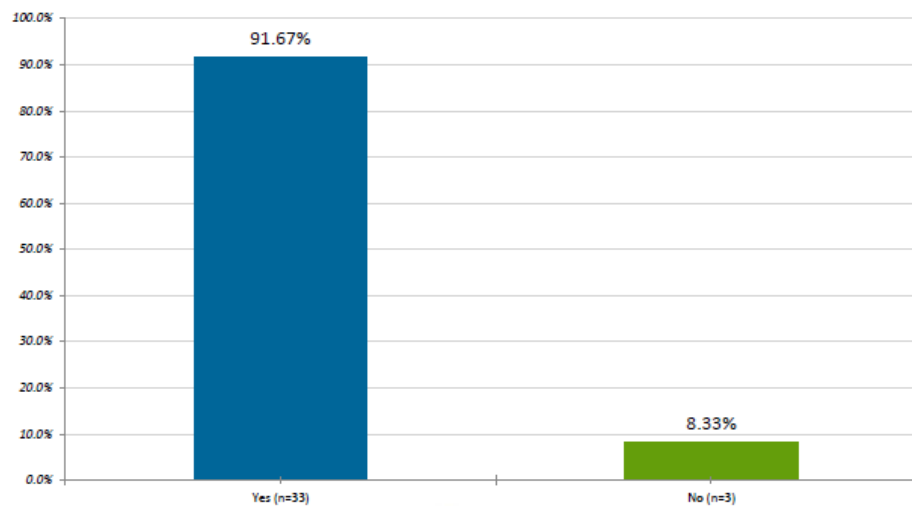


## St Just-in-Penwith Parish Housing Need Survey Report

Information Classification: CONTROLLED

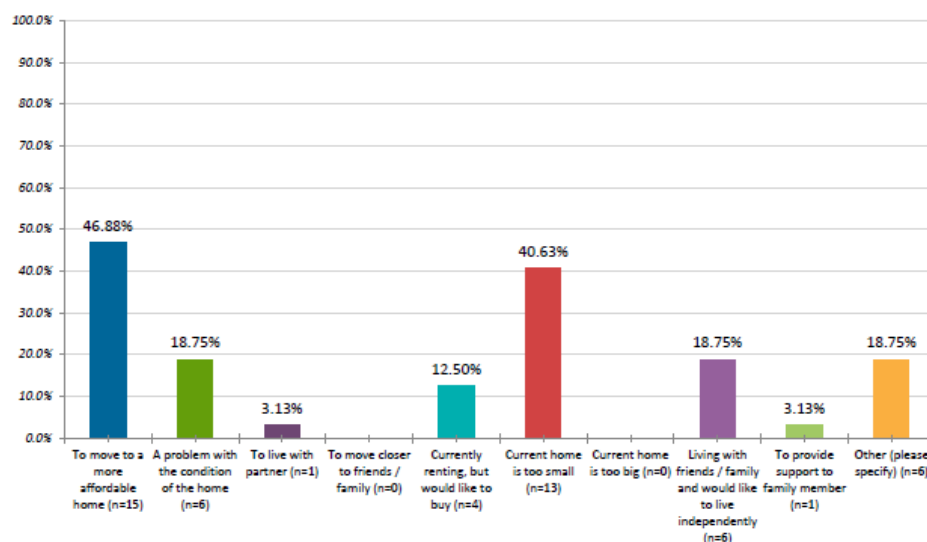
### 17. Does a member of your household needing to move meet one or more of the following;

a) Living in the parish for the last 3 years or more. b) Working in the parish of the last 3 years or more. c) Previously lived in the parish continuously for 5 years or more at some stage in the past. d) Have a family member living within the parish and has been for the last 5 years and there is independent evidence that the family member is in need of support or can give support. NB: Family member means, mother, father, daughter, son, sister, brother



