

Tywardreath & Par Parish

HOUSING NEED SURVEY

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Author:	Sam Nicholson –Development Officer Affordable Housing Team, Cornwall Council

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1.0 Introduction

1.1. Summary

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 actively 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 has not 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. Tywardreath and Par Parish is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish, including the settlements of Par and Tywardreath. In preparing this plan it is very important to understand what housing is required to meet the local needs of the communities over the next 11 years.

2.0 Current Housing Need Information

2.1. Registered Need on Cornwall Homechoice

2.1.1. Cornwall Housing operates the Homechoice Register which records the number of people actively seeking affordable rented housing

2.1.2. A breakdown of the local housing need profile, based on information given by applicants to the Homechoice Register, is provided in Figure 1 below, which has been separated by bedroom requirements and priority need banding:

Figure 1 – Summary of Homechoice Register February 2019

Parish	Band	bedroom Need					Grand Total
		1	2	3	4	5	
Tywardreath and Par	A	4					4
Tywardreath and Par	B		1	1	1		3
Tywardreath and Par	C	4	4	3	1	1	13
Tywardreath and Par	D		1				1
Tywardreath and Par	E	4	2	1			7
Tywardreath and Par Total		12	8	5	2	1	28

Explanatory note on table above

The Homechoice Register records the number of families that are actively seeking an affordable rented property. The families on the register have been assessed by Homechoice, are ready and actively bidding and are banded in accordance to their need for affordable housing and their bedroom requirement. It should also be noted that whether applicants have a primary local connection to Tywardreath and Par Parish is not confirmed until applicants are successful in the bidding process for a particular property.

It should be noted that the criteria for banding have recently been revised by Cornwall Council (<https://www.cornwall.gov.uk/housing/housing-strategy/council-allocation-scheme/>). The changes in the allocations scheme mean that only registered and active applicants remain on the register. It is possible that applicants will re-register in the future. However, the following groups have been excluded from the register; “Low level welfare will no longer be banded” and Banding will only be given for Urgent and high level cases of disrepair.”

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 may underestimate the total local need for affordable sale homes if a comparable local connection definition were to be used in both circumstances. The results of the housing need survey seem to suggest that there is public confusion on where the Parish boundaries lie, the 15 households may be an overestimate, as

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people with a Par postal address but living in St Blazey may believe that they are residents of Tywardreath and Par Parish.

2.2.3. The postal address of "Par" includes large parts of the southern half of St Blazey Parish, as well as Tywardreath and Par Parish, which gives rise to confusion as members of the public may not know where the Parish boundaries lie. It is possible that a proportion of those claiming a local connection with, or a preference for accommodation in, "Par" are not in fact referring to Tywardreath and Par Parish but to the postal area of "Par". Responses to Question 31 were indicative of this confusion. The question asked: "If there were future housing development in the Parish, where would you like to see it?" Analysis revealed that the majority of the answers were outside of the parish boundary.

3.0 Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Tywardreath and Par Parish lies in mid Cornwall and is rural in nature. It is located near to St Austell (5m) and Bodmin (9m). The parish's main centres of population are Tywardreath and Par Villages. There are also a number of outlying, small clusters of dwellings.

3.2. Survey Methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Tywardreath and Par Neighbourhood Plan Group (NDP Group). It ran for 7 weeks from 21th March 2018 through to 8th May 2018. 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 survey c.f. Appendix 1 which details the questions, the order in which they were asked and raw data on the responses. Topics within the survey included amongst others:

- Whether the respondents considered themselves to be in need of affordable housing;
- Whether they were currently living in the Parish;
- 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;

For those in 'housing need', additional topics were covered including:

- Whether a member of the household needing to move meets the criteria for local primary connection to Tywardreath and Par Parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- The number of bedrooms the moving household would need;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;

3.3.2. Towards the end of the survey, all respondents were asked the questions below and had the opportunity to give their thoughts on Affordable Housing

generally.

- Would you support an affordable housing led development, to help meet the needs of local people with a connection to the Parish?
- How many new homes would you support being built?
- What type(s) of development would you support?
- If there were future housing development in the parish, where would you prefer to see it?

3.3.3 The final part of the survey covered: General equalities monitoring questions.

3.4. Report Format

3.4.1. This report will now analyse the results of responses to the Housing Need Survey. The survey was divided into 3 parts:

Part 1 Housing Circumstances: respondents not in 'housing need', questions 3 – 12 inclusive. These questions were for those who did **not** consider that any member of their household required affordable housing. An analysis of these results is to be found in Section 6.

Part 2 Affordable Housing Need Circumstances questions 13-27 inclusive. These questions were to be completed by, or on behalf of, a person in the household in 'housing need'. An analysis of these results is to be found in Section 4.3 onwards and Section 5.

Part 3 Your Thoughts on Affordable Housing

In this part, questions 28-31 inclusive were to be completed by all respondents, irrespective of their housing need situation. An analysis of these results is to be found in Section 7.

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.

4.0 Survey Data

4.1. Summary of Survey Response Rate

4.1.1. The Housing Needs letter went out to **1,532** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **251** survey submissions. **244** of these were electronic responses and **7** were received as paper copies. This is equal to an overall response rate of **16%**. Percentages given below and in the data in Appendix 1 are based on the number of respondents who answered individual questions, as not all respondents answered all the questions.

4.1.2. The information provides useful data on the extant housing need in the parish. The Affordable Housing Team considers this to be reasonably representative and it is recommended that the conclusions drawn from the analysis be used to inform both the parish council and the Local Planning Authority as regards housing need in the parish.

4.2. Analysis of Sample

4.2.1. Of the **251** responses, **227** were recorded as 'complete'. The report therefore focuses on the **227** 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 part of the report will focus on those households that responded on the basis on being in 'housing need' by completing questions 13 to 27 in Part 2 of the survey. **25** households began this section.

4.4. Current Housing Circumstance

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

- a) **9** (36%) were in private rented
- b) **8** (32%) are living with a relative or friend
- c) **3** (12%) said they owned with a mortgage or loan.
- d) **3** (12%) renting from a housing association
- e) **1** (4%) said they owned outright
- f) **1** (4%) tied or linked to job

4.5. Primary Local Connection to Tywardreath and Par Parish

4.5.1. These questions asked respondents to identify the type of local connections that they had to the Parish. The options were either 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.

4.5.2. Of the 21 respondents who considered themselves in 'housing need' and answered the question, **18** stated that they have lived/worked or had a family connection to the parish; **3** said they did not. At the beginning of the survey, 25 respondents had identified themselves as being in 'housing need'; **4** participants did not answer this question. There is no clear link between the self-assessment of being in housing need and a local connection to Tywardreath and Par parish which is also a self-assessment. This would suggest that between 14 and 18 respondents considered themselves to have a local connection to Tywardreath and Par Parish.

4.6. Reasons Why a Move is Required

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

- Currently renting, but would like to buy **6** (30%)
- Living with friends/family and would like to live independently **6** (30%)
- To move to a more affordable home **5** (25%)
- Current home is too small **5** (25%)
- Other **4** (20%)
- A problem with the condition of the home **2** (10%)
- To live with partner **2** (10%)
- Current home is too big **1** (5%)

4.7. How Quickly Households Need to Move Home

4.7.1. Twenty respondents answered this question with the majority **14** (70%) of respondents needing to move home within 2yrs. **5** (25%) stated that they need to move within 2-5yrs. **1** (5%) stated that they need to move within 5-10yrs.

4.8. Where Households Would Like to Live

4.8.1. Twenty respondents answered this question

- **13** (65%) want to live anywhere in the Parish
- **5** (25%) want to live in Tywardreath
- **2** (10%) want to live outside the Parish

4.9. Tenure Type Preferences

4.9.1. Nineteen respondents answered this question where respondents were asked to indicate what type of housing is suitable for the household need.

- a) **11** households said they would consider affordable rented homes;
- b) **8** households would consider an open market home;
- c) **6** households would consider an intermediate sale home;
- d) **5** households would consider shared ownership.
- e) **4** households would consider renting privately.

4.10. Property Size

4.10.1. Nineteen respondents answered this question as follows:

- 1 bedroom **3** (16%)
- 2 bedroom **7** (37%)
- 3 bedroom **7** (37%)
- 4 bedrooms **1** (5%)
- 5+ bedrooms **1** (5%).

There is a marked contrast between the results above and the information given on the Homechoice Register (2.1.2.). On the Homechoice Register almost half of the applicants require 1 bedroom accommodation.

4.10.2. The need profile suggests that family homes, evenly split between two and three bedrooms, are most in demand.

4.11. Specific Housing Requirements

4.11.1. Nineteen respondents answered this question. 16 said they have no specific housing requirements. 2 respondents mentioned specific requirements which were not listed on the options; 1 respondent is seeking older person accommodation and 1 respondent requires accommodation on the ground floor.

4.12. Affordable Homeownership Prices

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

- **8** (42%) stated they **do not wish to purchase**
- **2** (11%) could afford to buy **under £80,000**
- **1** (5%) could afford to buy between **£81,000- £100,000**
- **1** (5%) could afford to buy between **£101,000 - £125,000**
- **4** (21%) could afford to buy between **£126,000 - £155,000**
- **3** (16%) could afford to buy between **£156,000- £200,000**

4.13. Deposits

4.13.1. Of the 11 households that were interested in purchasing a home, 10 gave information on the amount of deposit which they had available:

- **4** (40%) households have access to up to **£5,000** for a deposit,
- **1** (10%) households have access to a deposit of **£6,000 - £10,000**
- **3** (30%) households have access to a deposit of **£11,000 - £20,000**
- **2** (20%) households have access to a deposit of **£21,000 - £30,000**

Deposits of 15-20% of purchase price are typically required to purchase a Discounted Sale Home. However for Shared Ownership the deposit can be much

lower. For instance a property with a full market value of £200,000 could be purchased with a 25% share (£50,000) from a registered provider. The deposit requirement would be based from the share purchased (25%/£50,000). Therefore, a £50,000 mortgage deposit requirement would be in the region of £7,500- £10,000 (15-20%).

4.14. Affordability of Rental Costs

4.14.1. 14 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

Answer Choices	Number
Do not wish to rent	4
Less than £400 pcm	2
£401 - £500 pcm	5
£501 - £600 pcm	5
£601 - £700 pcm	2
£701 - £800 pcm	0
£801+ pcm	0
Total	18

4.15. Would You be Interested in Self-build?

4.15.1. Of the seventeen respondents who answered this question, **5** (29%) would consider self-build. **12** (71%) would not consider self-build.

4.16. Are Households Registered for Affordable Housing

4.16.1. Seventeen respondents who consider themselves to be in 'housing need' answered this question. **3** (18%) of respondents were registered with Homechoice. The majority **14** (82%) said they were not registered with Homechoice or Help to Buy SW in May 2018. Information on how to register with Help to Buy SW and/or Homechoice was given in the survey, so it may be that some respondents did register. If so, some of the 14 households may be included in the more recent Homechoice Register Figure 1 (2.1.2.), as this is a "snapshot" of those applicants on the register in February 2019.

4.16.2. The Housing Need Survey in May 2018 identified **14 'hidden households'** at that time that were not counted within the registered housing need information (Homechoice or Help to Buy South West). The 14 hidden households have self-assessed as being in need of affordable housing in Tywardreath and Par Parish. There is no information in the survey to ascertain which priority band these households may be placed in.

5.0 Households in 'Housing Need': Conclusions and Recommendations

5.0.1. This part of the report will focus on those households that responded on the basis of considering themselves to be in 'housing need' and gave answers to questions 13 to 27 in Part 2 of the survey.

5.1. Summary of Survey Response

5.1.1. The Housing Need Survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were completed. Of these 25 Surveys were completed by those who stated that they were in 'housing need'.

5.1.2. A breakdown of the local housing need profile, based on information given by applicants to the Homechoice Register (not responses to the Housing Need Survey) indicates that 25 people have indicated an interest in "affordable rented" housing in the parish.

5.1.3. Because of confusion in the public's mind between the postal address of "Par", which includes large parts of the southern half of St Blazey Parish, as well as Tywardreath and Par Parish, it is possible that a significant proportion of those claiming a local connection with, or a preference for accommodation in, "Par" are not in fact referring to Tywardreath and Par Parish but to the postal area of "Par".

5.1.4. The survey identified 14 respondents/households who self-certified as being in 'housing need' who were not registered on Homechoice or Help to Buy South West in May 2018. However, this survey may have prompted some respondents to register with Help to Buy SW and/or Homechoice. The Homechoice Register Figure 1 (2.1.2.) is a "snapshot" of those applicants on the register in February 2019.

5.1.5. Of the 25 respondents who stated that they were in 'housing need', 19 responded to the question on "Tenure Type Preferences" (c.f. Section 4.3.7.): 11 said they would consider "affordable rented" accommodation whilst 11 indicated interest in either buying either an "intermediate" or "shared ownership" property, whilst 12 would consider purchase of an "open market" property or private rental. Since this was not an "either-or" question, it does indicate flexibility in those who consider themselves 'in housing need'.

5.1.6. The above figure does not include those households registered with Help to Buy South West, as "Help to Buy South West do not routinely keep data on ex-residency or family connections" to specific parishes (c.f.2.2.2). The Housing Need Survey did not identify how many of those 'in housing need', with a primary local connection to the Parish, would consider purchasing affordable homes within 1.5 km outside the Parish boundary. This is a significant consideration in view of recent major developments on and above The Mount in Par (St Blazey) which include substantial affordable housing to rent and to buy. In addition, it should be noted that as far as affordable homes to purchase are concerned, some respondents appear to have access to sufficient funds to

purchase “open market” homes in Tywardreath and Par Parish itself, as they say they can afford to spend up to £200,000 on a property purchase (c.f. Section 4.3.11.). However this self-assessment does not take into consideration participants’ circumstances, such as mortgage deposit, any existing debts or any other financial commitments.

5.2. Key statistical Findings

5.2.1. Question 15 asked whether any member of the household needing to move met the criteria for primary local connection to Tywardreath and Par Parish. 18 respondents said “yes”; and 3 respondents said “no”. The remaining 4 respondents who had said that they are potentially in need of affordable housing did not answer this question.

5.2.2. The survey data has indicated that, as well as the 28 active applicants on the Homechoice Housing Register (February 2019) and 15 households on Help to Buy South West (December 2018), there were possibly an additional 14 households who have self-assessed as being in need of affordable housing (May 2018). It is not possible to know whether any of these 14 households may have registered with Homechoice between May 2018 and December 2018. An applicant’s primary local connection to Tywardreath and Par Parish would be verified when a property is allocated.

