



St Agnes Parish

HOUSING NEED SURVEY

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Author: Affordable Housing Team
Cornwall Council
affordablehousing@cornwall.gov.uk

St Agnes Parish
Housing Need Survey Report

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Summary

Housing Need Survey

- A survey of local housing need was carried out by Cornwall Council's Affordable Housing Team, on behalf of St Agnes Parish Council, between 10th January 2022 and 28th February 2022.
- The survey was sent to 4,096 households in the parish, and 613 responses were received – a response rate of 15%.
- 218 (36%) stated they were in housing need, 94% (205) of which had a local connection to the parish.
 - 106 (48%) want to live anywhere in the parish
 - 84 (38%) want to live in St Agnes
 - 3 (2%) want to live outside the parish
 - 26 (12%) want to live in either Wheal Rose, Mt Hawke and Porthtowan

 - 104 (47%) were interested in self build
- The survey identified 142 'hidden households' that are not registered with Homechoice or Help to Buy South West. 90% (128) of which had a local connection to the Parish

Homechoice

- There are 220 households registered on Homechoice with a local connection to St Agnes parish.
- 61% of these have stated a preference to live in the parish.
- 84% have a need for 1 and 2 bedroom homes.
- 29% of these are aged 55 or over, it is important to consider the needs of housing suitable for older people.

Help to Buy South

- There are 66 households registered with Help to Buy South looking to buy an affordable home in St Agnes.

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1. Introduction

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 keep a register of those looking to buy an affordable home in Cornwall.

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.

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.

However, a Housing Need Survey's accuracy and relevance will reduce substantially over time as, unlike the Homechoice and Help to Buy South 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.

2. Survey purpose

St Agnes has an adopted Neighbourhood Development Plan which sets out local planning policies for the parish. The Plan requires a Housing Need Survey is completed every 5 years during the plan period. This is the first Housing Need Survey to be completed since the plan was adopted.

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2.1 Current Housing Need Information

Cornwall Homechoice indicates that **220** households with a local connection to St Agnes parish and who are principally seeking affordable rented housing. Significantly of the 220 households 61% have stated a preference for living in the Parish. Households on the register can express preferences for multiple settlements within a parish. The most popular preference is for St Agnes with 46%, followed by Mount Hawke 23%, Blackwater 12%, Porthtowan 9%, Goonbell and Mithian both with 5%. 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.

A breakdown of the local housing need profile is provided below, which has been separated by bedroom requirements and priority need banding:-

Band	1 bed	2 beds	3 beds	4 beds	5 beds	Total
Band A – highest need	8	2	0	0	0	10
Band B	9	6	3	1	4	23
Band C	18	12	10	5	0	45
Band D	6	8	2	1	0	17
Band E	74	33	18	0	0	125
Total	115	61	33	7	4	220

Source Cornwall Homechoice 1.8.2022

Included within the above figures are 61 households aged 55 or over in need of one and two bed homes (54 and 7 respectively). This indicates a significant need for accommodation designed to meet the needs of older or disabled people.

2.2 Households registered with Help to Buy South

The Help to Buy South register identified 66 households, currently residing in Cornwall that are seeking to buy an affordable home in the parish. However, households are not required to provide evidence of local connection at registration and as a result this is only indicative of general demand as opposed to eligible demand. 62% of these households have a 2 bed need, 24% a 3 bed need and 1 and 4 bed need 11% and 3% respectively. It should also be noted that households can be registered with both Cornwall Homechoice and Help to Buy South

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3. Survey Methodology

3.1 Location and geographic extent of survey

St Agnes Parish is a popular and scenic parish. It is bordered partially by the Atlantic Ocean and has many World Heritage mining sites and areas of Outstanding Natural Beauty; St Agnes Beacon and Wheal Coates being perhaps the best known. The desire of local people to protect what they hold dear about the parish is expressed in the vision for the NDP; that it will 'provide opportunities for our communities to thrive whilst protecting the special place in which we live and work.'

3.2 Survey methodology

The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with St Agnes Parish Council. It ran for 7 weeks from 10 January 2022 through to 28 February 2022. 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

The survey format was in accordance with the Council's model questionnaire and a copy can be found at Appendix 1

Topics within the survey included:

- General Housing Circumstances
- Affordable Housing Circumstances
- Your Thoughts on Affordable Housing
- General equalities monitoring questions.

3.4 Report Format

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'.

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.

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4. Survey Data

4.1 Summary of survey response rate

The Housing Needs letter went out to **4096** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **613** Survey responses in total. This is equal to an overall response rate of **15%**.

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 Parish Council and the Local Planning Authority in regard to housing need in the parish.

4.2 Analysis of sample

There were 613 responses to the survey.

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'

This report will mainly focus on those households that responded on the basis on being in housing need. This was covered by questions 1 to 27 and 613 households responded at the start of this section. Of this number 218 stated they were in housing need of which 205 households advised they had a local connection to the Parish. In addition, all respondents' thoughts on Affordable Housing development are covered in Part 3 of this report.

Current housing circumstance

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

- 43% (95) are in private rented accommodation
- 34% (75) are living with a relative or friend
- 7% (16) Owned with a mortgage or loan
- 6% (12) Rented from a Housing Association
- 4% (8) Owned outright
- 3% (6) Rented from the Council
- 1% (3) Shared Ownership
- 1% (3) Tied or linked to a job

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Local connection

This question asked respondents to identify the type of local connections that they had to the parish. The option was either or yes or no to having:

- lived in the parish for 3 years;
- worked in the parish for 3 years or more;
- previously lived in the parish for 5 years or more; or
- have a family member who has lived in the parish for 5 years or more.

Of the 218 respondents who answered this question; 205 (**94%**) stated that they meet the local connection criteria to the parish.

Reasons why a move is required

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

- Living with friends/family and would like to live independently - 71
- Currently renting, but would like to buy - 67
- Current home is too small - 55
- To move to a more affordable home - 49

How soon households need to move home

218 respondents answered this question with the majority 79% (172) of respondents needing to move home within 2yrs. Of the remaining all but one respondent 20% (45) stated that they need to move within 2-5yrs.