Information Classification: CONTROLLED

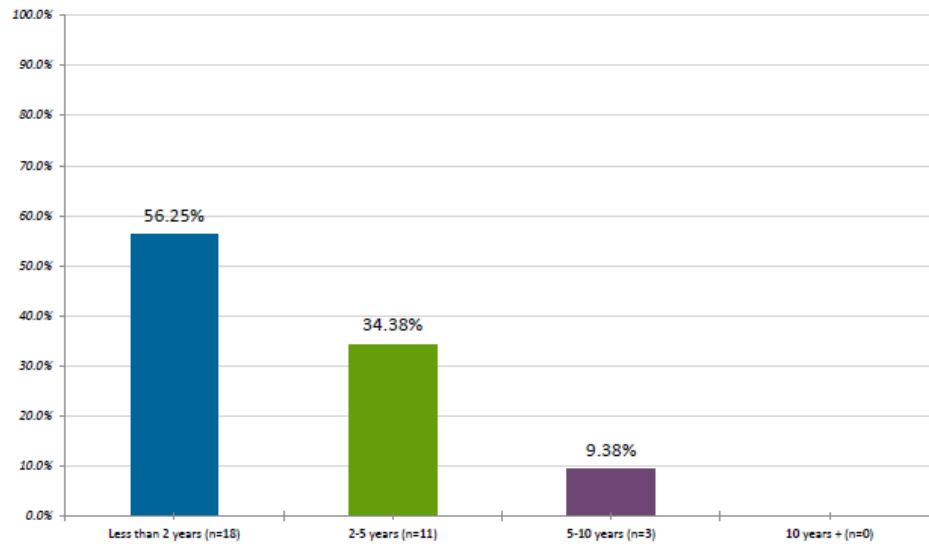
### 18. Why does the household need to move? Please select reason(s).



## St Just-in-Penwith Parish Housing Need Survey Report

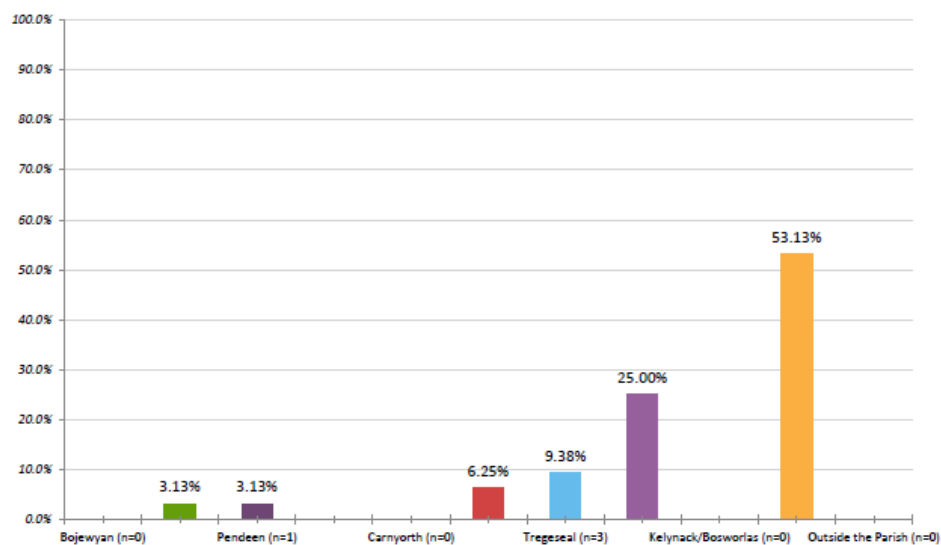
Information Classification: CONTROLLED

### 19. When does the household need to move?



Information Classification: CONTROLLED

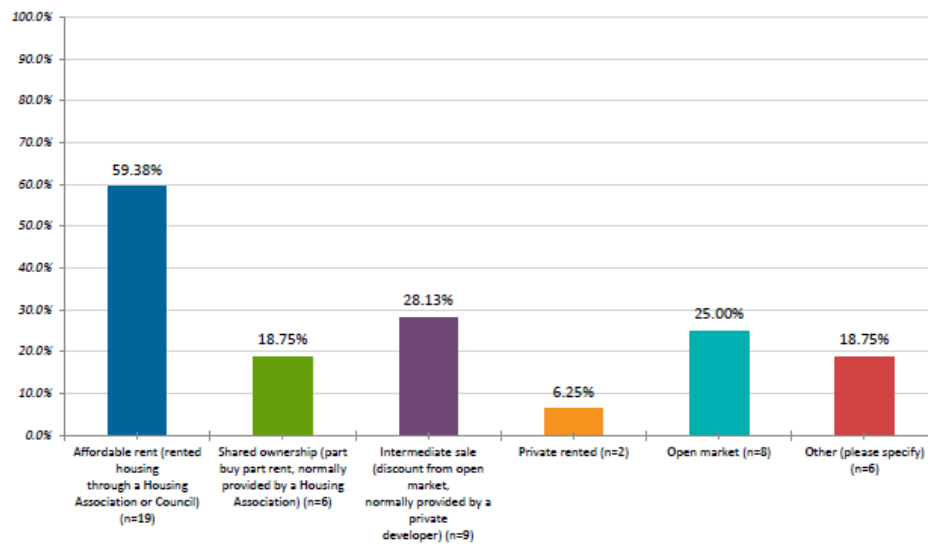
### 20. Where would the household like to live?