5.2.3. Question 18 asked where the household would prefer to live.

- 13 respondents wish to live anywhere within the Parish.
- 5 respondents specified Tywardreath as their preferred location.
- 2 respondents said they want to move out of the Parish
- 5 did not answer the question.

5.2.4. Question 20 asked about the number of bedrooms required by the household.

- 1 respondent said 5+ bedrooms
- 1 respondent said 4 bedrooms
- 7 respondents said 3 bedrooms
- 7 respondents said 2 bedrooms
- 3 respondents said 1 bedroom

At the time of the survey, therefore, the main demand was for 2 or 3 bedroom properties. There is a marked contrast between the results above and the information given on the Homechoice Register (2.1.2.). On the Homechoice Register almost half of the applicants require 1 bedroom accommodation.

5.2.5. Reasons given for having to move by those who said they were in ‘housing need’ varied; and in some cases more than one reason was given. The top 2 reasons were “currently renting and would like to buy” (6 respondents) and “living with friends/family and would like to live independently” (6 respondents).

5.2.6. Of the 19 people who answered question 22 about how much they could

afford to pay for a home, 8 said they did not wish to purchase, 2 said they could afford up to £80,000, 1 up to £100,000, 4 up to £155,000 and 3 up to £200,000.

5.2.7 A Hometrack Report has been conducted for the area of Tywardreath and Par Parish. The report has gathered data from sales and valuation of open market properties in the last five years (2019-2014). Below is a summary table of prices paid/valued in this period, available on Hometrack;

Number of bedrooms	Number of properties identified	Minimum and maximum price (excluding outliers)	Average (rounded)	Affordable Housing Purchasing Power
1	1	£119,000	£119,000	£73,000
2	13	£135,000-£215,000	£177,000	£87,000
3	33	£160,000-£250,000	£203,500	£104,500
4	10	£190,000-£345,000	£287,000	Not available

Affordable Housing Purchasing Power is the ability of households to buy a property with the average earnings in Cornwall. Further details of Purchasing Power is available in the Housing SPD

5.2.8. Respondents who considered themselves to be in 'housing need' were asked in question 19 what type(s) of housing is suitable to meet the household need. 19 respondents answered, some of whom may have ticked more than one response. The housing type which scored the highest number of responses as far as suitability was concerned was "affordable rent" which 11 respondents chose. The second most frequently chosen response was "open market" which 8 respondents chose. There was no explanation of the term "open market". The layout of options on the survey suggests that in this context, it was intended to mean homes for those who could afford to pay the full market price, but it is not possible to know how individual respondents interpreted the term. As far as affordable homes to buy were concerned, 6 indicated an interest in "intermediate sale" and 5 indicated an interest in "shared ownership", but the data does not indicate how many respondents chose both types of housing. 4 respondents also expressed an interest in "private rented"

5.2.9. Question 17 asked when the respondents who stated that they were in 'housing need' would need to move. 19 respondents answered this question of whom, 14 (70%) said within 2 years; and 5 (25%) within 2-5 years.

5.2.10. Analysis of the responses from those who consider themselves to be in 'housing need' suggests that there are two recommendations to consider through the ongoing development of the Neighbourhood Development Plan (NDP).

- Affordable housing delivery should prioritise "affordable rented" homes and "intermediate homes" for purchase at the lower end of the price range via mechanisms such as "shared ownership";
- In addition, the survey identified some support (from 5 respondents) 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 led

development including Community Land Trust delivery.

5.3. Local Housing Provision and Context

5.3.1. The Cornwall Local Plan which runs until 2030 sets out a target number of new homes for each Community Network Area (CNA). Tywardreath and Par Parish lies within the CNA of St Blazey, Lostwithiel and Fowey; and Cornwall Council is currently projecting a surplus of 211 new homes above the 2030 target c.f. p.12 Cornwall Local Plan Housing Implementation Strategy, October 2018.

5.3.2. The number of extant planning applications will vary, but there is one extant planning application for 8 self-build properties in Tywardreath and Par Parish. In addition, since the publication of the above housing numbers, more planning permissions have been granted including one for 46 houses in Fowey.

6.0 Housing Circumstances: Respondents Not in 'Housing Need'

6.0.1. This part of the report will focus on Part 1 questions 3 – 12 inclusive of the survey. These questions were answered by households where no member of the household was in 'housing need'.

6.0.2. Summary of survey response from those who said that no members of their household required affordable housing. The housing need survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were submitted. The number of respondents not in 'housing need' who answered individual questions in Part 1 of the survey varied between 200 and 203, except for two questions where responses were required of an individual nature and were not necessarily applicable to all i.e. adaptations to the respondent's home and whether someone in the household had moved out of the Parish in the previous 5 years, the reason for this.

6.1. General Housing Circumstances: Key Statistical Findings

6.1.1. Of the 203 respondents who answered the question about whether their home in Tywardreath and Par Parish is their main home, 200 said yes and 3 said no.

6.1.2. Among those not in 'housing need', 21 respondents said their homes had been adapted and 179 said not. However, it should be noted that 62 respondents (out of 200) also indicated that they live in bungalows. None of the respondents live in sheltered or supported accommodation.

6.1.3. Residents not in 'housing need' were asked whether any members of their household had moved out of the Parish in the last 5 years. Out of 200 respondents, 176 said no member of their household had moved out i.e. there are 24 households where at least one member has moved out of the Parish in the last 5 years. 13 respondents said one member had moved out of their household; 7 respondents said two members had moved out; 2 respondents said three members had moved out; 1 respondent said 4 four members had moved out; and 1 household said 5 members or more of their household had moved out of the Parish.

6.1.4. Where a member of the household had moved out of the Parish, the respondents were asked to give the reason or reasons for this. The most frequently mentioned reason was 'to live independently' (15), followed by 'to live closer to employment' (9). Other reasons given included: 'access problems' (1); 'because the previous home was too big' (1); and 'to move to cheaper accommodation' (1). Respondents were not asked whether those who moved out of household also made a choice to move out of the Parish, so it is difficult to draw any conclusions from these figures. However, it would seem reasonable to assume that this was a deliberate choice for the 9 household members, who

moved in order to live closer to their employment.

7.0 Your Thoughts on Affordable Housing

7.0.1. This part of the report will focus on the responses given in Part 3 of the survey, questions 28-31. All respondents, irrespective of their housing need situation, were asked to answer these questions.

7.1. Summary of Survey Response

7.1.1. The housing need survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were submitted. This part of the survey, Part 3, included both closed questions and comment boxes and both those respondents who considered themselves to be in 'housing need' and those who did not were asked to respond. The number of people who responded to each question is as follows: question 28 (208); question 29 (204); question 30 (208); question 31 (175).

7.2. The Community's Thoughts on Affordable Housing: Key Findings

7.2.1 The analysis of qualitative data, such as open box comments is always open to interpretation, so the raw data is included in the Appendix for information.

7.3. Affordable Housing-led Housing Development

7.3.1. 208 respondents answered question 28: Would you support an affordable housing-led development, to help meet the needs of local people with a connection to the parish? The results showed that of the 208;

- **111** (53%) of respondents support an affordable housing-led development, to help meet the needs of local people with a connection to the Parish
- **76** (37%) may support an affordable housing-led development to help meet the needs of local people with a connection to the Parish
- **21** (10%) did not support an affordable housing-led development to help meet the needs of local people with a connection to the Parish

7.3.2. It should be noted that the above question refers specifically to one affordable housing-led development. In addition to giving their response on the basis of answering yes, maybe or no to the question, 146 respondents also submitted their thoughts on affordable housing and these are recorded in Appendix 1. The highest number of comments (41) concerned the affordability of such housing. "Low wages and housing is unaffordable at present for many."; "As long as it IS affordable for local people."

7.3.3. It should be noted that Question 28 specifically linked the possibility of one affordable-housing led development to the notion that this would be in order to help meet the needs of people with a primary local connection to Tywardreath and Par Parish. These criteria are to be found under 4.3.3. 28 respondents saw affordable housing as a way of keeping young people in the village: "We need affordable housing to let local young people onto the housing market." and "to help preserve the community."

7.3.4. 26 respondents repeated the wording in the question, underlining their belief that affordable homes should be only for people with a local connection to the Parish: "Only if these were solely dedicated for local people." In addition, 23 people mentioned that their support might depend on where the development was located. Those who did not support the proposition gave various reasons for this, for example: "I think that too many homes are sold to second home owners." and "the area is at saturation point dwelling wise and storm water wise!"

7.3.5. 204 respondents answered question 29.

Figure 2 How many new homes would you support being built?

How many homes would you support being built?	Percentage of all respondents	Percentage of respondents who expressed a preference
None (25 respondents)	12%	16%
1-20 homes (67 respondents)	32%	44%
21-30 homes (37 respondents)	18%	24%
31-40 homes (15 respondents)	7%	10%
41 + homes (9 respondents)	4%	6%
No preference (51 respondents)	25%	

Note: Percentages have been rounded to the nearest number

The evidence above shows that the majority (60%) of respondents who expressed a preference would support fewer than 20 new homes being built in the Parish.

7.3.6. Question 30 asked: What type(s) of development would you support? Of the 202 respondents who replied, 23 people said they were against any further development; and 33 people said they would support any type of development. Amongst those who chose one or more types of development, the option of affordable homes for purchase was the most popular, chosen by 125 respondents; "affordable rented" homes was chosen by 103 respondents; and "open market" housing was the least popular option, selected by 33 respondents.

7.3.7. Question 31 asked: "If there were future housing development in the Parish, where would you prefer to see it?" 175 people gave their views and only 27% of those who responded suggested areas in the Parish.

7.3.8. The most frequent response – 48 mentions – was along the lines of on "brownfield" sites or not on "green fields" or similar. 34 areas were named throughout the Parish, the most frequently mentioned being Tywardreath (19 times). 32 comments named areas situated outside of Tywardreath and Par Parish, most frequently Par Docks (15 mentions), Par Moor (12 mentions) and other areas in St Blazey (5 mentions). These areas are all close to the boundary of Tywardreath and Par Parish, so it may be that individual respondents did think that these areas are in the Parish. Equally, all the named areas outside of the NP area are mainly "brownfield" in nature. 15 respondents raised significant concerns about further development. The lack of infrastructure (doctors, hospitals, schools), the need for "better roads") and concern about flooding including the impact on the sewerage and main drainage systems were all

mentioned.

7.3.9. It should be noted that significantly fewer people responded to question 31. The number of respondents dropped from 202 respondents for Question 30 to 175 respondents for Question 31 (a reduction of 13%). It is not possible to know why this happened and it may be because it was at the end of the survey. But the phrasing of the question may also have contributed to this outcome. In order to answer it, respondents had to be willing to consider that there may be further development in the parish and also have ideas as to where it could feasibly be located. Although some took the opportunity to underline the fact that they are against further development, others may have decided not to respond to this question at all.

8.0 Conclusion and recommendations

8.0.1. Cornwall Council policy is that of encouraging mixed small scale developments of “affordable rented” homes and “intermediate homes” for purchase with some providing level access/wheelchair accessibility, as these factors are important to the wider sustainability of the community, to prevent local people from having to remain living with friends or family or needing to move away.

8.0.2. The Cornwall Local Plan which runs until 2030 sets out a target number of new homes for each Community Network Area (CAN). Tywardreath and Par Parish lies within the CNA of St Blazey, Lostwithiel and Fowey; and Cornwall Council is currently projecting a surplus of 211 new homes above the 2030 target c.f. p.12 Cornwall Local Plan Housing Implementation Strategy, October 2018. The information contained within this document was published too late to form part of the survey process.

8.1. Evidence from this survey would suggest that:

- A majority (53%) of respondents would support one affordable housing-led development, providing it helps meet the housing needs of people who have a primary local connection with Tywardreath and Par Parish as defined under 4.3.3;
- Affordable housing delivery should prioritise “affordable rented” homes and “intermediate homes” for purchase at the lower end of the price range via mechanisms such as “shared ownership”;
- There is some support (from 5 respondents) for self-build, though this particular need may be met by an extant planning application;
- It may be worthwhile exploring community led development such as Community Land Trust delivery;
- Many respondents said they would prefer to see development take place not on green fields, but on “brownfield” sites and mentioned areas such as Par Moor and Par Docks, which in fact lie outside of Tywardreath and Par Parish;

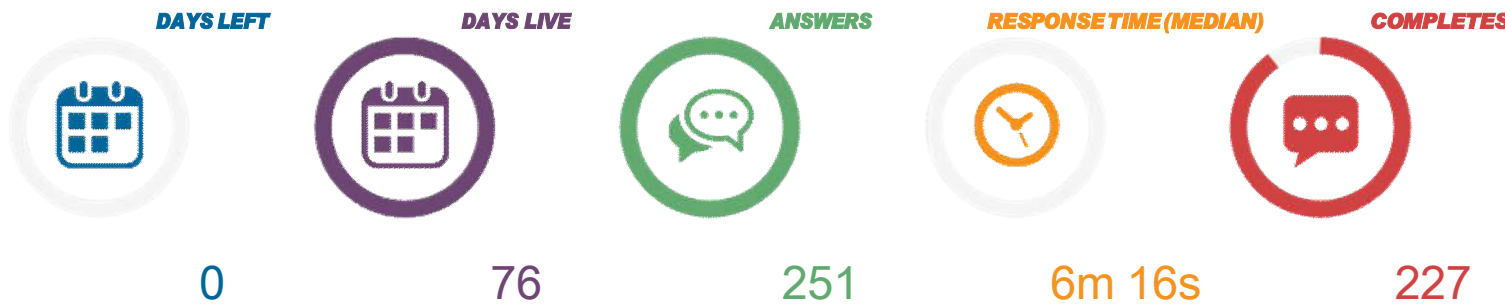
- The majority of respondents who expressed a preference would wish to see fewer than 20 homes built in the Parish before 2030.

8.1.1. The results of this survey are not conclusive, therefore, as to the extent that the community would support a policy of mixed small scale developments of “affordable rented” homes and “intermediate homes” for purchase within Tywardreath and Par Parish to meet the needs of those who have a primary local connection to the Parish. The recommendation is that this aspect should be explored further during the consultation process which will be taking place in respect of the ongoing development of the Neighbourhood Development Plan (NDP).