Where households would like to live

218 respondents answered this question

- **48%** (105) want to live anywhere in the parish
- **38%** (84) want to live in St Agnes
- **2%** (3) want to live outside the parish
- **12%** (26) want to live in either Mt Hawke, Blackwater or Porthtowan

Tenure Type Preferences (multiple answers)

218 respondents answered this question. The following trends were noted:

- 99 households were seeking affordable rented homes through the Council or Housing Association
- 97 households indicated a preference for shared ownership homes;
- 102 households were seeking Discount Market Sale.
- 69 households indicated an open market home would suit their needs

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Property size

218 respondents answered this question with the majority of households needing 2 or 3 bedroomed housing.

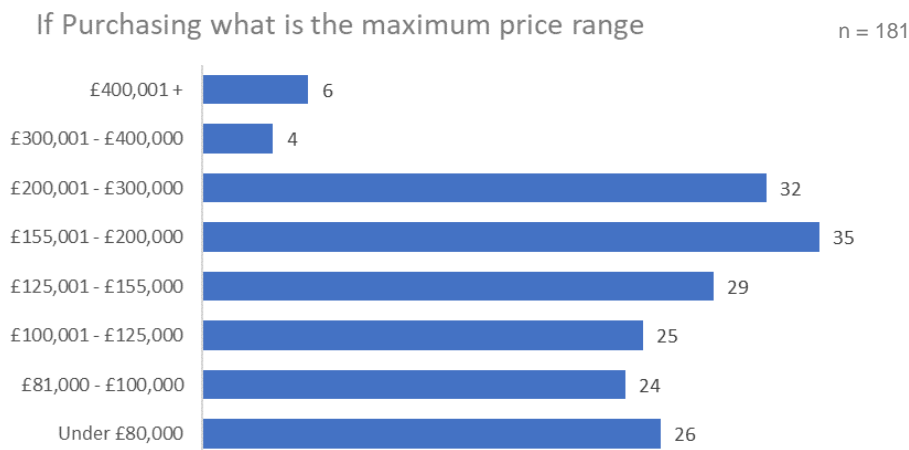
- 1 beds 19% (41)
- 2 beds 43% (95)
- 3 beds 31% (67)
- 4 beds 7% (15)

Specific house types required

218 respondents answered this question. 203 of these respondents (93%) didn't need any specific requirements, such as adaptations or older persons accommodation. 7 households required adaptations for a wheelchair or ground floor accommodation, 1 household stated Older persons accommodation. Other comments related to M4(2) accessible home, additional bedrooms and toilets for medical reasons and ground floor accommodation.

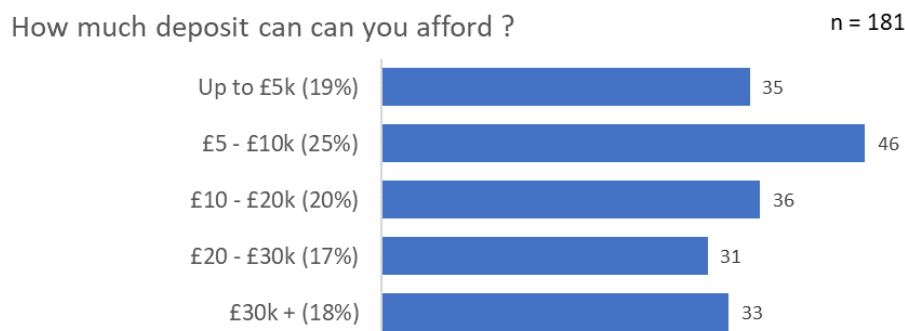
Affordable homeownership prices

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



Deposits

Of the 181 households that were interested in purchasing a home:



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

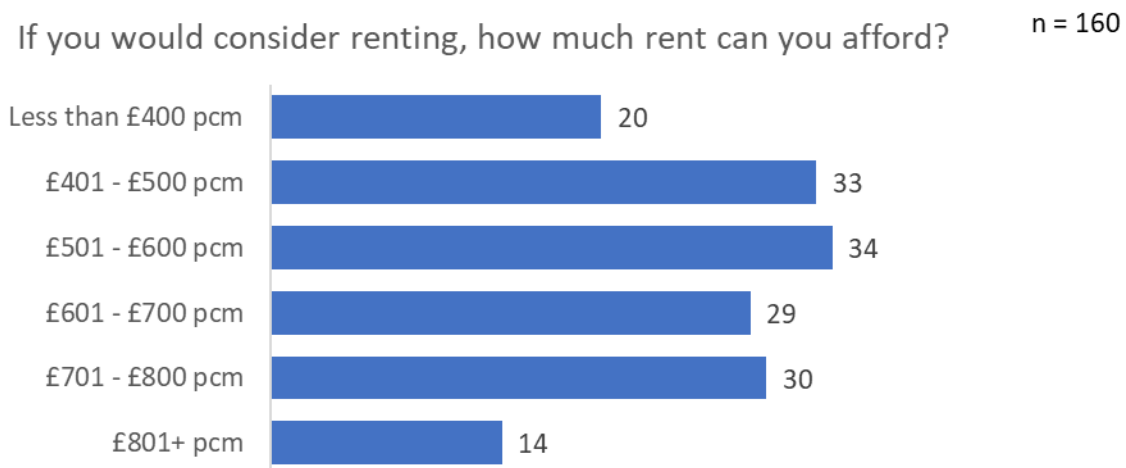
The average price paid in Cornwall by first time buyers in April 2019 was £188k this increased by £67k to £255k by April 2022. If a 50% discount was applied a deposit of between £12,750.00 and £19,125.00 would be required.

Source: HM Land Registry UK House Price Index

Affordability of rental costs

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

Figure 2 - rental affordability



Self-build

104 (47%) of the 218 respondents would be interested in self-build.

Are households registered for affordable housing?

218 respondents answered this question. The majority **65%** (142) were not registered with Homechoice or Help to Buy South. **15%** (33) of respondents were registered with Homechoice, and **9%** (20) of respondents were registered with Help to Buy South, with **11%** (24) registered with both. Consequently, the Housing Need Survey has identified **142** households responding as being in housing need and not currently registered on Homechoice. 128 of these households stated they had a local connection to St Agnes.