## St Just-in-Penwith Parish Housing Need Survey Report

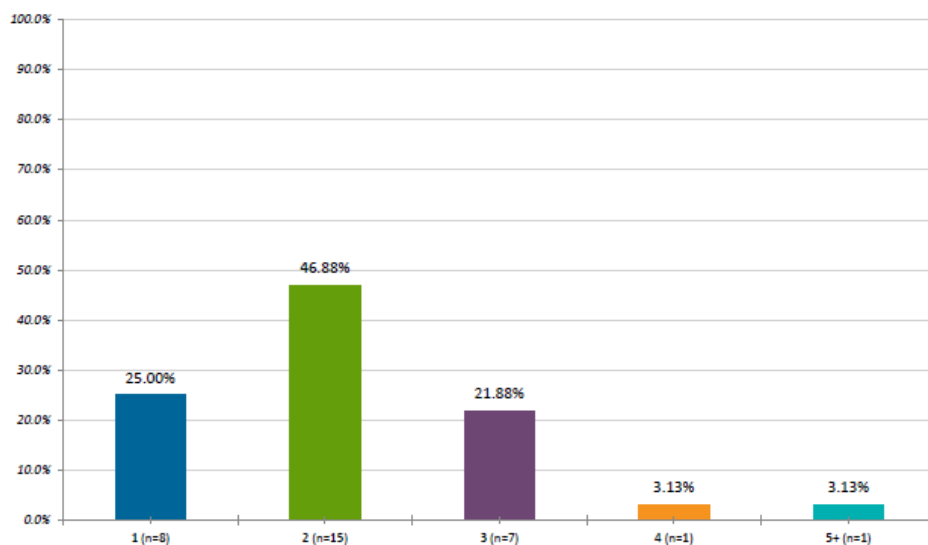
Information Classification: CONTROLLED

### 21. What type(s) of housing is suitable for the household need?



Information Classification: CONTROLLED

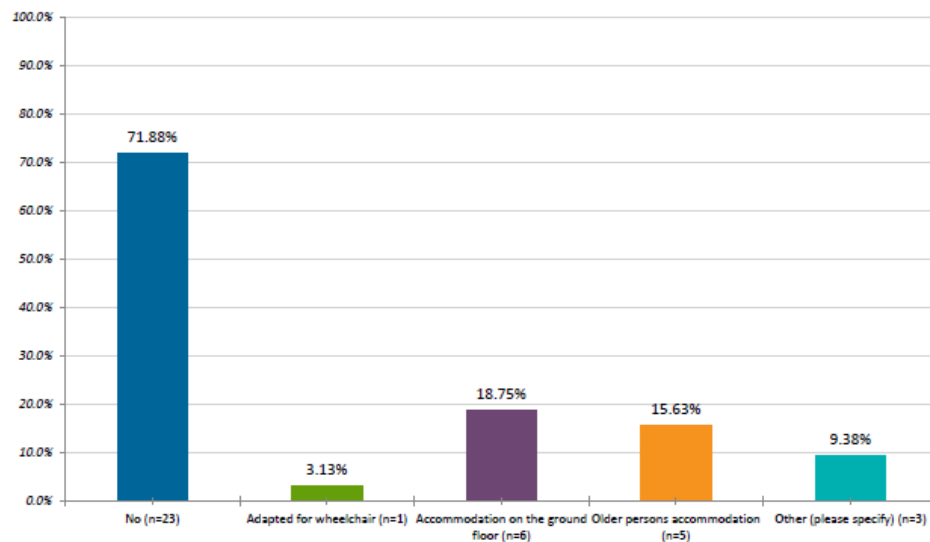
### 22. How many bedrooms does the household need to accommodate the household members moving with them?