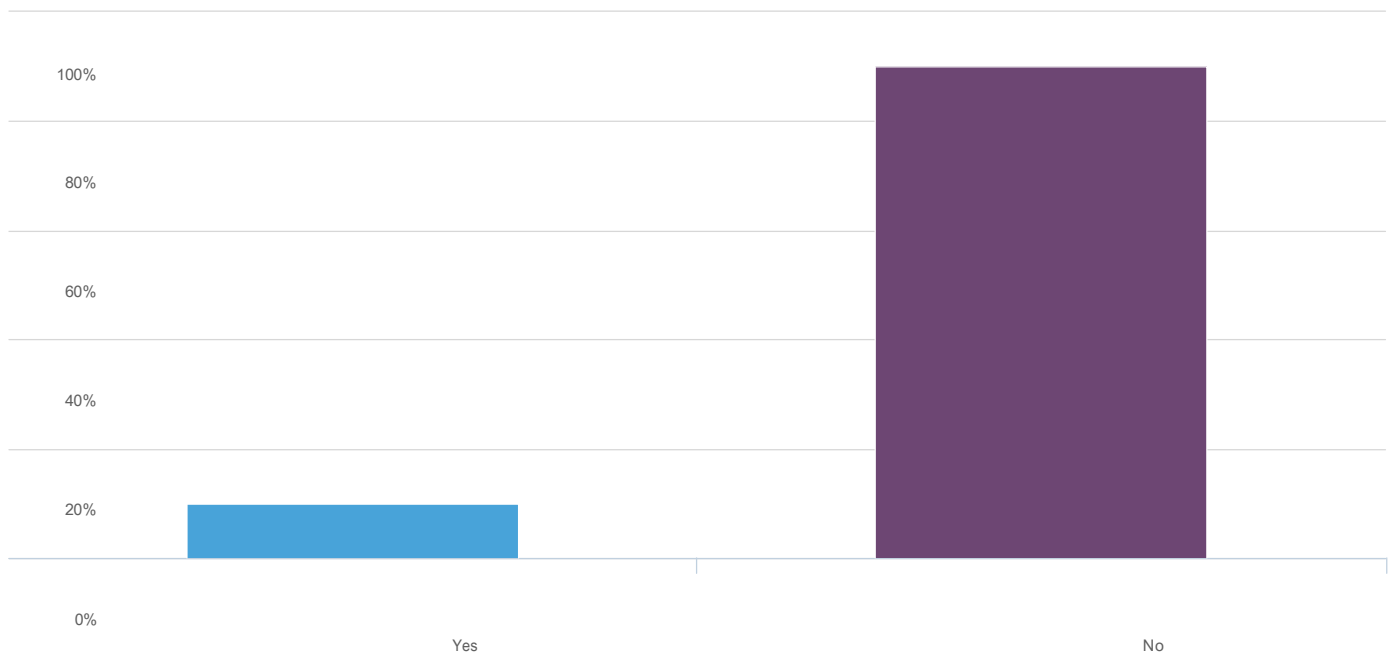
Appendix 1 - Raw Data



Tywardreath and Par Housing Need Survey

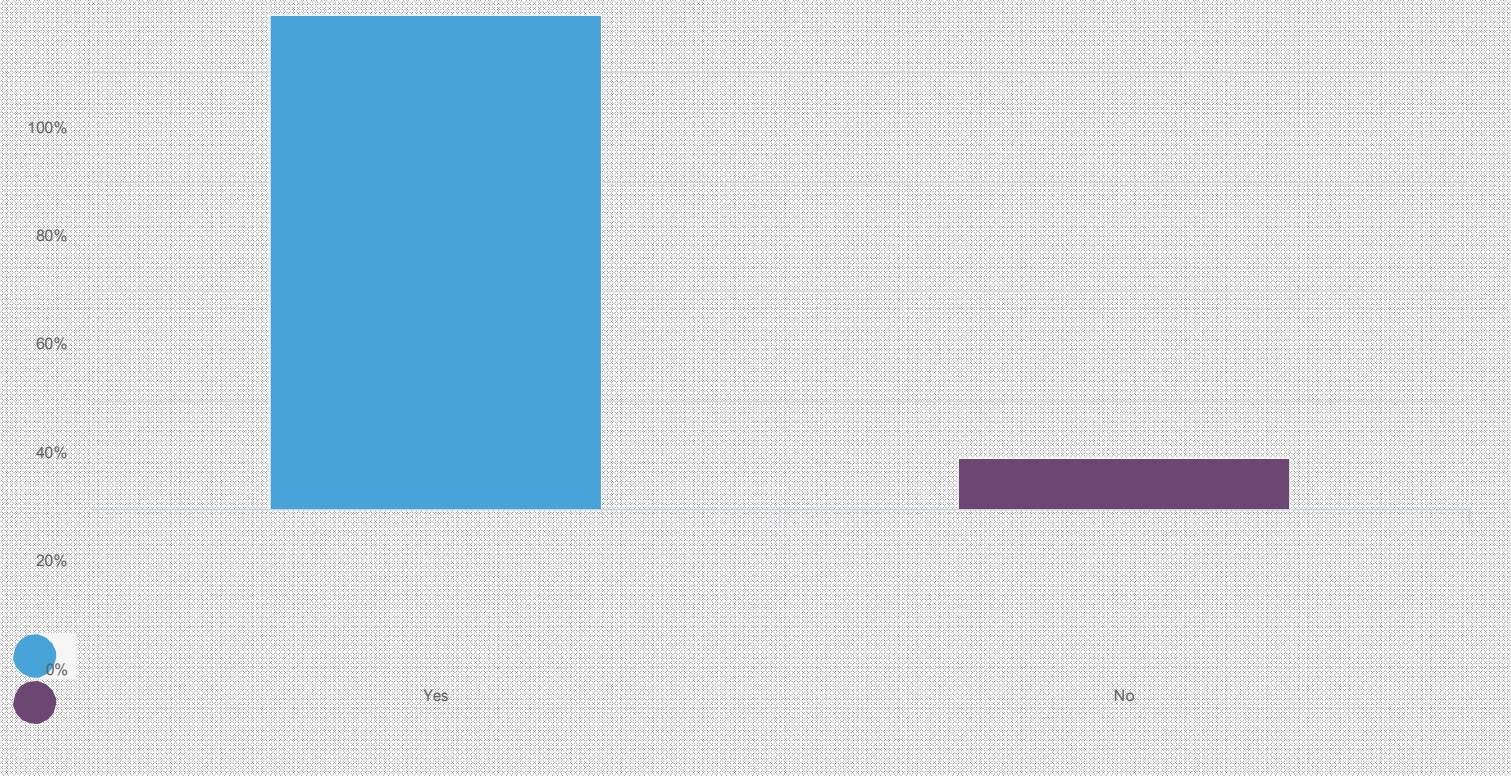


1. Does a member of your household require Affordable Housing?



Yes	25 (9.96%)
No	226 (90.04%)
<i>Responses</i>	251

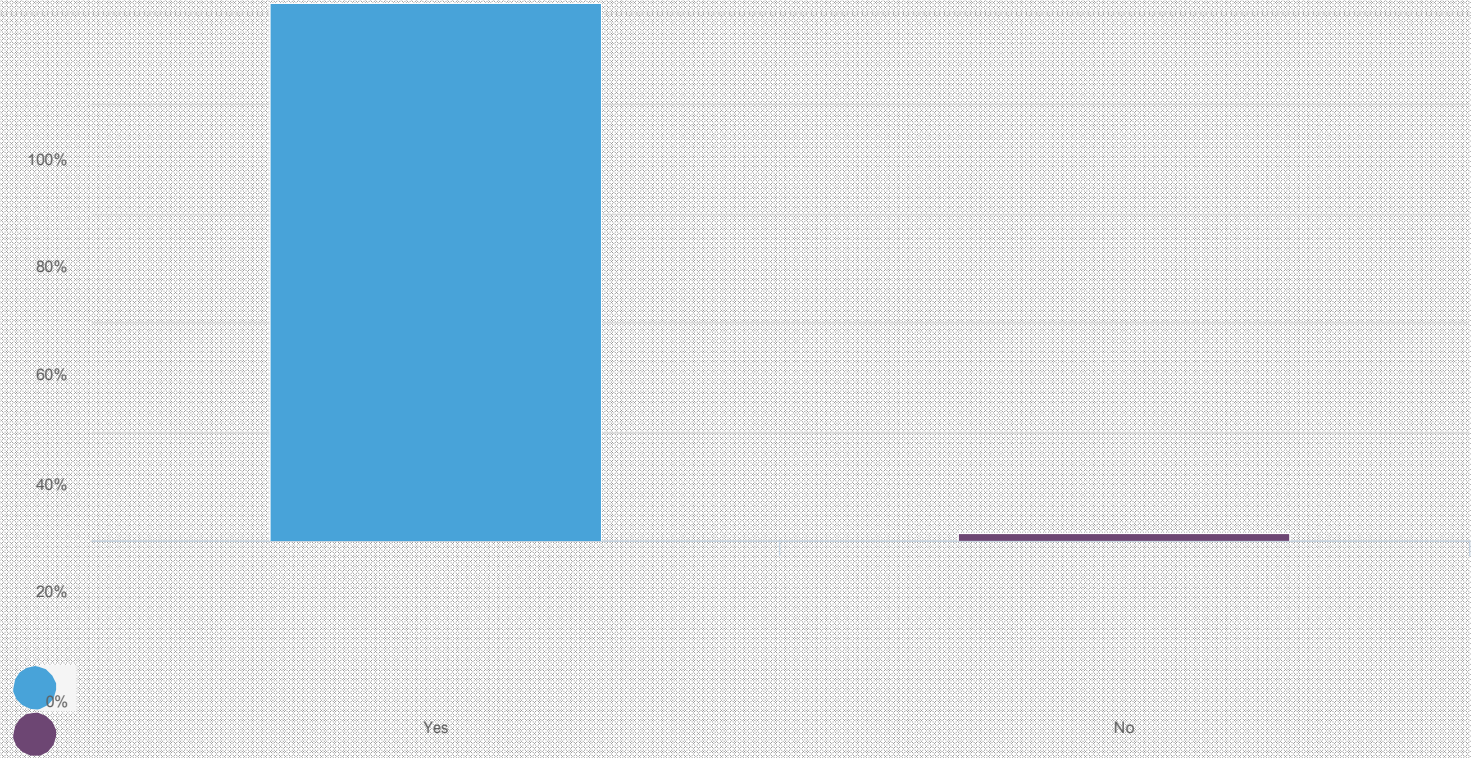
2. Does a member of your household live in the Parish?



1	Yes	203 (90.62%)
	No	21 (9.38 %)
	<i>Responses</i>	224

PART 1 General Housing Circumstances

3. Is your home in the Parish your main home?



1	Yes	200 (98.52%)
	No	3 (1.48 %)
	<i>Responses</i>	203

4. What type of home do you live in?



1	Detached	55 (27.5 %)
2	Semi-detached	52 (26 %)
3	Terraced	26 (13 %)
4	Bungalow	62 (31 %)
5	Flat	3 (1.5 %)
6	Maisonette	0 (0 %)
7	Mobile home or caravan	2 (1 %)
	<i>Responses</i>	200

Other (please specify) _____

Bungalow kinked by garage to next doors garage

[Par HNS \(2018-03-19 12:18:39\)](#)

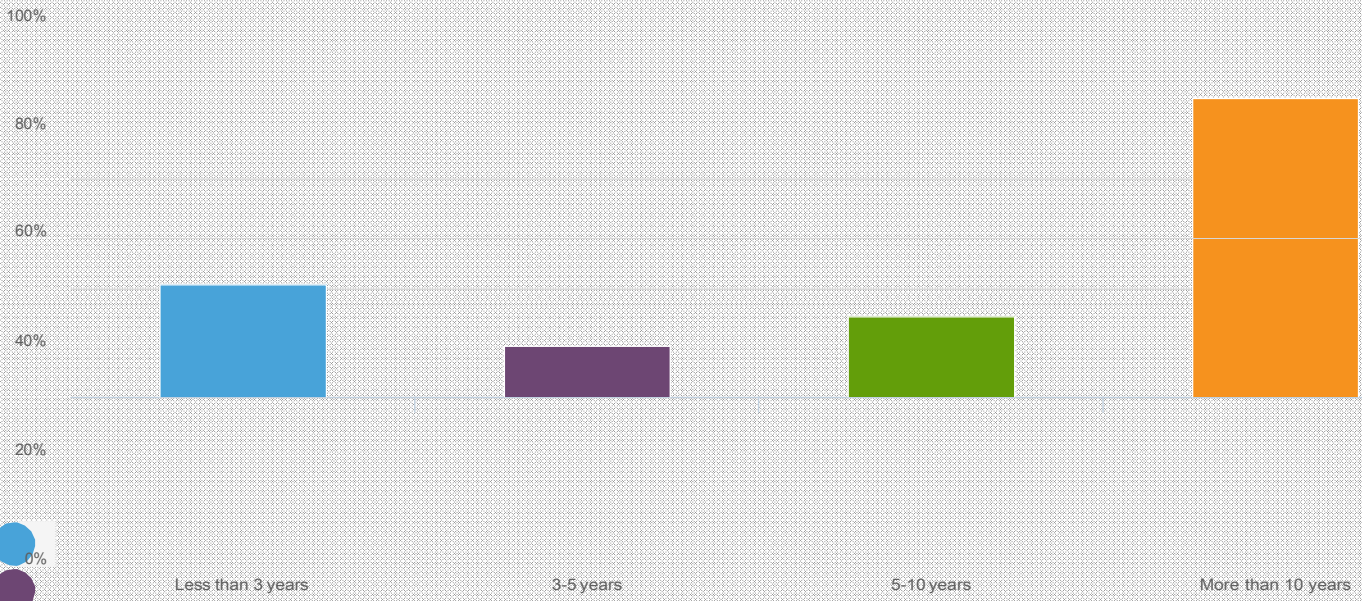
annexe

[Par HNS \(2018-03-23 11:05:51\)](#)

semi detached bungalow

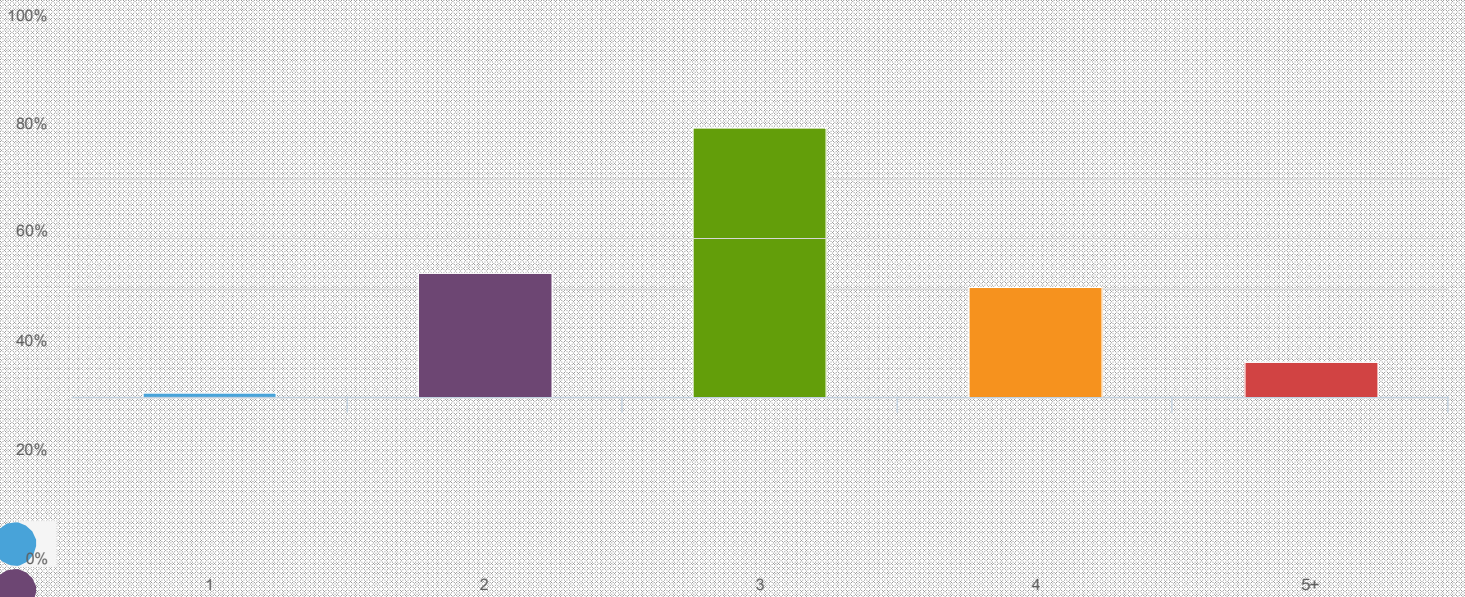
[Par HNS \(2018-04-04 10:34:30\)](#)