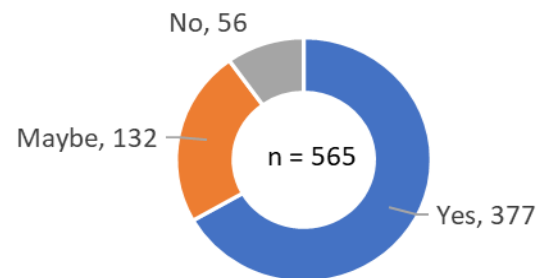
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5. Thoughts on Affordable Housing & Development

Support for Affordable Housing led development

565 respondents answered this question. The majority **67% (377)** said **“yes”** and a further **23% (132)** said **“maybe”** and said **“no”** to affordable housing led development that would help meet the needs of local people with a connection to the parish.

Would you be supportive of 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 [Appendix 2](#)

Types of supportable development

Of the 563 respondents answering this question, the following tenure choices were identified:

- **352** Affordable **rented** homes
- **368** Affordable homes to **purchase**
- **71** **Open market** homes
- **104** **All of the above**
- **25** **None**

Note: respondents could answer more than one question.

Number of new homes in total would be supported

- **26%** (146) **1-20**
- **21%** (114) **21-30**
- **17%** (93) **31+**
- **27%** (152) **Don't mind**
- **9%** (51) **None**

Number of homes on any one development would be supported

556 respondents answered this question regards how many homes they would support being built:

- **23%** (121) **1-5**
- **19%** (102) **6-10**
- **13%** (69) **11-15**
- **19%** (99) **16-20**
- **13%** (68) **21-30**
- **13%** (68) **31+**

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6. Conclusions and recommendations

6.1 Summary of survey response

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 **15%**.

The survey data has indicated that, as well as the applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South seeking to buy an affordable home in the parish. There are an additional **128 “hidden” households** who would like an affordable home but are not currently registered with the Council.

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 registers indicated alone.

6.2 Key statistical findings

The survey identifies 142 respondents who are potentially in need of affordable housing that are not registered with either Homechoice or Help to Buy South, of which **128** have stated they have a local connection to St Agnes, therefore the local need profile is greater than the Homechoice and Help to Buy South registers indicated alone.

It shows that, of those who consider themselves in housing need and answered the question (218), **98%** of respondents wish to live in the parish. Furthermore, there's a higher proportion 95 households (**43%**) need for 2 bed homes and only (15) **7%** for larger family homes of 4+ bed.

The survey shows that, the 2 most popular reasons why a move is required are (a) Living with friend or family and would like to live independently – 71 respondents, (b) Currently renting, but would like to buy - 67 respondents

Of those who say they are interested in an affordable home only 10 households could afford a home over £300,000.00 Despite question 19 showing **69** respondents felt open market housing would be suitable to meet their household need. Given high property values in the parish is unlikely that the vast majority of households would be able to afford an open market home at this time.

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There is urgency in respondents need to move home, with **79%** stating that they would need to move within 2 years.

The survey results indicate a significant interest in self-build housing, and this may be an area the parish Council want to look at in more detail.

In conclusion the survey data has indicated that, as well as the **220** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South seeking to buy an affordable home in the parish. There are an additional 142 households who would like an affordable home but are not currently registered with the Council of which **128** have a local connection to St Agnes and are **“hidden” households** . The survey indicates that the local need profile is greater than the Homechoice and Help to Buy South registers indicated alone.

6.3 Recommendations

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 registers.

- With 90% of respondents supporting or may support affordable housing led development and an identified registered and surveyed housing need, requiring to be met.
- 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. There is a desire for Discount Market sale on a par with shared ownership
- In addition, 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 questions

Please tick the relevant box/es

1. Does a member of your household need Affordable Housing?

Note: Are you unable to afford the home you need in the place you have a local connection

Yes

No

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

(Choose any one option)

Yes

No

PART 1 General Housing Circumstances

3. Is your home in the Parish your principal home? (i.e. not a second or holiday home)

(Choose any one option)

Yes

No

4. What type of home do you live in?

(Choose any one option)

Detached

Semi Detached

Terraced

Bungalow

Flat

Maisonette

Mobile home or Caravan

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Other (please specify)

5. How long have you lived at your present address?
(Choose any one option)

Less than 3 years

3-5 years

5-10 years

More than 10 years

6. How many bedrooms does your home have?
(Choose any one option)

1

2

3

4

5+

7. Do you own or rent your home?
(Choose any one option)

Owned outright

Owned with a mortgage or loan

Shared Ownership

Discount Market Sale

Rented from the Council

Rented from a Housing Association

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- Private Rented
- Living with a relative or friend
- Tied or linked to a job

8. If your home is adapted, please select the following adaptations that apply.
(Choose all that apply)

- Stair Lift Access
- Ramp
- Grab rails
- Level access shower
- Other (please specify)

9. Is your home sheltered or supported accommodation?
(Choose any one option)

- No
- Yes, sheltered (older person accommodation, generally with a scheme manager)
- Yes, supported (combination of housing and support services provided)

10. Will your current home still meet your needs in 10 years?
(Choose any one option)

- Yes
- Yes, but will require adaptations
- No

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

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(Choose any one option)

- None 3
- 1 4+
- 2

12. Please indicate their reason(s) for moving out of the Parish.

(Choose all that apply)

- To move to cheaper accommodation
- Previous home was too small
- Access problems
- Disrepair / condition of home
- To live closer to employment
- To live independently
- For education or training

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

(Choose any one option)

- Yes
- No

Note: if the answer to this question is yes, we would encourage you to get the household to complete this survey in their own right.

PART 2 Affordable Housing Circumstances**14. Does the household needing to move own or rent their home?**

(Choose any one option)

- Owned outright
- Owned with a mortgage or loan
- Shared Ownership

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- Discount market sale
- Rented from the Council
- Rented from a housing association
- Private Rented
- Living with a relative or friend
- Tied or linked to a job

Note: NB: 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 an additional household needs to live independently, they should complete the survey on-line for their own needs.

15. How many bedrooms does the household needing to move have access to?
(Choose any one option)

- 1
- 2
- 3
- 4
- 5+

16. Does a member of the 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 for the last 3 years or more.
- (c) Previously lived in the Parish for 5 years or more.
- (d) Have a family member who has lived in the Parish for 5 years or more, and the family member is in need of support or can give support to a family member in the Parish for the foreseeable future.

(Choose any one option)

- Yes
- No

Note: NB: Family member means mother, father, son, daughter, brother, sister.