## St Just-in-Penwith Parish Housing Need Survey Report

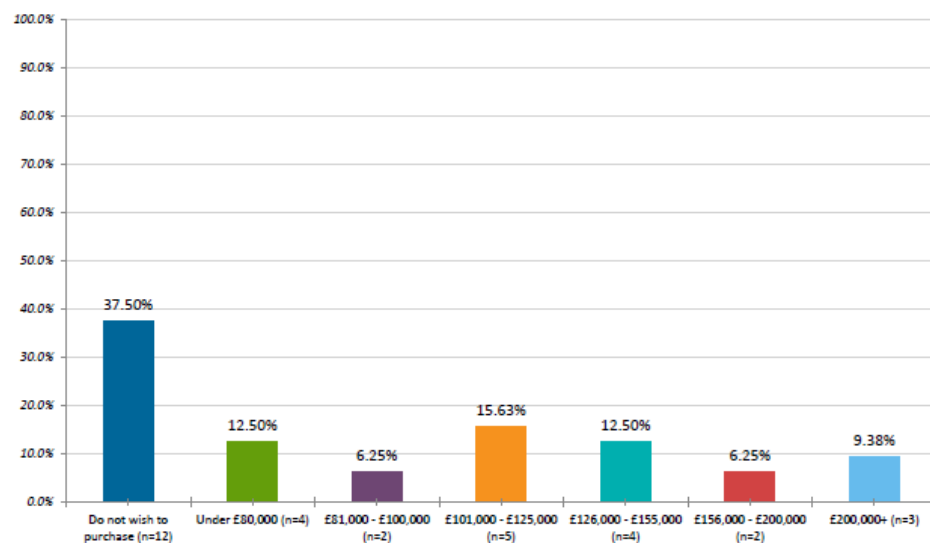
Information Classification: CONTROLLED

23. Does anyone in the household have specific housing requirements? Please select all that apply.



Information Classification: CONTROLLED

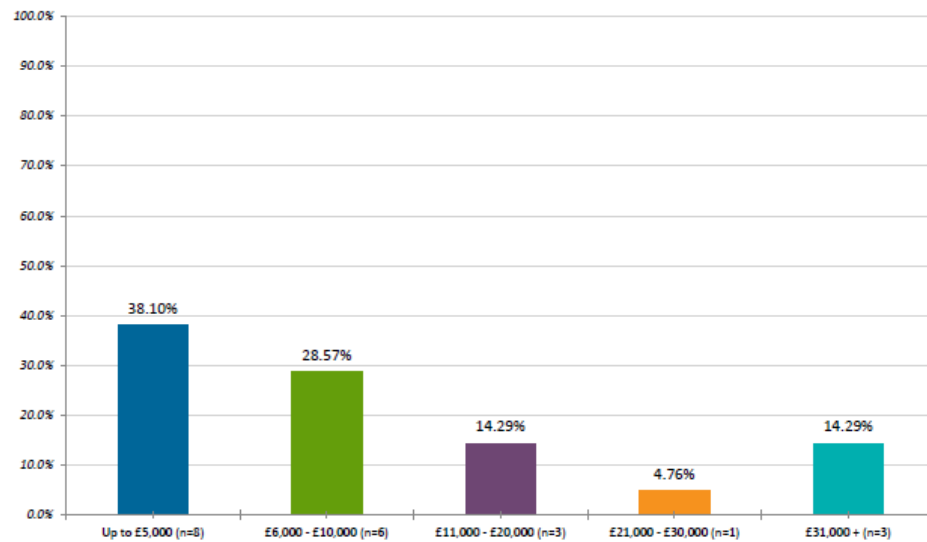
24. If purchasing, what is the maximum price range the household can afford?