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



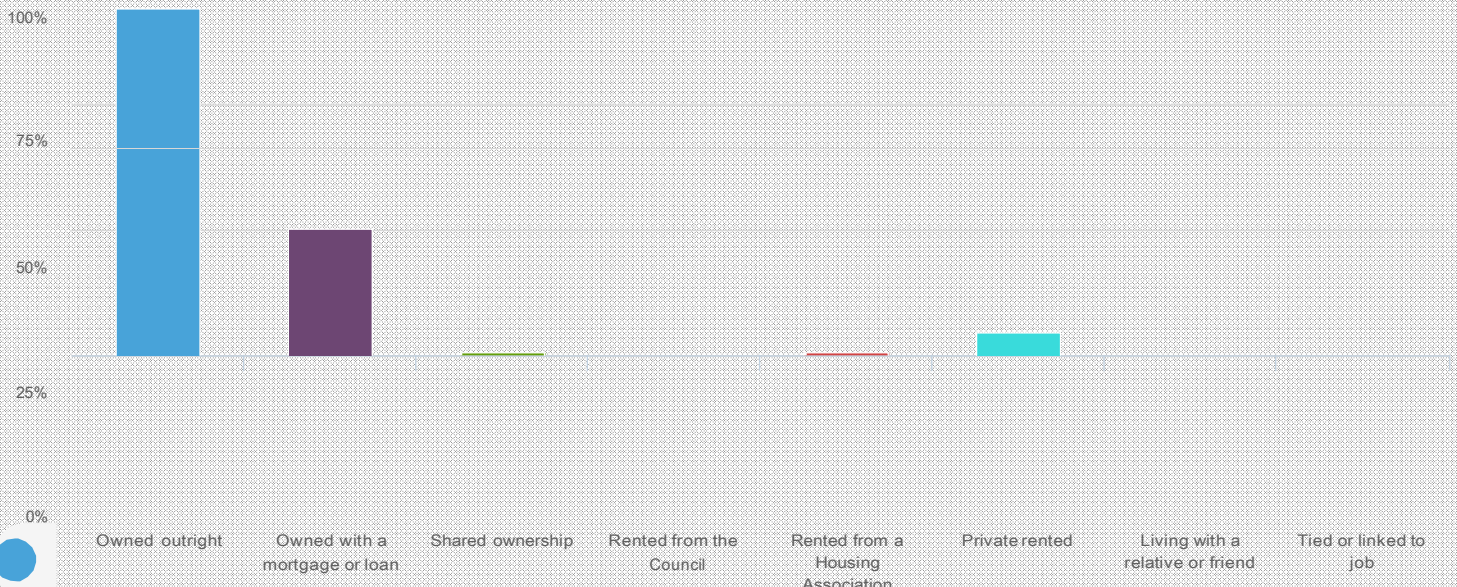
1	Less than 3 years	42 (20.79 %)
2	3-5 years	19 (9.41 %)
3	5-10 years	30 (14.85 %)
4	More than 10 years	111 (54.95%)
Responses		202

6. How many bedrooms in your home?



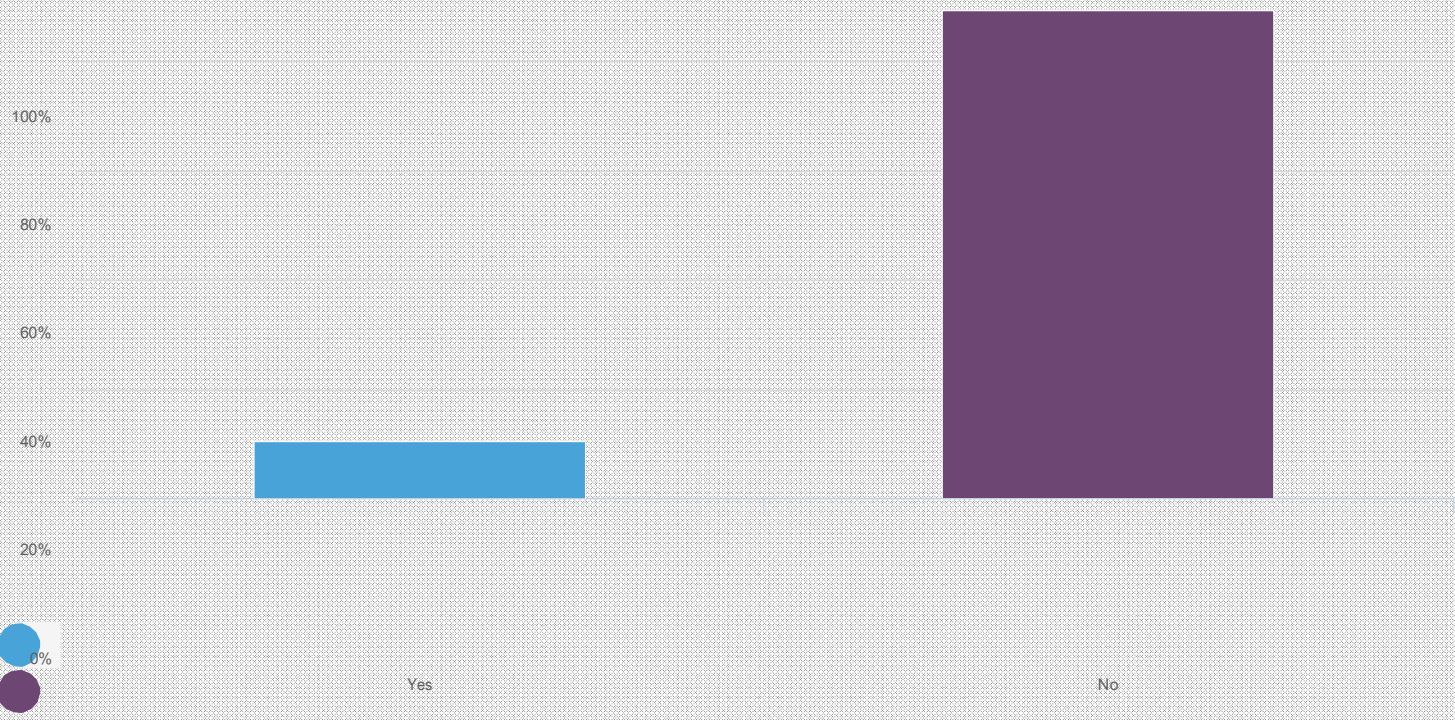
1	1	2 (0.99 %)
2	2	46 (22.77 %)
3	3	100 (49.5%)
4	4	41 (20.3 %)
5+	5+	13 (6.44 %)
Responses		202

7. Do you own or rent your home?



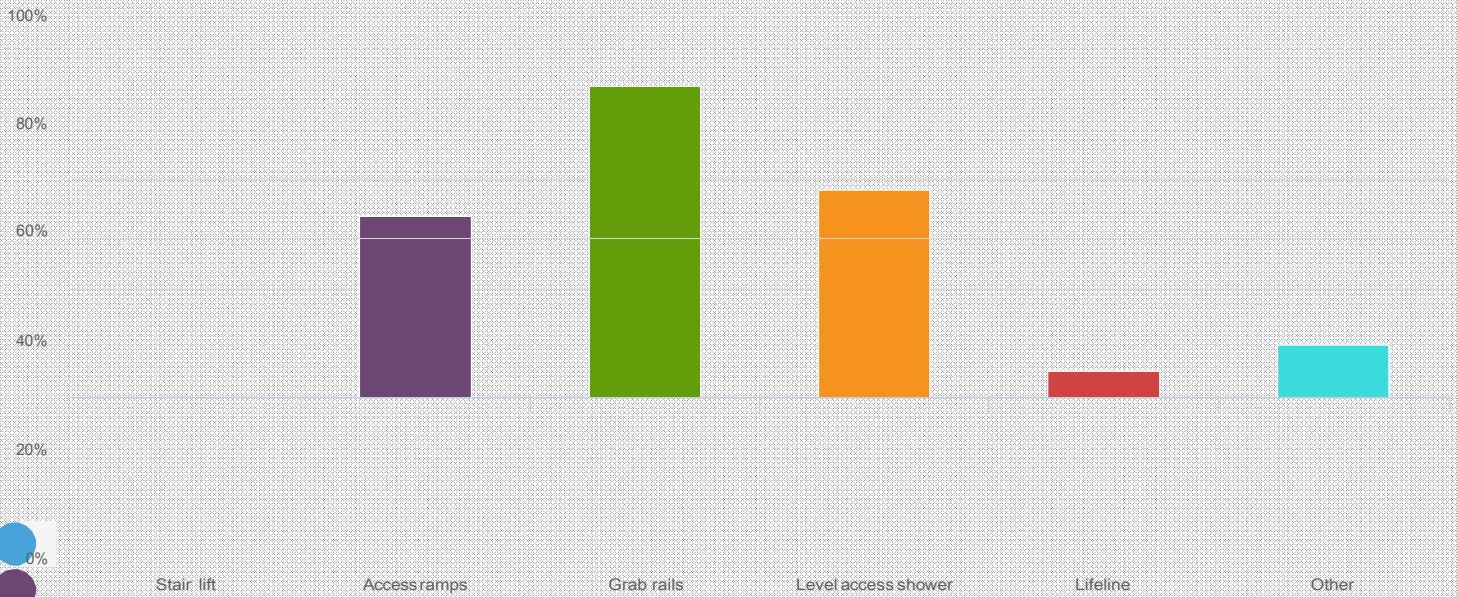
1	Owned outright	139 (69.15%)
2	Owned with a mortgage or loan	51 (25.37 %)
3	Shared ownership	1 (0.5 %)
4	Rented from the Council	0 (0 %)
5	Rented from a Housing Association	1 (0.5 %)
6	Private rented	9 (4.48 %)
7	Living with a relative or friend	0 (0 %)
	Tied or linked to job	0 (0 %)
	<i>Responses</i>	201

8. Is your home adapted?



1	Yes	21 (10.5%)
	No	179 (89.5%)
	<i>Responses</i>	200

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



0	Stair lift	0 (0 %)
1	Access ramps	7 (33.33 %)
2	Grab rails	12 (57.14%)
3	Level access shower	8 (38.1 %)
4	Lifeline	1 (4.76 %)
5	Other	2 (9.52 %)
6	Responses	21

Wide doors

[Par HNS \(2018-03-16 17:11:50\)](#)

Wet room

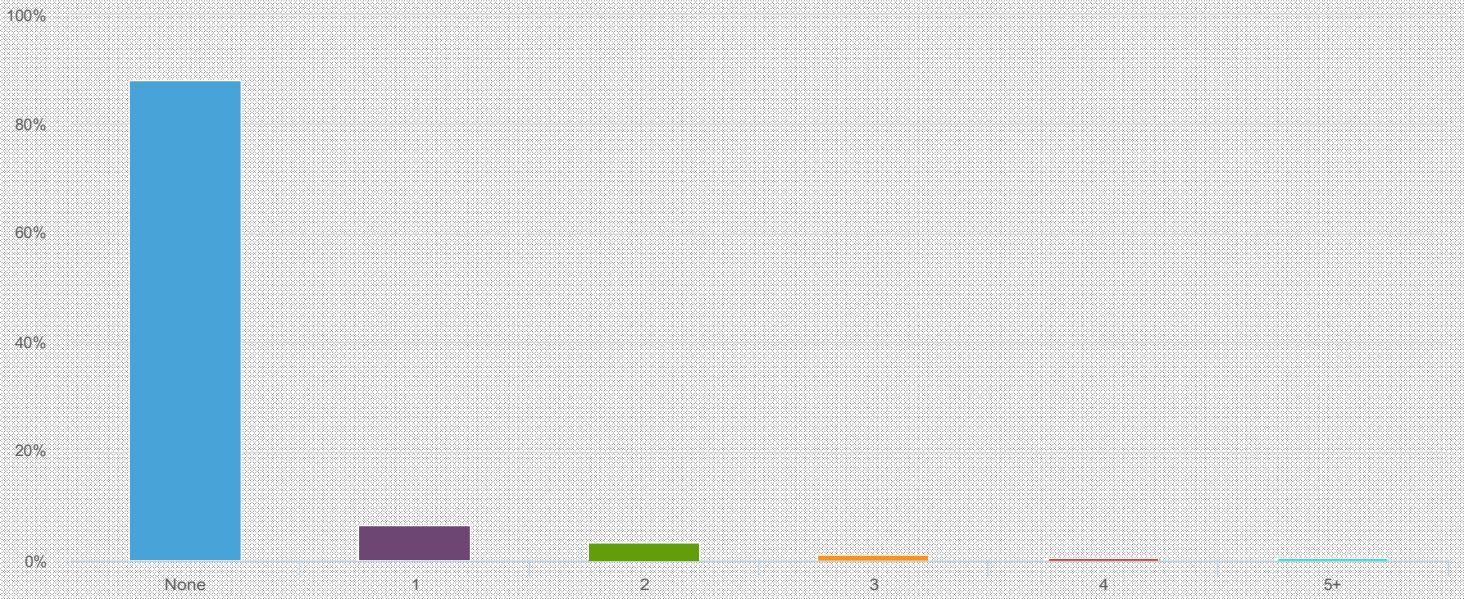
[Par HNS \(2018-03-23 15:30:27\)](#)

10. Is your property sheltered or supported accommodation?



1	No	200 (100%)
	Yes, sheltered (older persons accommodation, generally with a scheme manager)	0 (0%)
	Yes, supported (combination of housing and support services provided)	0 (0%)
	<i>Responses</i>	200

11. Have any members of your household moved out of the parish in the last 5



- 1
- 2
- 3
- 4
- 5
- 6

None	176 (88%)
1	13 (6.5 %)
2	7 (3.5 %)
3	2 (1 %)
4	1 (0.5 %)
5+	1 (0.5 %)
Responses	200

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



0	To move to cheaper accomodation	1 (4.35 %)
1	Previous home was too small	0 (0 %)
2	Previous home was too big	1 (4.35 %)
3	Access problems	1 (4.35 %)
4	Disrepair / condition of home	0 (0 %)
5	To live closer to employment	9 (39.13 %)
6	To live Independently	15 (65.22%)
7	Responses	23

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).