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17. Why does the household need to move? Please select reason(s)
(Choose all that apply)

- To move to a more affordable home
- A problem with the condition of the existing home
- To live with partner
- To move closer to friends/family
- Currently renting, but would like to buy
- Current home is too small
- Current home is too big
- Living with friends/family but would like to live independently
- To provide support to a family member
- Other (please specify)

18. When does the household need to move?
(Choose any one option)

- Less than 2 years
- 2 – 5 years
- 5 – 10 years
- 10 years +

19. Where would you like to live?
(Choose any one option)

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- Blackwater**
- Mithian**
- Mount Hawke**
- Porthtowan**
- St Agnes**
- Wheal Rose**
- Anywhere in the Parish**
- Outside the Parish**

Note: You can provide more specific details of where you would like to see development in the Parish at Question 31.

20. What type(s) of housing is suitable for the household's need?

(Choose all that apply)

- Affordable Rent / Social Rent (rented through a Housing Association or Council)**
- Shared Ownership (part buy, part rent typically through a Housing Association)**
- Discount Market Sale (discount open market typically through a private developer)**
- Private market rent**
- Open market sale**
- Other (please specify)**

Note: 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

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21. How many bedrooms does the household need to accommodate?
(Choose any one option)

- 1
- 2
- 3
- 4
- 5+

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

- No
- Adapted for a wheelchair
- Accommodation on the ground floor
- Older persons accommodation
- other (please specify)

23. If purchasing, what is the maximum price range the house can afford?
(Choose any one option)

- Do not wish to purchase (if selected go to question 25)
- Under £80,000
- £80,001 - £100,000
- £100,001 - £125,000
- £125,001 - £155,000
- £155,001 - £200,000

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 £200,001 - £300,000 £300,001 - £400,000 £400,001 +

24. If purchasing, how much approximately could the household initially provide as a deposit?

(Choose any one option)

 Up to £5,000 £5,001 - £10,000 £10,001 - £20,000 £20,001 - £30,000 £30,001 +

25. Is the household interested in self-build?

(Choose any one option)

 Yes No

Note: If you are interested in self-build you can register at www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/self-and-custom-build/

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

 Do not wish to rent Under £400 pcm £401 – £500 pcm £501 - £600 pcm £601 - £700 pcm £701 – 800 pcm £800 +

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26. Is the household on the Homechoice and / or Help to Buy South registers?

(Choose any one option)

- Yes, Homechoice (properties rented through Housing Association or the Council)**
- Yes, Help to Buy South (Shared Ownership through a Housing Association)**
- Yes, both**
- Neither**

Note: If the household is not currently registered, you can contact and/or apply through; Homechoice Tel: 0300 1234 161 Email: info@cornwallhousing.org.uk Web: <https://www.cornwallhousing.org.uk/find-a-home/Homechoice-housing-register> Help To Buy South Tel: 0800 456 1188 Email: info@helptobuyagent3.org.uk Web: www.helptobuyagent3.org.uk/buying-options.asp

If yes to any of the above, please provide your registration number(s)

If you are in housing need please provide your name, address, email, telephone number. It will be treated in the strictest confidence and will not be published in the final report regarding the housing requirements of the Parish. It will only be used for verification purposes and to provide you with information regarding any possible housing scheme that may result from this survey.

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PART 3 Your thoughts on Affordable Housing

27. Would you support an affordable housing led development, to help meet the needs of local people?

(Choose any one option)

- Yes
- No
- Maybe

28. How many new homes in total would you support being built?

(Choose any one option)

- 1 - 20
- 21 - 30
- 31+
- Don't mind
- None

29. How many new homes on any one development would you support being built?

(Choose any one option)

- 1 - 5
- 6 - 10
- 11-15
- 16-20
- 20-30
- 31+

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

(Choose all that apply)

- Affordable homes for rent
- Affordable homes for sale

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Open market homes

All of the above

None

32. If there was future housing development in the Parish, where would you prefer to see it located

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Appendix 2 – Free text responses

Q34 If there was future housing development in the parish, where would you prefer to see it located?

Inside the current development area

No comment

Anywhere

Infill housing on appropriate land in all villages.

In areas with easy access to current roads / pavements in all villages.

St Agnes needs an expansion to the GP and Dentist to accommodate extra people.

Nothing more by Trevaunance beach as it's already looking overdeveloped (with the exception of the cottages behind Q cafe which fit with the aesthetic).

There is meant to be an option for local people to build on their own plots of land, is this still an option?

On another note - we were so lucky to be able to buy a discounted open market home and remain in the village close to our families. We estimate that we will be saving for another 10-15 years to have enough money to move from our current affordable onto the open market and free up our home. There is a need for more affordable housing because of the timescale it takes to move on from affordable homes and free them up for others.

St Agnes, Mithian, Trevellas or anywhere

not on green field land - fill in already developed areas eg goonbell, but also allow private development by individuals, not just give away any planning regardless of position or design to larger developers.

You have completely misunderstood the problems associated with housing in this parish. There are plenty of homes already - what there isn't enough of is people who can afford them. I live in a 30% discount home and will be selling this year - no-one in the parish will be able to afford the deposit for this house. All new homes must be social housing rent, but you cannot keep building houses without infrastructure. There is no footpath down to the village (I live in Porthtowan). There is no school, no doctor's surgery, and no shop you can walk to easily, you have to drive to get anywhere. It is completely isolated and there is very little for young families. You

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cannot build homes to resolve this issue, you need to buy up what is there and turn those properties into permanent social housing. Then you need to invest in infrastructure heavily. Section 106s do not solve the problem, they are just a tick box exercise. Because local families can afford the houses in xxx xxxx, Porthtown, they are always sold to people who meet the requirement of 'have lived in Cornwall for more than one year.' No-one in xxx xxxx, Porthtown is a local resident from the parish to my knowledge.

Seven mile stone would not be to bad

I think St Agnes centre would struggle with more houses so I think lots of smaller developments around Mount Hawke, Blackwater, Wheal Butson, Mithian etc. would be a good way to go about it.

Not on Green Field.

Anywhere where there will be not be pressure on amenities and infrastructure so not sure where that could be

I'd rather see small developments in unused space around the parish rather than massive ones on the edge of our villages.