## St Just-in-Penwith Parish Housing Need Survey Report

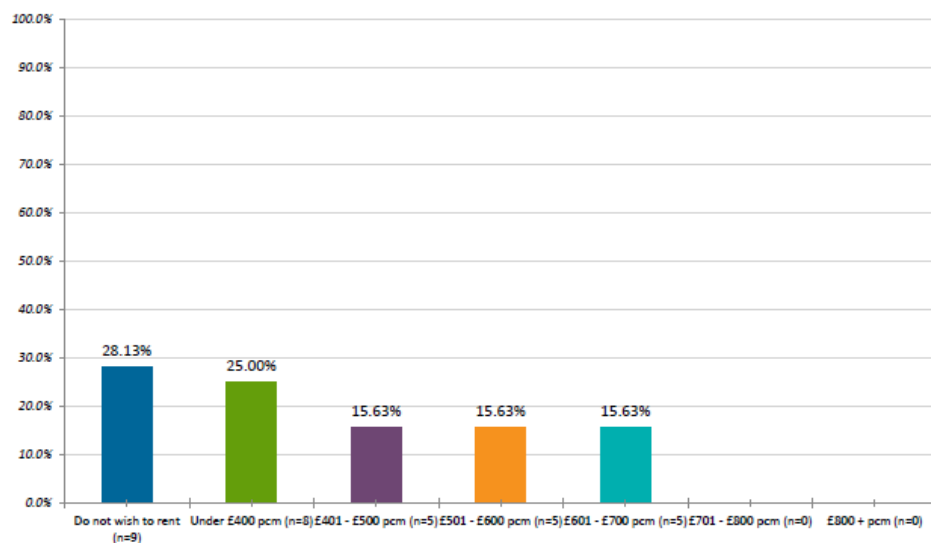
Information Classification: CONTROLLED

25. If purchasing, how much approximately could the household initially put into the property as a deposit?



Information Classification: CONTROLLED

26. If renting, what is the maximum monthly rent the household can afford?



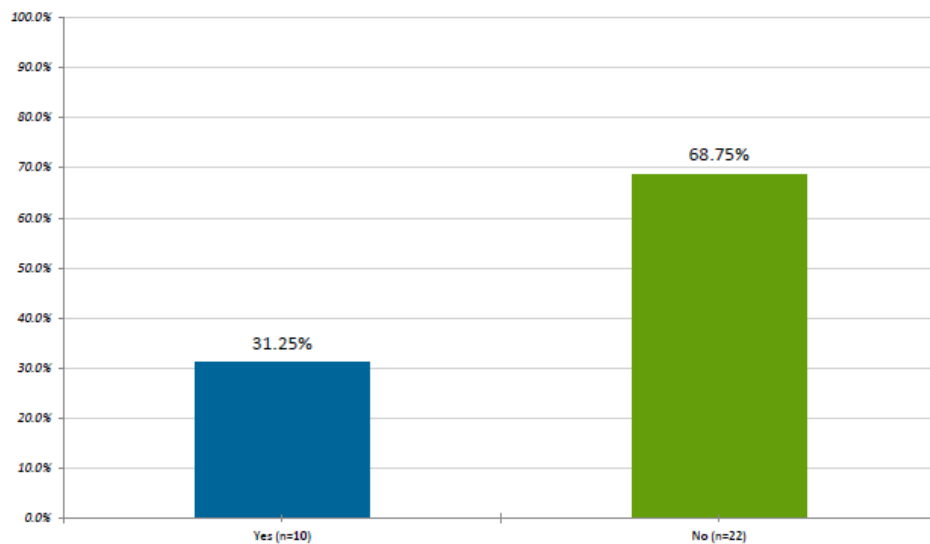
## St Just-in-Penwith Parish

### Housing Need Survey Report

Information Classification: CONTROLLED

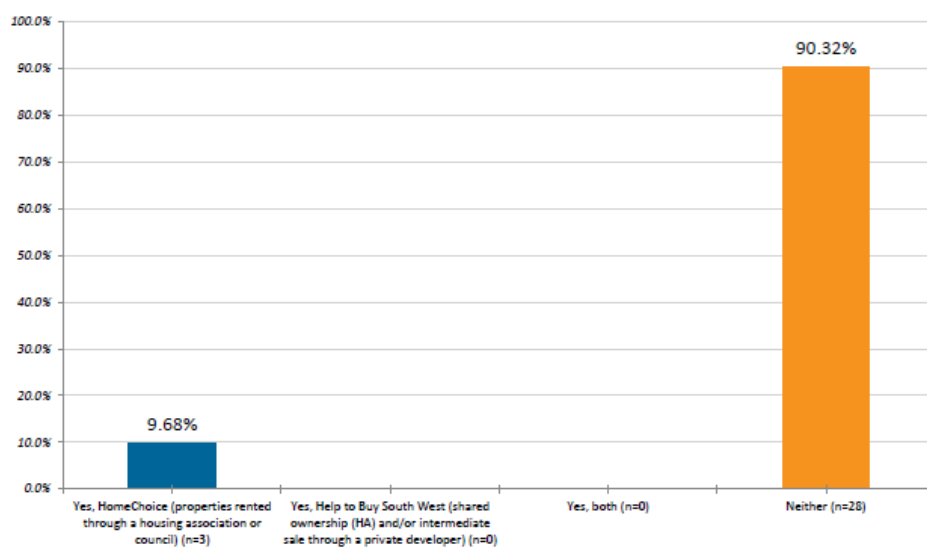
#### 27. Would you be interested in self-build?