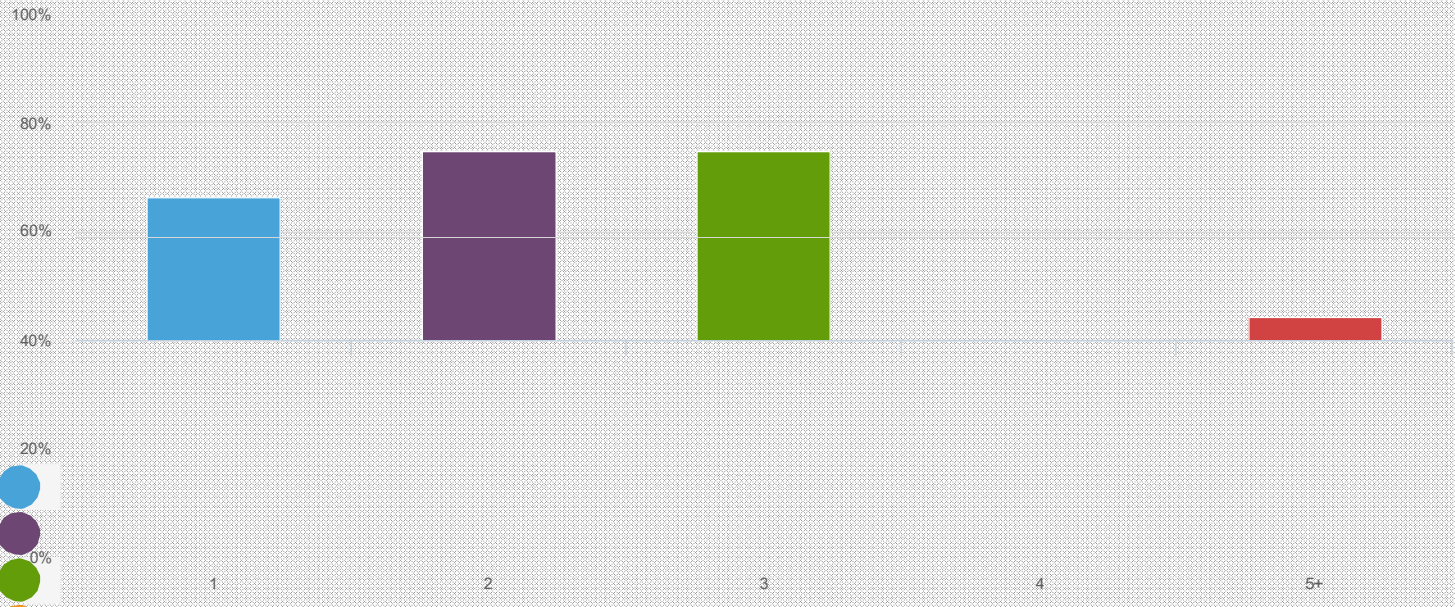
If there is more than one member of your household looking to live independently please request additional copies of the survey from the Affordable Housing Team 01872 326353 or affordablehousing@cornwall.gov.uk

13. Does the household needing to move own or rent their home?



1	Owned outright	1 (4%)
2	Owned with a mortgage or loan	3 (12%)
3	Shared ownership	0 (0%)
4	Rented from the Council	0 (0%)
5	Rented from a Housing Association	3 (12%)
6	Private rented	9 (36%)
7	Living with a relative or friend	8 (32%)
	Tied or linked to job	1 (4%)
	Responses	25

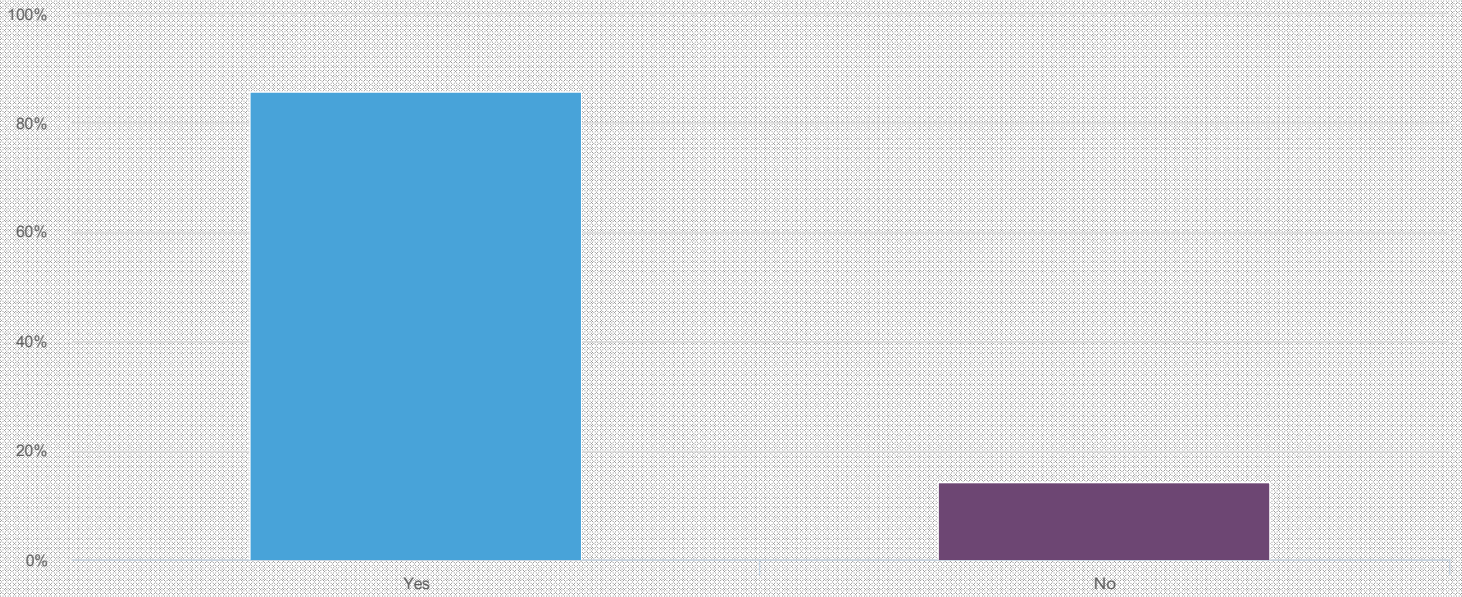
14. How many bedrooms does the household needing to move have access to?



1	1	6 (26.09 %)
2	2	8 (34.78 %)
3	3	8 (34.78 %)
4	4	0 (0 %)
5+	5+	1 (4.35 %)
Responses		23

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

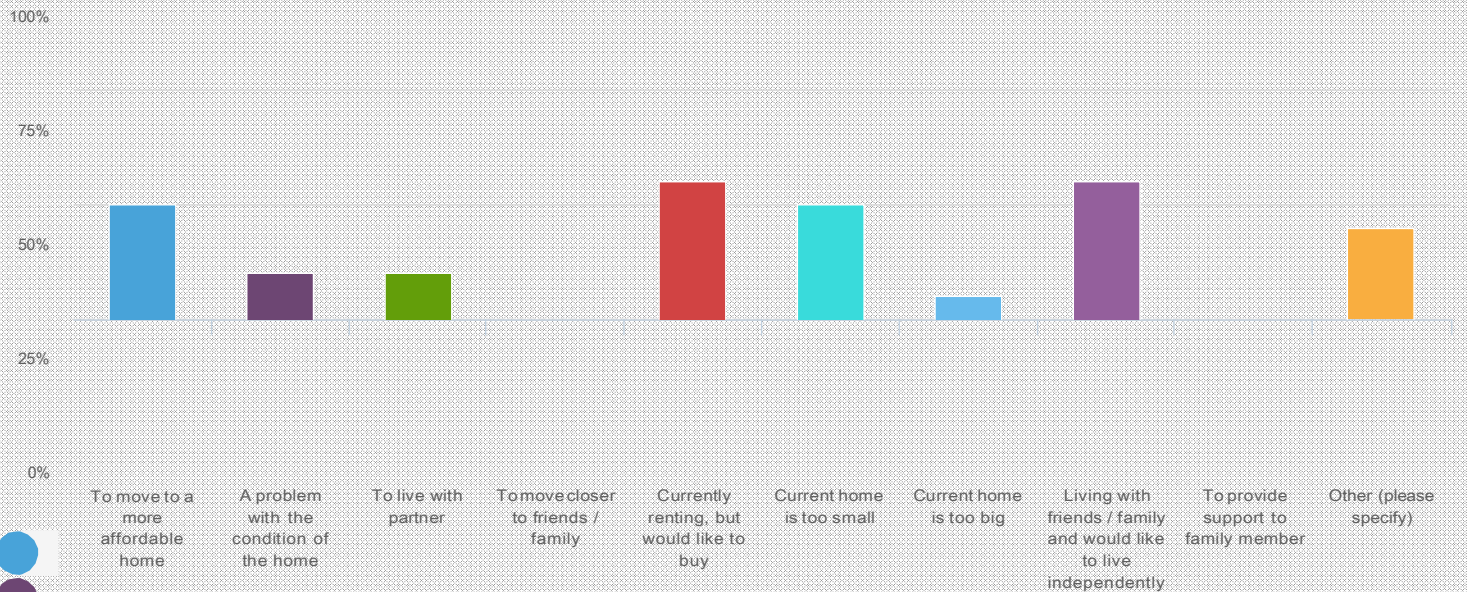
- a) Living in the parish for the last 3 years or more.
- b) Working in the parish of the last 3 years or more.
- c) Previously lived in the parish for 5 years or more.
- d) Have a family member who has lived in the parish for 5 years or more.



- 1
- 2

Yes	18 (85.71%)
No	3 (14.29 %)
Responses	21

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



1	To move to a more affordable home	5 (25 %)
2	A problem with the condition of the home	2 (10 %)
3	To live with partner	2 (10 %)
4	To move closer to friends / family	0 (0 %)
5	Currently renting, but would like to buy	6 (30%)
6	Current home is too small	5 (25 %)
7	Current home is too big	1 (5 %)
8	Living with friends / family and would like to live independently	6 (30%)
9	To provide support to family member	0 (0 %)
10	Other (please specify)	4 (20 %)
	<i>Responses</i>	20

Present property is being mortgaged on an interest only basis and this ends in three years time, I am 70 years old and unable to raise another loan so will be homeless soon

[Par HNS \(2018-03-21 13:22:33\)](#)

When job emds

[Par HNS \(2018-03-26 11:08:09\)](#)

Needs to become more independent

[Par HNS \(2018-04-02 12:12:05\)](#)