Anywhere as local people on low incomes can live somewhere/buy their own homes

Spread throughout away from the coast

St Agnes environs

behind the Coppergate development, or near, within walking distance to the village.

Mount Hawke

St Agnes or Mount Hawke

I dont know every nook & cranny but areas that won't impact the natural environment, & houses that are eco styled & fit the landscape

1. Penwinnick Road on approach to village.

2. Fields at West Kitty

On the main road as you enter St Agnes. Close to the campsite.

On the edge of the village like the proposed scheme at Penwinnick.

I wouldn't like to see any future housing development. There are plenty of houses already in the parish. Sadly, a lot are not lived in as they are second homes or holiday rentals that are used a small portion of the year.

Not within the world heritage site. Not outside the parish boundary.

A few houses in each location to spread the impact on services and the environment

Within a reasonable distance of central core facilities centre.

N/A

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On the Truro side of the village off Penwinnick Rd to reduce traffic needs in the already congested main village.

Penwinnick Rd area, not near the Beacon and not heading out of town towards Perranporth

Stop building and destroying the countryside.

Far too many houses built recently. No increased infrastructure to support houses that exist (extra GP surgeries/hospitals/parking). Traffic congestion a real problem in the parish every summer.

We need less people not more houses!

On either the Perranporth Road or beyond the old railway station but car parking in the village needs attention.

Areas that do not impinge on green areas. Ideally brownfield sites whenever possible

On infill sites that are within the already agreed development boundary

St Agnes has seen so much development it should be in other areas of the parish and be for long term homes not for holiday and second homes.

Close to existing infrastructure such as local shop/bus stop

Penwinnick road

St Agnes

St Agnes

Blackwater, Mount Hawke

NOT SURE

I would support

Infill development

Planning on existing housing such as annexe's

Conversion of redundant commercial buildings; and

Strategically chosen green field sites which are landscape led - fulling GI purposes, support wider GI connectivity, use sustainable drainage mechanisms, show sustainable travel options, carbon neutral homes (etc) and developments that are informed by the local landscape character.

Don't mind

St Agnes

Mithian

Mount Hawke

Waste land

St Agnes Parish

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Infill rather than green site development.

Over on the carnival field or closer to the 'entrance' to the village on that side to avoid all the traffic otherwise driving through the congested village so as to access their homes

Somewhere that does not put more traffic on the Goonbell, Goonown, Rosemundy road as the parking there is already very dangerous - unless there is sufficient parking made available. The other issue is the capacity of the school, doctors, dentist and infrastructure - already feels like it is unable to cope.

Behind cemetery

Ideally opposite the Taylor Wimpy Development on the entrance to St Agnes; Adjacent to the existing Cemetery on the Goonvrea Road; Behind and above the Primary School.

on brown sites/infill. No more greenfield development
Wheel rose, mount hawke

Black water or mount hawke

Polbreen Avenue.

In the Penwinnick road area

Would need to be within access to the village centre for schools, shopping etc. If it were affordable or shared ownership houses likely to be young families. This would also cut down on the vehicles in the village

Unused fields beyond The Red Lion PH

Mount Hawke

Brownfield site

No specific requirement

no idea

on the outskirts of the village,

All the villages are filling rapidly, so brownfield sites, or ex-farmland would suit, preferably near access roads for Truro and Redruth
Nowhere.

St Agnes Parish

Housing Need Survey Report

Anywhere that could support the increased traffic, reliance on doctors etc., (infrastructure) and previously undeveloped green belt land if possible.
Mount Hawke

Between at Agnes and mount hawke
Blackwater near A30

on access roads into and out of village
within walking distance to St. Agnes village

Wherever there is access to public transport, preferably with an evening and Sunday bus service.

Within the present perimeters of the component parts of the parish- see the NDP.

in St. Agnes... not sure if this is what is meant?

There are plenty of houses for everyone to live in - but many of them are unoccupied most of the year! Reduce the number of second homes!

Off penwinnick road within walking distance of the school

The land to rear of houses at end of Goonown

I think there are enough second homes and luxury developments- we are full off those.

If there must be building it needs to be affordable for local people .

On the outskirts of the village would be best.

St Agnes & Porthtowan

Presingol or Wheal Butson.

I would prefer more smaller developments rather than large scale developments such as the sites on Penwinnick Road.

Off Penwinnick Rd

Infill development, close to local amenities such as shop, school, surgery. Ownership to be retained by council or housing association. No option to buy. Expand rental sector without creating 'sink estate'.

Smaller developments and self builds on single and multiple plots across the parish. Self-build in particular produces quality diverse housing at a much more affordable price, especially as family and friends can support with funds and skills.

On the outskirts. The problem is we have no infrastructure such as bigger gp practice, shops etc to support. Parking already an issue in the centre of st agnes. Prices seem to have rocketed massively and difficulty moving when have school aged children

St Agnes Parish

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Close to existing developments

Don't mind

Mount Hawke

Porthtowan

Close to bus route and shops to support the village

Any location.

Chapel Hill, porthtowan, but would need a footpath to the village. Maybe there is more room at Atlantic way. Don't really know St agnes area that well on the outskirts of current development. re use of derelict property/land re use of barns

Promised land

Any brown field site, definitely not green.

Don't mind

Not in Blackwater. We have enough already and no spaces at Blackwater School to take any more children.

On local bus routes

Somewhere it is not too visible.

St Agnes or Porthtowan

Where it blends in with the environment.

Where facilities are accessible by all age groups

I think the housing should be distributed across the parish and I think it should include Trevellas and Mithian which doesn't seem to have had any affordable housing built so far to my knowledge.

Mount Hawke, as there's not many in that area

St Agnes Parish

Housing Need Survey Report

Close to the new estates - on the road into St Agnes from Seven Milestone
Tucked in a valley

Mithian
Near the Beacon
Brownfield site

Small number in each village available to social rent only
Do not mind at all
St Agnes

Outskirts of village e.g. near Miners Way
Smaller developments of less than 6 houses preferred, in a style that fits in with the local area. We definitely need more housing options for locals in St Agnes! Including semi-rural and rural affordable housing in places like Mithian.
Brownfield or small unit infill. Not greenfield
On the outskirts of the villages.