If you are interested in self build; to register go to - <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/self-and-custom-build/>



Information Classification: CONTROLLED

#### 28. Is the Household on the Council's Homechoice and or Help to Buy South West registers?

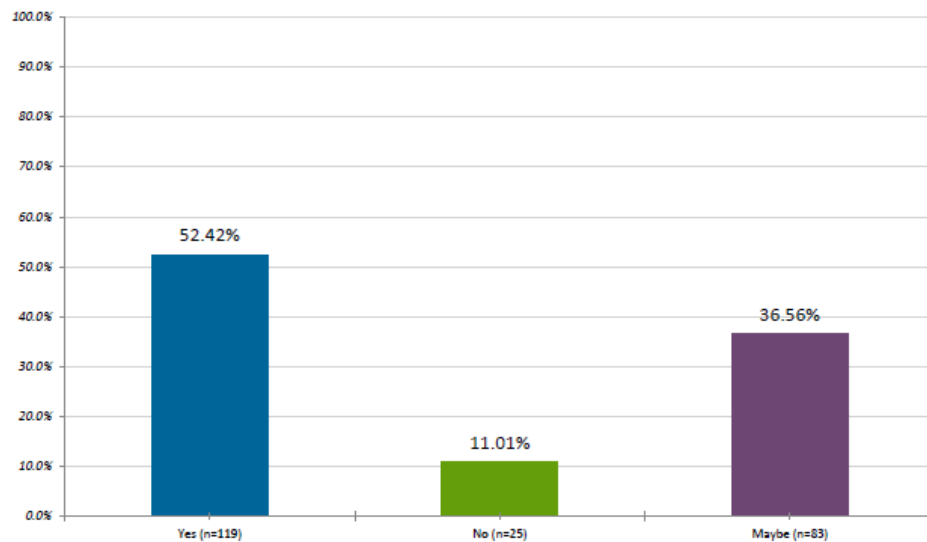


## St Just-in-Penwith Parish

### Housing Need Survey Report

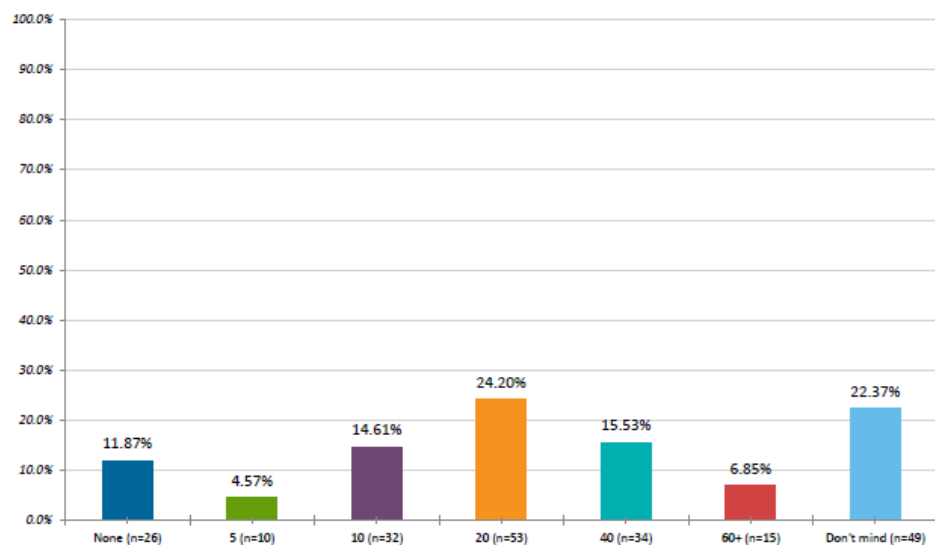
Information Classification: CONTROLLED

30. Would you support an affordable housing led development, to help meet the needs of local people with a connection to the Parish?