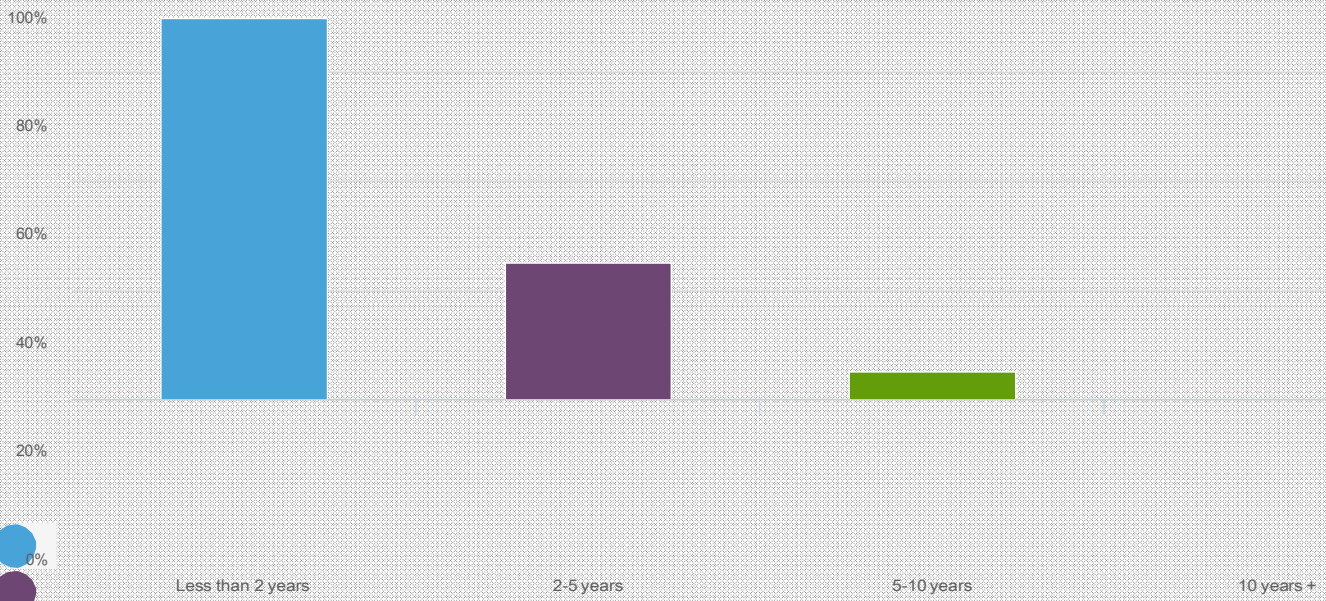
Tywardreath & Par Parish

Housing Need Survey Report

Struggling to afford the mortgage

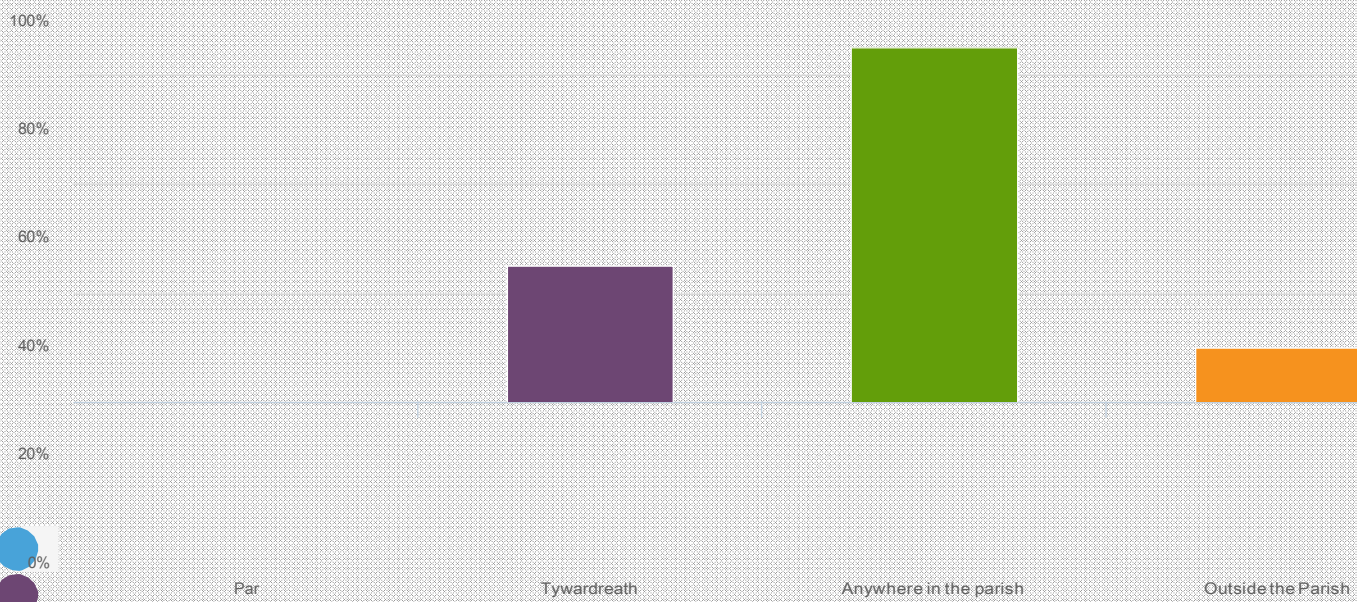
[Par HNS \(2018-05-03 22:14:54\)](#)

17. When does the household need to move?



1	Less than 2 years	14 (70%)
2	2-5 years	5 (25%)
3	5-10 years	1 (5%)
4	10 years +	0 (0%)
	Responses	20

18. Where would the household like to live?



1	Par	0 (0 %)
2	Tywardreath	5 (25 %)
	Anywhere in the parish	13 (65 %)
4	Outside the Parish	2 (10 %)
	Responses	20

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

cornwallhousing.org.uk/housingoptions

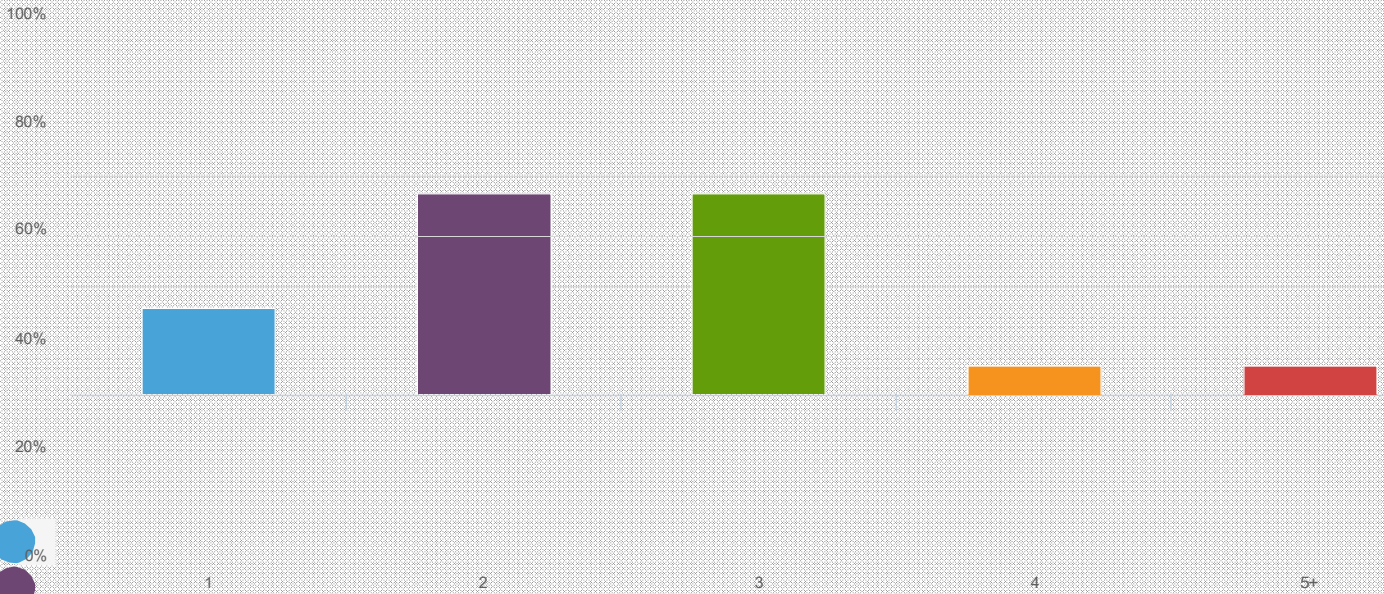
19. What type(s) of housing is suitable for the household need?



1	Affordable rent (rented housing through a Housing Association or Council)	11 (57.89%)
2	Shared ownership (part buy part rent, normally provided by a Housing Association)	5 (26.32 %)
3	Intermediate sale (discount from open market, normally provided by a private developer)	6 (31.58 %)
4	Private rented	4 (21.05 %)
5	Open market	8 (42.11 %)
6	Other (please specify)	0 (0 %)
Responses		19

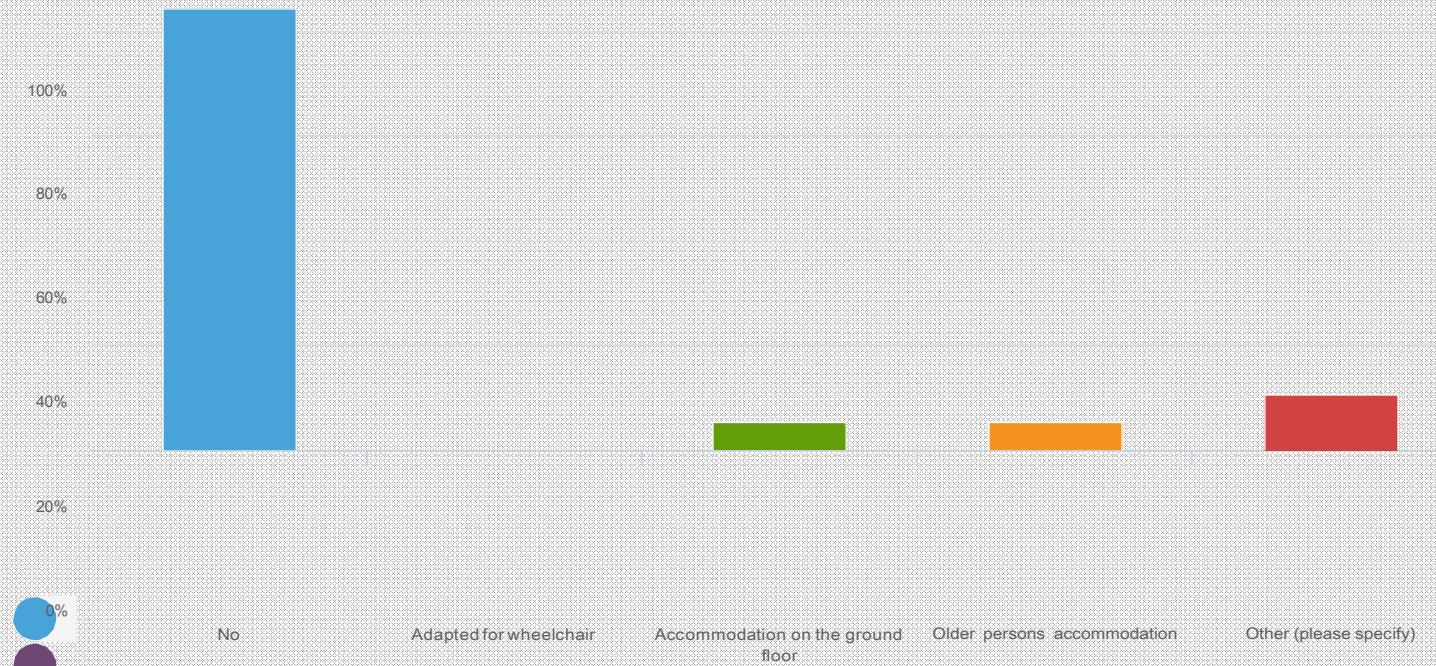
No answers

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



1	3 (15.79%)
2	7 (36.84%)
3	7 (36.84%)
4	1 (5.26%)
5+	1 (5.26%)
Responses	19

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

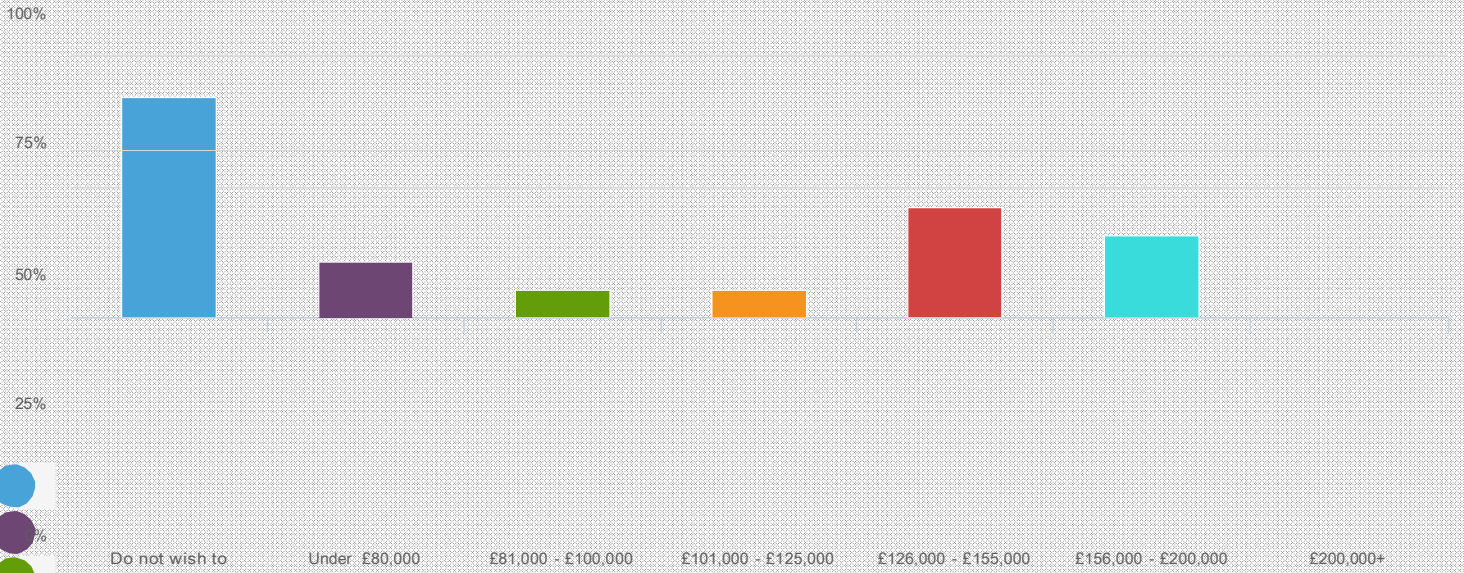


1	No	16 (84.21%)
2	Adapted for wheelchair	0 (0 %)
3	Accommodation on the ground floor	1 (5.26 %)
4	Older persons accommodation	1 (5.26 %)
	Other (please specify)	2 (10.53 %)
	Responses	19

not damp as asthmatic
[Par HNS \(2018-03-29 12:53:19\)](#)

Epileptic, crohns disease
[Par HNS \(2018-04-02 12:12:05\)](#)

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



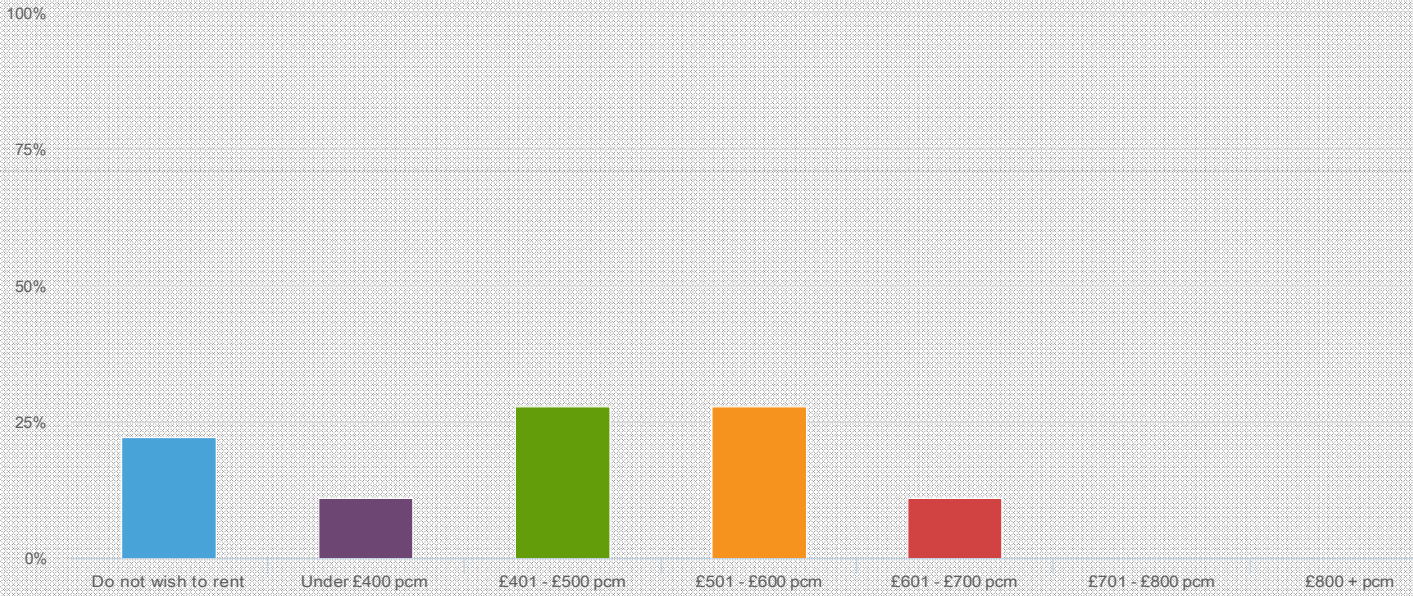
1	Do not wish to purchase	8 (42.11%)
2	Under £80,000	2 (10.53 %)
3	£81,000-£100,000	1 (5.26 %)
4	£101,000-£125,000	1 (5.26 %)
5	£126,000-£155,000	4 (21.05 %)
6	£156,000-£200,000	3 (15.79 %)
7	£200,000+	0 (0 %)
	Responses	19