With good road infrastructure to ensure congestion does not become worse. This probably means on or just off main road to Truro but there may be other possibilities.
No room for any more
B3277
Please no more housebuilding in Goonown
Somewhere where the infrastructure could support it - ie away from narrow lanes
Near the village/school

Mount Hawke, St Agnes and blackwater
Not on green land.
ANYWHERE IN THE PARISH

Don't know
On the B3277 out towards Chiverton,
Porthtowan, mount hawke
This question is too broad

Goonbell, Goonown, Penwinnick road

anywhere that is able to support the infrastructure needed,
Entrance to village penwinnick Road area
The village is, unfortunately already at capacity. No school places, no dental services & in my opinion already over populated to the village I knew & loved growing up. There is no parking during the summer months & new developments do not take into

St Agnes Parish

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account that families these days have more than one car! St Agnes has already been spoiled. Please don't allow it to get any worse.

Either between St Agnes and Perranporth as there is a bus route and facilities in St Agnes or towards Mount Hawke for same reason

Between Goonown and B 3277

Outskirts of St. Agnes

Not in Blackwater. Too many houses already with no school places and one tiny shop

Between Porthtowan and Mount Hawke

On vacant land in Goonown

Carnival field or towards the football club.

don't mind

St Agnes, Porthtowan, Mount Hawke, Blackwater

As far as possible within the current limits of housing already there. Building on farmland should be avoided unless absolutely desperate. Farmland should be protected as it will be needed for food more and more as the population grows and once it is built on it will be lost forever.

in fill sites

Within easy reach of the A30

Mount Hawke, Porthtowan, Blackwater

On any brown field site

With the present infrastructure, there is no good place. You cannot just look at housing in isolation, let's face it the roads at present are inadequate any further building would only exasperate the situation.

somewhere else

St Agnes

Close to the established community facilities of, for example, St Agnes and Mount Hawke.

The village of St Agnes cannot cope with any development too far into the village so on the outskirts

Mount Hawke

Don't mind

On the entrance to the village, coming from Truro

As close to the centre as possible, to avoid further pollution and congestion from car usage

St Agnes Parish

Housing Need Survey Report

Anywhere In the parish.

I do not think it really matters just as long as there are homes available for the younger generation

In most places but not on a green belt or taking away the countryside as I believe you will then affect the tourist that come to Cornwall for the openness and not a built up town/village

Near the other new developments, on land beside the main road in from Truro.

Well away from the coast, I don't want to see our area's natural beauty ruined.

Mount Hawke

In St Agnes/Mount Hawke i.e. where there is access to doctors, schools, dentists, transport links etc.

no pref

In some field area, away from other housing. Providing nice quiet surroundings and views

Nowhere

In each village

Blackwater

Mithian

Whilst there has been a huge amount of new builds within the parish over the last few years, what is always lacking are affordable homes for local people. large developments are not appropriate as the villages do not have the infra structure to accommodate large numbers of additional families but there are small sites around the parish that could hold a small number of houses.

Mount Hawke

Scorrier

Close to the main access road to the village, away from the coast and smaller roads

Within walking distance to the shops, school and doctors

Without improvement in local infrastructure such as sewerage systems, schools, doctors, hospital capabilities etc there should not be too much more new building.

however, if the council bought existing properties, which have already been privately rented for some time, that could really help the situation of families looking for suitable, affordable accommodation.

Mount Hawke, Porthtowan, St Agnes, Blackwater

Anywhere as long as parking and access to schools and surgeries are considered. I know of very few developments that ever get parking accommodations right and it's knock on effect in our small villages is insane and causes dangerous roads and pavements and stressed residents.

Mithian, St. Agnes

St Agnes Parish

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I am not sure about where.

Along penwinnick road, with a new path to make it safe for pedestrians.

I would prefer small select developments in all areas of the village,
Not on the costal section of the Parish, however there would need to be good safe walking access to the village, plus a park and ride scheme

Anywhere with good infrastructure already - wide enough roads, school catchment area. Wheal Rose is already under pressure with more housing and possible geothermal plant bring more and heavy vehicles down a very narrow country road. Blackwater seems a good option for access, local shops etc.

Wheal Kitty or Goonown

Infrastructure cannot cope with any more development

Anywhere within the parish. But mainly St. Agnes.

None

St Agnes has not got the infrastructure to support additional housing. In my opinion all parking should be banned from Vicarage Road except for loading and unloading.

Where already buildings

near to existing housing

St Agnes

Off the B3277

Near the other new houses. However, design needs to be well considered using local materials etc

At Agnes, mount Hawke

St Agnes

Between Mt Hawke and St Agnes

Village outskirts

Within the village.

Nowhere - the village is already over populated and roads are so busy as to the point of being dangerous

Anywhere where there are enough schools and more especially doctors to support increase in population. Blackwater has seen a lot of new housing estates built in the last few years, too many and they are still being built, therefore I would not support further increase in the village.

I don't feel we need to build any more homes while there is a very high percentage of second homes, standing empty for most of the year. I think there needs to be a policy that underutilised second homes are compulsorily purchased by the council to be then

St Agnes Parish

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rented to local residents. There should also be a large council levee put on second homes earning their owners rental income and that money to be invested into buying up empty properties.

between St Agnes and Mount Hawke
Wheal Butson

No more new builds but a stop to private builds for second homes. There is a lack of infrastructure

Not sure

In fields on outskirts of village, near enough to walk to village, but with a car park.

On the edge of villages.

on any brownfield site

Where there is already some development not in an undeveloped area.

Spread across the parish i.e. small numbers here and there rather than all being concentrated in one or two places

close to village centre

Nowhere - would only support if the infrastructure was sorted out before any new building of any type be permitted ie road, parking, school, shopping, doctors etc.

fields opposite current council properties at Short Cross or build new school on fields at Short Cross and use school land for affordable housing. No properties to be allowed for use as second homes, holiday lets or Air B&B.

I would prefer to see truly affordable homes spread out relatively evenly across the parish, making as little an environmental and infrastructural impact as possible. For example a large housing estate close to St Agnes would put extra pressure on services that are already very busy and in my view not be the right way to go.

Adjoining the settlement boundary or within the main villages. Not in the open countryside, hamlets or any other smaller settlement or group of buildings. Good infrastructure and connection to larger settlements and employment.

Goonbell

Area with access and on outskirts of village (ie not to distract from heritage)

Goonown

Edge of st agnes, not really any land in vlllage.