Information Classification: CONTROLLED

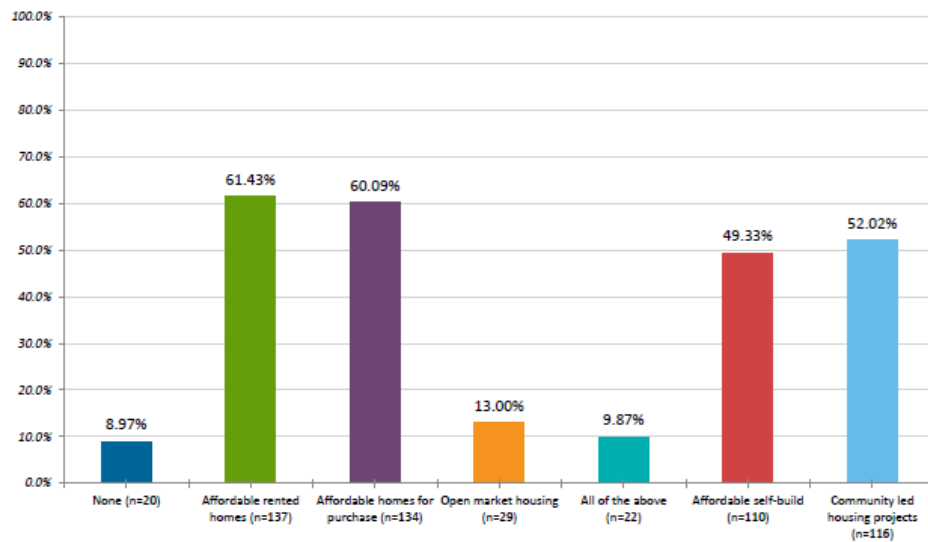
31. How many new homes would you support being built?



## St Just-in-Penwith Parish Housing Need Survey Report

Information Classification: CONTROLLED

32. What type(s) of development would you support? Please tick all that apply.





**St Just-in-Penwith Parish**  
Housing Need Survey Report

**Appendix 2- [Cornwall Homechoice](#) Banding criteria**

<b>Band A</b>	
Exceptional Needs	Where 'substantial' evidence from a statutory organisation, such as the police, is provided which concludes that risk to life or serious harm could result if an immediate move is not obtained (includes victims of domestic violence, racial harassment, and witness intimidation).  These cases need to be of an exceptional nature and must clearly demonstrate that suitable temporary accommodation through the statutory homeless duties would not be an option.
Welfare	Applicants awarded an 'urgent' priority by the Welfare Assessment Panel.
Adapted/ Accessible Property	The applicant occupies a Council, ALMO or Registered Provider property within the Cornwall Homechoice area that ,ATCHES Adapted/Accessible Property Group1 or 2 and no household member requires the adaptation/s.
Downsizing	Tenants in Cornwall who are under-occupying a Council or PRP property.
<b>Band B</b>	
Welfare	Applicants awarded a 'high' priority by the Welfare Assessment Panel.
Lack of Bedrooms	Applicant lacks 2 or more bedrooms in their current home, UNLESS evidence exists that the overcrowding is deliberate. (This excludes applicants in temporary accommodation).
Disrepair	Private sector tenants or residents that have been assessed as having Category 1 hazards under the Housing Health and Safety Rating System that involve an imminent risk of harm to the occupants and the landlord is unable to remedy the defects to the property within a reasonable period of time as specified by the Private Sector Housing Team.
Move-on	The applicant is formally accepted under the move-on scheme. <a href="#">(Appendix 11)</a>
Redevelopment Programme	A Cornwall Homechoice Partner tenants where the demolition refurbishment, or sale of their home has been approved and the tenant is required to move within the next six months.
<b>Band C</b>	
Statutory Homelessness	Applicants to whom Cornwall Council has accepted a full housing duty under the current Homelessness legislation.
Homelessness Other	Applicants who can demonstrate they are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium' priority by the Welfare Assessment Panel.
Lack of bedrooms	Applicants who lack one bedroom in their current home.
Support/Facilities	The applicant, or a member of their household, needs to move to a particular 'locality' within Cornwall, to give or receive on-going support from 'close' family members, or to access specialist medical facilities.

## St Just-in-Penwith Parish

### Housing Need Survey Report

Work/Training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non-casual nature) within Cornwall.
Band D	
Shared Facilities	Applicants share bathroom or kitchen with non-family members.
Children living in flats and/or lacking a garden.	Applicant has a child/children under 10 years of age and lives in a property above ground floor, with no lift. Applicant has a child/children under 10 years of age living in a property without access to a garden.
Band E	
All other groups	Households who have no reasonable preference.
Local Cornwall Connection criteria	Within each band listed above, applicants with a qualifying local connection to Cornwall will be considered before applicants who do not have a local connection to Cornwall