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



4	Up to £5,000	4 (40%)
1	£6,000-£10,000	1 (10%)
3	£11,000-£20,000	3 (30%)
4	£21,000-£30,000	2 (20%)
	£31,000 +	0 (0%)
	Responses	10

24. If renting, what is the maximum monthly rent the household can



1

2

3

4

5

6

7

Do not wish to rent

4 (22.22%)

Under £400 pcm

2 (11.11%)

£401 - £500 pcm

5 (27.78%)

£501 - £600 pcm

5 (27.78%)

£601 - £700 pcm

2 (11.11%)

£701 - £800 pcm

0 (0%)

£800 + pcm

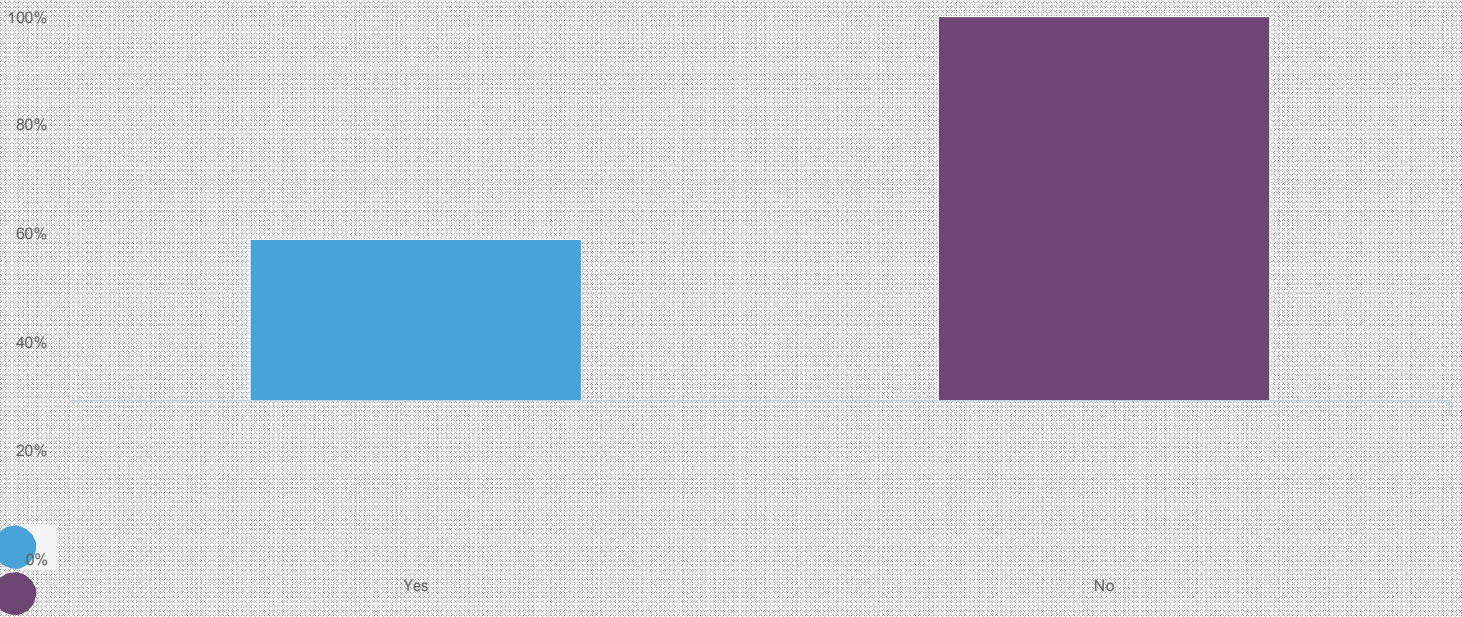
0 (0%)

Responses

18

25. 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/>



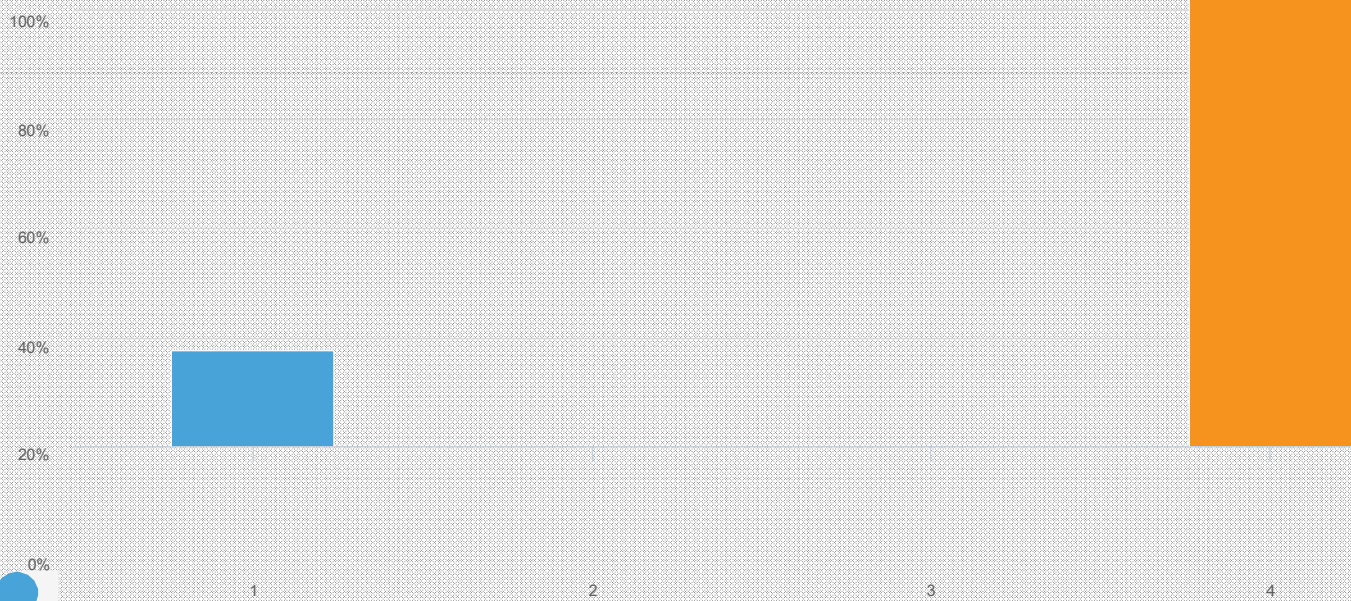
1	Yes	5 (29.41%)
	No	12 (70.59%)
	<i>Responses</i>	17

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: cornwallhousing.org.uk/homechoice

Help To Buy South West Tel: 0300 100 0021 Email: info@helptobuysouthwest.org.uk Web: helptobuysouthwest.org.uk

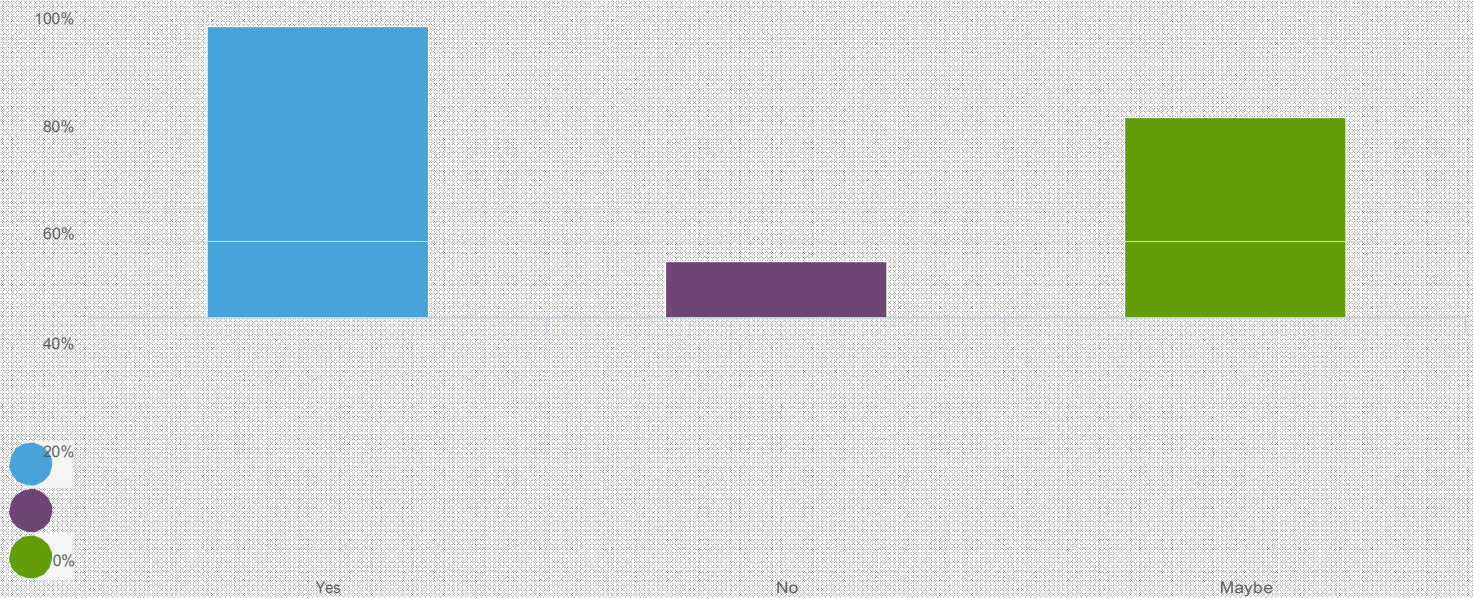
26. Is the household on the Council's HomeChoice and/or Help to Buy South West registers?



1	Yes, HomeChoice (rented properties through a Housing Association (HA) or Council)	3 (17.65%)
2	Yes, Help To Buy South West (shared ownership (HA) and/or Intermediate sale through a private developer)	0 (0%)
3	Yes, both	0 (0%)
4	Neither	14 (82.35%)
Responses		17

PART 3 Your thoughts on Affordable Housing

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



1	Yes	111 (53.37%)
	No	21 (10.1%)
	Maybe	76 (36.54%)
	<i>Responses</i>	208

Please provide reasons for your response

Its necessary for the yoynng if the Parush ti bring skills for the future. No hoysing , they leave and unlikely to return

Par HNS (2018-03-14 17:37:49)

The "elite" need to support those less fortunate, but at the same time ensure infrastructure is supportive. And those are encouraged to work.

Par HNS (2018-03-14 18:00:46)

As long as it IS affordable for local people

Par HNS (2018-03-14 18:05:53)

It is only fair that those who grew up in the parish have the opportunity to buy their own house here

Par HNS (2018-03-14 18:13:04)

Cost

Par HNS (2018-03-14 18:20:37)

I would only support such a scheme if it could guarentee that the properties were for rent and would not be sold under some

government initiative and pass into the private sector. Also, only if they were truly affordable not the 80% of market rate that is prooted by government [ParHNS\(2018-03-14 19:08:48\)](#)

Do not know qbout the scheme to fully agree or disagree

[Par HNS \(2018-03-14 19:09:33\)](#)

Not enough affordable housing in tywardreath which is forcing young families to leave the village and buy elsewhere. Without more affordable housing the village will eventually find it has a rather aging population

[Par HNS \(2018-03-14 19:09:46\)](#)

It would depend on how many and how many other non-affordable houses were proposed

[Par HNS \(2018-03-14 19:11:01\)](#)

too many local people are moving away

[Par HNS \(2018-03-14 22:44:19\)](#)

Depends on how big it is and location

[Par HNS \(2018-03-15 00:01:25\)](#)

depends where and how many

[Par HNS \(2018-03-15 10:26:06\)](#)

the area is at saturation point dwelling wise and storm water wise!

[Par HNS \(2018-03-15 15:08:49\)](#)

Affordable on 2 x minimum wage

[Par HNS \(2018-03-15 18:40:49\)](#)

People go live in the area should be able to purchase their own home when they live here

[Par HNS \(2018-03-16 13:15:31\)](#)

to help younger people

[Par HNS \(2018-03-16 13:23:22\)](#)

It depends on the proposal and how it would integrate into the existing parish.

[Par HNS \(2018-03-16 15:07:49\)](#)

so parish people can remain amongst their friends and not have to be in a home where they know no one

[Par HNS \(2018-03-16 15:23:19\)](#)

Low wages and housing is unafforable at present for many.

[Par HNS \(2018-03-16 15:25:40\)](#)

L

[Par HNS \(2018-03-16 15:26:27\)](#)

But there needs to be considerations regarding all the other infrastructure which goes alongside more houses, such as jobs, schools, parking, hospitals

[Par HNS \(2018-03-16 15:33:04\)](#)

Local young people should be able to live in their own house in the parish. Affordable homes and their subsequent sale need to be strictly controlled to avoid a repetition of what has happened to ex council houses, which have been privately purchased and now let at a higher rent than would probably be the case if they were still council owned.

[Par HNS \(2018-03-16 15:37:08\)](#)

To help preserve the community

[Par HNS \(2018-03-16 16:31:51\)](#)

There should be affordable housing to allow people to own a home.

[Par HNS \(2018-03-16 16:57:17\)](#)

Because it is hard for young people to get on the housing ladder

[Par HNS \(2018-03-16 17:11:50\)](#)

Price of affordable houses people with Holliday let's getting round planning rules

[Par HNS \(2018-03-16 19:37:15\)](#)

More affordable housing is required

[Par HNS \(2018-03-17 10:39:42\)](#)

As long as they are not built by Wain Homes! Poorly built and too small and taking over this part of the county

[Par HNS \(2018-03-18 11:06:10\)](#)

Depends on proposed location

[Par HNS \(2018-03-19 12:08:46\)](#)

because they're never truly affordable ie <£100k

[Par HNS \(2018-03-19 12:14:15\)](#)

Help prevent locals having to move away

[Par HNS \(2018-03-19 12:18:39\)](#)

Affordable housing needed

[Par HNS \(2018-03-19 12:27:12\)](#)

Only if these were solely dedicated for local people. A Covenant in place on the deeds to mark this. Social housing to be included with any development at a rate of 60/40

[Par HNS \(2018-03-19 12:44:44\)](#)

Because young people need to get on the housing ladder.