Goonbell, Barkla Shop

Goonbell, Barkla Shop

Brownfield sites. Old mine wasteland. Closest to Truro where jobs might be.

Main road heading into St Agnes, with a defined end ie no more after old Railway yard.

St Agnes Parish

Housing Need Survey Report

Penwinnick Road

Smaller developments, in appropriate pockets of land. Max 5 houses per development.

Absolutely not outside the current boundary NDP or anywhere that will have further negative impact on existing area. Too many houses have already been built, the village infrastructure can't cope.

no restrictions

Mount Hawke, Mithian and on the outskirts of St Agnes

Not sure

Do not want to see future housing development - parish is already overrun with second home ownership and locals are priced out. Any new housing would not be locally sold

The outer edge of the village, chiverton side. Must not be more traffic going through the village.

I'm not sure.

not sure

along Teagle's straight

WITHIN WALKING DISTANCE OF VILLAGE AMENITIES

On areas that require re-wilding. Possibly from extensive mining or over farming.

No future developments- St Agnes is too congested in summer (in particular) with terrible parking at any time of the year. Too many homes are allowed to be holiday lets and/or second homes - these should be reduced in number and specified as primary housing only. New homes built would just be more of the same with too many outsiders not of Cornish descent buying them. It's already a market that favours outsiders over locals so why add more of the same.

On the outskirts of the village (south side) so traffic does not have to go through village.

Not a problem with locations

On outer fringes of the village so access can be gained without driving through village centre

Wheal Kitty, Polberro, Porthtowan, Mithian

Between Goonown and Penwinnick Road

Where there is sufficient infrastructure to accommodate additional building.

Behind Penwinnick Farm or as an extension to the Film studio site

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within the village boundary
wherever there is space

Mount Hawke

Anywhere suitable in the parish
ideally 'brown fill' sites

not sure but access needs to be safe and the land not used for other purposes
On entry of village from main road.

Small infill developments

No specific ideas. One very good option would be to find a way to limit the number of homes that aren't actually being lived in by anyone. That would make it easier to find ones to live in and landlords could still own their additional houses but be required to residential let as opposed to holiday let. The existing housing stock needs to work for the whole local community, not just people who own all these homes. Tourism accounts for around 12% of the county's GDP. We will not fall apart if we had fewer houses for holidays. Permanent homes would support the year-round economy. Conversion of some of the huge, predominantly empty second homes into affordable flats.

Wheal rose, mount Hawke,

Added to Miners Way and Drovers Way

Throughout the parish where services (water, sewerage) were available for it and traffic access would accept it

Mithian, Blackwater

Because there is no easy answer this question.... On/off Penwinick Road

So

We here where the infrastructure could handle extra homes like at Agnes. Not Porthtowan

Perhaps link to the houses built on the entrance to thr village? Please stop building on our fields! Please do not build on any fields leading up to the beacon. The village has changed so much through development.

This is too complex a question to be answered simply. It depends on extent of need and evidence of such, and the options available. As do the previous questions regarding numbers and types of housing.

Any brownfield site/ greenfield sites on the fringes of the village

Blackwater

It must be on south side of village to reduce traffic flow through already congested village. It must have footpath into village. It must have access to bus service. It should have easy access to proposed cycle route. I suggest it would be better to build an estate that supports all the affordable housing such as Miners Way.

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Within the village development plan area
 Within the village development plan
 wheal kitty, goonbell,

I have supported the developments in Blackwater for the past ten years but I now think that the village has grown enough. It is disappointing to see a pretty village ruined by the Hawkins garage building. I think that they should be forced to reinstate the Cornish walls that they took down.
 on land already used for housing

Adjacent to the existing settlement boundary or within it. Not near the Beacon. Respect AONB and local landscape character. Ensure new houses are linked to the existing settlements are well connected by footpaths. Always in the larger villages and settlements to improve sustainability. Not in the countryside not in the smaller hamlets
 somewhere where it has new road, parking, school , sewage etc infrastructure built with it
 Within existing boundaries where possible.
 penwinick road/wheal kitty/small infill developments. Wherever building on green fields can be avoided.

Wheal kitty
 No further development in green space. There are plenty of homes in the Parish we simply need to stop them being sold as second homes or holiday houses. Action is needed immediately to prevent our village being lost forever.

As close to the village amenities as practicable.

Infill the area between Penwinnick road and Goonown road so that St Agnes can accommodate new housing without spreading out further. This seems the obvious area to be included within the Development Boundary red line.

Where there are the best services eg shops, school, drs surgery so st agnes or mount hawke

To balance up housing in the village I would suggest the edge of the village on the perranporth road

St Agnes

On the outskirts of the village

Between mt hawke and st agnes but dentist school and Drs surgery would need to be looked at also with safe areas for children and families to safely access these facilities
 St. Agnes

St Agnes Parish

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Somewhere in keeping with the location chosen

Penwinnick road, St Agnes

Away from the setting of the Beacon but in reasonable pedestrian access to village facilities. Preferably small developments on brown field sites avoiding spread into the green fields around the village.

Areas other than Green Field sites, keep the area rural.

Within existing villages - no mass green field development

As per the neighbour development plan - not in currently green field/wild areas

only south of village so no more traffic is generated within village

On wasteland instead of on scenic lush areas

Anywhere in Mount Hawke

Not sure. But last time they built affordable homes in Blackwater where I live. I just about qualified for being local. Just refer back to my last statement The cheapest affordable home was 170.000. I was gutted.

It then got offered to anyone as the developer said no one local wanted to buy. A big con. Fuming.

Wherever is suitable as long as sustainable facilities are included to support the development e.g. schools, surgeries, dentists, shops, bus routes etc.....and as long as consideration is given to existing residents.

Blackwater or Mount Hawke

Inland on the edge of a village

Mount Hawke/ porthtowan/ blackwater

I think it would be better to somehow stop allowing second homes/holiday homes and lets, and instead fill already existing homes i.e rent to locals that live in the parish that cannot afford anywhere currently

On the outskirts of the village

Outskirts of St Agnes

As I am 61 years old I would personally like to be near to the village for ease of access.

On the outskirts of the village

Mount Hawke

preferably on brown field sites

Yes

Mount Hawke

I am not sure. What I believe important is to not fill in all the green spaces in the village. There are too many cars looking for parking, so that needs to be addressed with any development. I do not believe that we should lose all the gardens in the

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village to more houses as this compounds parking issues but taking away off road parking in addition to additional demand for parking.

Certainly not robbing the countryside even more than has and is already here, preferably remove the monstrosities that have somehow passed planning consent they are of huge and hideous proportions that locals cannot afford!

No. Way too much development already. Character of village changing beyond all recognition infrastructure insufficient to support current housing stock

Mount Hawke

Somewhere with services and transport links.

Close to the centre to protect the environment - probably more along Penwinnick Road which is the main access to prevent more traffic in the village

Wherever suitable

Outskirts of village

I think that the infrastructure needs to be improved before new houses are built. The traffic in the summer is unsustainable.

Many roads become blocked

There is no cycle network

It is becoming increasingly dangerous for children walking to and from school

Close to village amenities, shops, school, surgery etc

mithian/mithian downs

St Agnes

Provided it does not impact on or further affect the unique and wildlife area on the coast or surrounding the village I would support it as there are several areas where such development would be beneficial.

Preferably on brown sites - certainly not on agricultural land. As an adjunct to existing built up area - not to increase size of existing villages or hamlets to the extent that its character is destroyed.

Adjoining the recent developments between Penwinnick Road and Goonown.

Within development boundaries wherever possible.

near parc kres

Within the village: large houses should be encouraged to split into smaller residential dwellings and/or allow new dwellings in garden/small plots, parking permits issued across the village, and park and walk car parks (like Port Isaac) added to the village.

Note: If a 4-bed house was converted into 3 affordable flats. The owners would likely make a profit even with the reduced affordable sale price. This would guarantee houses for locals, tackle short-term/holiday let issues.

Can this be implemented into the local plan?

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Outside the village: Dwelling that conforms to 'The Building for Life 12 standard' and extra care for locals should be allowed outside the settlement boundary. This would allow the older generations to stay in the village in suitable accommodation freeing up housing stock.

Brownfield sites

St Agnes

Birmingham

Blackwater

St Agnes

Wheal kitty side of the village

Anywhere in and around the village that's suitable

Anywhere, but has to accommodate the community and not make an ugly unsociable impact

Near the St Agnes museum, next to the current new development site

Mount Hawke or Blackwater. The infrastructure of St Agnes can't take anymore households.

Bolted on to one of the large developments already in place to prevent further sprawling into the countryside

If it is just for St Agnes, I would prefer smaller developments to be considered within the village and not large estates on the perimeter.

Penwinnick road, rental homes for local young people ONLY

St Agnes, Mount hawke, Porthtowan, Blackwater.

On brown field land

Miles away

St Agnes

Wherever you want. Brown field sites especially.

St Agnes

Penwinnick or Goovrea Road

Integrated into the village envelope in small developments of 5/6 buildings.

St Agnes

Anywhere in the parish

Outskirts of village. Perhaps near to Goonbell

Trevellas, mithian, carnburgus, blowing house, goonbell,

I don't mind as long as it was not for second homes and purely for those from the parish.

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St Agnes

Blackwater
on the outskirts

Beside the other new developments. Not inside the village.

Blackwater or Mt Hawke where the price of land is less expensive which should mean that the homes are more affordable. Nothing would be affordable in Porthtowan and St Agnes as price of land is ridiculous

Towards Penwinnick Road/Presingoll area

Brown field sites

Mount Hawke – where my Mother lives and is 70 and needs support

Mount Hawke / Blackwater area.

Anywhere

brownfield site

Mount Hawke, on the flat, not in the valley or flood plain.

mainly NO building second homes. Any new development should be small scale and definitely not holiday homes, or second homes. The previous developments in St. Agnes especially have been bought as second homes and are so expensive it is driving the young people out of the village. Smaller 2 bed properties can be built with two parking spaces. solar panels and lots of insulation and built well. Houses that are environmentally sustainable and require little heating. Build for the environment and the future. Let Cornwall lead the way.

On the outskirts of the village eg: between Presingoll and Miner's Way.

If it is affordable, it should be located where there is a need but also bearing in mind the facilities in that village. I live in Porthtowan and there is a need for affordable housing if there is sufficient infrastructure, all 3 of my children who grew up here are unable to live within the parish let alone the village.

Goonbell, Trevellas or Mount Hawke

Not in AONB

Where the infrastructure will support it.

Truro side with easy access to A30 so less traffic to clog village

St Agnes - if they were allocated to those who have lived in the village all their lives. And not to be told that being a single person was a waste of space.

St Agnes

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Brown field sites

Mithian

brown field sites

Penwinnick Road

Joining Glendale Crescent/Henley Crescent

Within village boundaries or in close adjacent fields with access to renewable energy.

Close to existing communities, schools and services etc.

Seven milestone or anywhere that is on a bus route

Anywhere in St Agnes

St Agnes

Porthtowan - bungalow

Only social rented homes

Somewhere where it's not a beauty spot. Not joining up individual villages - they're all unique and not on arable land.

Goonlaze or off Penwinnick road

Polberro

Fields off water lane toward Promised Land

not important. More emphasis for Locals to be able to attain. Incomes down here need to be accepted, even 0 hours work of which SO much is for locals.

Nowhere, village traffic is busy as it is and any affordable homes will eventually be put on Airbnb anyway

Nowhere around St Agnes, to stop further loss of greenfield land and increasing recreational pressure, and to protect the setting of the WHS and our village identity.

Towan Cross

mount Hawke

Porthtowan area

Mount Hawke

In the valley above Towan Valley.

Blackwater

All over the areas with least housing needs

I do support affordable housing but as stated in the last consultation, we are already significantly over our quota and there is new housing going up everywhere. We do not support more new housing locally for this reason.

Porthtowan - close to other estates and new development on infill sites

Other communities e.g. Mount Hawke, in carefully located small infill sites if locally

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supported / agreed

Not St Agnes nor Blackwater which have both had a lot of new development in last 10 years

Penwinnick Road

Outside the village with some new shops to take the traffic pressure off the village main (vicarage/british/rosemundy)

No developments in the village

Blackwater

St Agnes or Mt Hawke

brown field sites

any suitable place that excludes limited access to main street and easy traffic flows essential

Mithian