[Par HNS \(2018-03-19 13:06:49\)](#)

Depends on need within the parish, also size and suitable location of development. Any development must be linked to infrastructure improvements.

[Par HNS \(2018-03-19 13:16:15\)](#)

Don't trust local connection application.

[Par HNS \(2018-03-19 13:54:12\)](#)

Too much building going on everywhere destroying countryside and affecting peoples well being

[Par HNS \(2018-03-19 13:55:35\)](#)

House prices generally are so high.

[Par HNS \(2018-03-19 14:56:34\)](#)

Young people need to be able to get on housing ladder

[Par HNS \(2018-03-19 15:06:13\)](#)

There is enough "affordable" housing in the parish

[Par HNS \(2018-03-19 16:13:59\)](#)

I feel there is enough new homes in the surrounding areas

[Par HNS \(2018-03-19 17:41:21\)](#)

all depends on the type or size of the development

[Par HNS \(2018-03-19 17:48:01\)](#)

Plenty of affordable housing in parish

[Par HNS \(2018-03-19 19:44:14\)](#)

Salaries locally are low; it's currently a thriving village but house prices are rising and becoming unaffordable.

[Par HNS \(2018-03-19 20:38:36\)](#)

Care needs to be taken with location so as to not have a detrimental effect on the village's character.

[Par HNS \(2018-03-19 21:46:31\)](#)

Affordable homes still too dear and not enough on each development

[Par HNS \(2018-03-20 08:13:52\)](#)

Not with existing services/infrastructure

[Par HNS \(2018-03-20 10:43:27\)](#)

To enable young married couples to get onto the housing ladder.

[Par HNS \(2018-03-20 12:58:26\)](#)

I think that too many homes are sold to second home owners.

[Par HNS \(2018-03-20 13:50:23\)](#)

Not on green field

[Par HNS \(2018-03-20 18:36:15\)](#)

To retain young people who wish to work locally

[Par HNS \(2018-03-20 21:01:20\)](#)

details required

[Par HNS \(2018-03-21 09:28:59\)](#)

obvious

[Par HNS \(2018-03-21 12:22:39\)](#)

too overcrowded now, too much traffic not enough doctors.

[Par HNS \(2018-03-21 12:27:39\)](#)

Housing is desperately needed in my area

[Par HNS \(2018-03-21 13:22:33\)](#)

for WORKING tenants/buyers

[Par HNS \(2018-03-21 14:32:18\)](#)

Our parish is grossly overdeveloped already with new builds up Par lane, The Mount and the proposed estate to be built in Biscovey

[Par HNS \(2018-03-21 14:54:23\)](#)

because there is too much housing for well off people

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[Par HNS \(2018-03-21 15:24:14\)](#)

they only get sold off and are no longer available for those in need

[Par HNS \(2018-03-21 16:57:05\)](#)

yong people need a helping hand

[Par HNS \(2018-03-21 18:04:44\)](#)

Regeneration

[Par HNS \(2018-03-21 18:59:33\)](#)

To keep youngsters in the area

[Par HNS \(2018-03-21 19:14:45\)](#)

Ideally families would be supported to remain living close to each other. This would provide support between families and reduce aspects of social care funding required into the future.

[Par HNS \(2018-03-21 19:39:54\)](#)

we need young people to keep our enterprises going.

[Par HNS \(2018-03-22 11:06:52\)](#)

We need affordable housing

[Par HNS \(2018-03-22 13:51:02\)](#)

keep people in the communities they were born in if possible

[Par HNS \(2018-03-22 14:03:59\)](#)

Affordable housing is important

[Par HNS \(2018-03-22 15:57:01\)](#)

Depends where located

[Par HNS \(2018-03-22 16:40:23\)](#)

house prices are obscene and local people need to be able to live here

[Par HNS \(2018-03-22 17:54:50\)](#)

Only if 100% is for local people & extra infrastructure is built in to cater for the increase of population. Not like you are doing at the moment letting Wayne homes to reek havoc.

[Par HNS \(2018-03-23 09:34:02\)](#)

Because there is a need!

[Par HNS \(2018-03-23 10:19:24\)](#)

local people come first

[Par HNS \(2018-03-23 11:20:43\)](#)

" there is already far too much development in the area with out the necessary infrastructure to cope.

[Par HNS \(2018-03-23 12:29:23\)](#)

I would support an affordable housing led development, as long as it is in the right place, ie not on the flood plain or contributing to the problems at sea level as the Wainhomes site on the Mount will do and as the enormous housing development at Cuddra Farm will do. The infrastructure would have to be in place, though, before developments go ahead, ie hospitals, doctors' surgeries, schools, etc.

[Par HNS \(2018-03-23 13:49:19\)](#)

Don't want to see new houses built on greenfield sites

[Par HNS \(2018-03-23 13:57:52\)](#)

no cheap housing available to rent or buy in the parish

[Par HNS \(2018-03-23 15:23:12\)](#)

Depends where in the parish they would be built

[Par HNS \(2018-03-23 16:09:54\)](#)

Too many properties in the county being sold as second homes.

[Par HNS \(2018-03-23 16:23:44\)](#)

yo avoid any forced migration from area

[Par HNS \(2018-03-23 18:05:53\)](#)

We don't need anymore wainhomes kit builds. I'm lucky enough to have bought an affordable house in Upper Polmear. Great opportunity for myself to set onto the housing ladder. Many friends would benefit from same opportunity. Good quality developments are needed tastefully designed to its surroundings rather than more mass produced designs from large house builders

[Par HNS \(2018-03-23 21:40:28\)](#)

Believe affordable housing is needed in this area

[Par HNS \(2018-03-23 23:11:21\)](#)

To help young people stay in the area they grew up

[Par HNS \(2018-03-24 09:16:57\)](#)

There are a lack of bigger houses for bigger families.

[Par HNS \(2018-03-24 10:24:17\)](#)

Housing is generally too expensive for local incomes

[Par HNS \(2018-03-24 11:23:41\)](#)

Property is very expensive in the area compared with local wages

[Par HNS \(2018-03-24 11:55:58\)](#)

Everybody needs housing and if it helps local people stay in the community that has to be good

[Par HNS \(2018-03-24 17:05:16\)](#)

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I'm sure sure what you mean by support

[Par HNS \(2018-03-24 17:13:30\)](#)

I don't believe the "affordable housing" label equates to affordable housing, so the housing needs to a) be actually affordable or b) to be social rented housing for those who cannot get a mortgage because of zero hours/seasonal work

[Par HNS \(2018-03-24 19:25:49\)](#)

Houses on the open market are very expensive

[Par HNS \(2018-03-25 12:19:01\)](#)

So many houses have been built locally in the last 10 years, but none of them affordable

[Par HNS \(2018-03-25 14:22:51\)](#)

Must be 'connected' to Parish & not just a family relative!

[Par HNS \(2018-03-25 16:18:47\)](#)

Local house prices are beyond the reach of most young people in the area.

[Par HNS \(2018-03-25 18:43:23\)](#)

There has been no affordable housing in Tywardreath for many years

[Par HNS \(2018-03-25 23:40:27\)](#)

But not holiday or second home by stealth

[Par HNS \(2018-03-26 11:08:09\)](#)

I have a 20 year old daughter who would like to leave home but can not afford to move out. She suffers from anxiety and wishes to remain close to parents but live independently

[Par HNS \(2018-03-26 15:27:54\)](#)

We need young people to live here; we don't need more holiday homes for wealthy visitors.

[Par HNS \(2018-03-26 18:24:24\)](#)

If it's built in the right place and supports local people.

[Par HNS \(2018-03-26 21:49:32\)](#)

I feel very strongly that there are enough local houses for local people. These properties are affordable if people work hard and get a job and we don't keep building more homes for migrants. Why do we need to build appalling housing developments, which are ugly and far from in-keeping with existing housing in the local area? Our village is beautiful. Please don't destroy it with a new housing development.

[Par HNS \(2018-03-28 06:19:46\)](#)

providing there is a genuine need and the development is of the highest quality design and appropriately located

[Par HNS \(2018-03-28 20:33:32\)](#)

It is essential to provide housing for young people to ensure a balanced population across all ages

[Par HNS \(2018-03-28 22:03:40\)](#)

Local developments in the area that were supposed to provide affordable housing have provided less than anticipated. The developments therefore seem to be providing profit for builders than needed accommodation

[Par HNS \(2018-03-29 09:57:57\)](#)

Depending on the builder ie. NOT so called affordable schemes that some provide.

[Par HNS \(2018-03-29 11:41:15\)](#)

Having moved from a small village in Oxfordshire the lack of affordable housing forces young couples to move away from where they grew up.

[Par HNS \(2018-03-29 12:26:51\)](#)

Many schemes seem to be sops to large property developers. We only need affordable housing, there are plenty of larger properties to go round, so social housing might be a better option

[Par HNS \(2018-03-29 16:03:55\)](#)

Too many developments destroying a place I decided to live in

[Par HNS \(2018-03-30 09:26:20\)](#)

Needs to be truly affordable based on average Cornish wages, small scale development and increase in infrastructure to match - schools,

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healthcare and facilities need to be in place to accommodate extra population.

[Par HNS \(2018-03-30 13:30:47\)](#)

If it truly is affordable on average wage for Cornwall.

[Par HNS \(2018-03-30 17:41:12\)](#)

Location is important

[Par HNS \(2018-03-30 18:11:20\)](#)

only if it is built in a agreeable area

[Par HNS \(2018-03-30 18:31:25\)](#)

Young people and families need affordable homes to keep them in the village and maintain its diversity and vibrancy. At the moment many are forced to move away.

[Par HNS \(2018-03-30 21:41:27\)](#)

affordable housing gives people jobs in the area, allows them to send their children to local schools in communities where family is important

[Par HNS \(2018-03-31 20:48:42\)](#)

Lack of infrastructure to cope with any further development

[Par HNS \(2018-04-01 01:26:26\)](#)

Too many holiday homes are using the current housing stock

[Par HNS \(2018-04-02 12:12:05\)](#)

Dependant on location. Also there has been a huge amount of new homes built in the area over the last few years. If more are to be built we need new schools, doctors surgery, chemist, hospital and dentist.

[Par HNS \(2018-04-03 09:15:27\)](#)

To enable local people live locally and limit the number of second homes.

[Par HNS \(2018-04-03 10:50:27\)](#)

we have friends who are being priced out of Tywardreath and they are both working professionals with small children and can't afford to buy in their own community.

[Par HNS \(2018-04-04 10:34:30\)](#)

house prices are out of proportion to the average local wage

[Par HNS \(2018-04-06 16:00:38\)](#)

I am dismayed at the amount of development in the St Austell area. I fear this will be used as an excuse to build more of the same.

[Par HNS \(2018-04-06 16:25:47\)](#)

What is affordable for many people in Cornwall is far different to what centrally led initiatives consider affordable - it has to come from County/Parish level or it won't help local people.

[Par HNS \(2018-04-06 20:43:43\)](#)

Connection to parish needs to be a strong one

[Par HNS \(2018-04-07 14:39:44\)](#)

To allow young people to stay in the parish if they need to.

[Par HNS \(2018-04-08 21:22:03\)](#)

I would agree so long as property's are not let to housing associations who then allocate them to up country councils, only for local people that live in Tywardreath/Par/StBlazey areas

[Par HNS \(2018-04-09 11:09:16\)](#)

Depends on visual / social impact - and what you mean by "affordable" housing

[Par HNS \(2018-04-09 16:51:04\)](#)

We need affordable housing to let local young people onto the housing market.

[Par HNS \(2018-04-09 19:21:26\)](#)

Subject to location and quantity.

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[Par HNS \(2018-04-10 12:02:24\)](#)

Because it's needed

[Par HNS \(2018-04-10 13:34:25\)](#)

young local people cannot afford open market housing

[Par HNS \(2018-04-11 09:51:05\)](#)

Affordable housing is needed in every community.

[Par HNS \(2018-04-16 22:41:46\)](#)

Dependant on scale and location but affordable housing is always needed

[Par HNS \(2018-04-23 11:49:19\)](#)

provided its aimed at local people, & not cheap second homes which is no use to us.

[Par HNS \(2018-04-24 11:55:11\)](#)

Much needed

[Par HNS \(2018-04-25 03:56:27\)](#)

All depends on location

[Par HNS \(2018-04-30 13:53:38\)](#)

I would support such a development if it balanced environmental considerations

[Par HNS \(2018-05-02 20:58:39\)](#)

I would like to see good architecture,reasonable space for living and sensitive siting within the village

[Par HNS \(2018-05-03 10:52:02\)](#)

Only if the social amenities ,school places ,drs, etc are improved to meet the extra demand.

[Par HNS \(2018-05-03 16:19:33\)](#)

I am seeing more second home owners in the village forcing prices higher than they already are.It would help,I wouldn't say the younger generation but say late 20s finally get there foot on the ladder and keep the local businesses in work.

[Par HNS \(2018-05-03 22:14:54\)](#)

There are many youths that may not want to move too far from home and need housing that they can afford

[Par HNS \(2018-05-06 13:17:02\)](#)

It should actually be affordable. Suggest that the homes can only be bought by those who live and work in the area, with proof. Ensure that the infrastructure is in place - reasonable traffic access that doesn't result in excessive bottlenecks, additional school, GP, dentist provision. Save a large percentage for first time buyers again who live and work in the area. That way it will be affordable and deal with housing shortage rather than bolster the second home problem.

[Par HNS \(2018-05-06 16:06:18\)](#)

Yes but not on greenfield sites.

[Par HNS \(2018-05-08 09:48:09\)](#)

it depends on where they would be built. This parish is almost full up

[Par HNS \(2018-05-22 14:48:16\)](#)

depends on how many affordable housing is legally binding e.g. bigger property required for a growing family. How does that work. How are you able to sell property?

[Par HNS \(2018-05-22 14:51:48\)](#)

the council does not understand what affordable housing really means. it does not mean letting housing development go ahead on a commercial basis. the only proper affordable housing for local people is social housing

[Par HNS \(2018-05-22 14:59:51\)](#)

according to what is meant by led development

[Par HNS \(2018-05-22 15:10:08\)](#)

i have written an expanded view on this point directly to the chair of the parish council

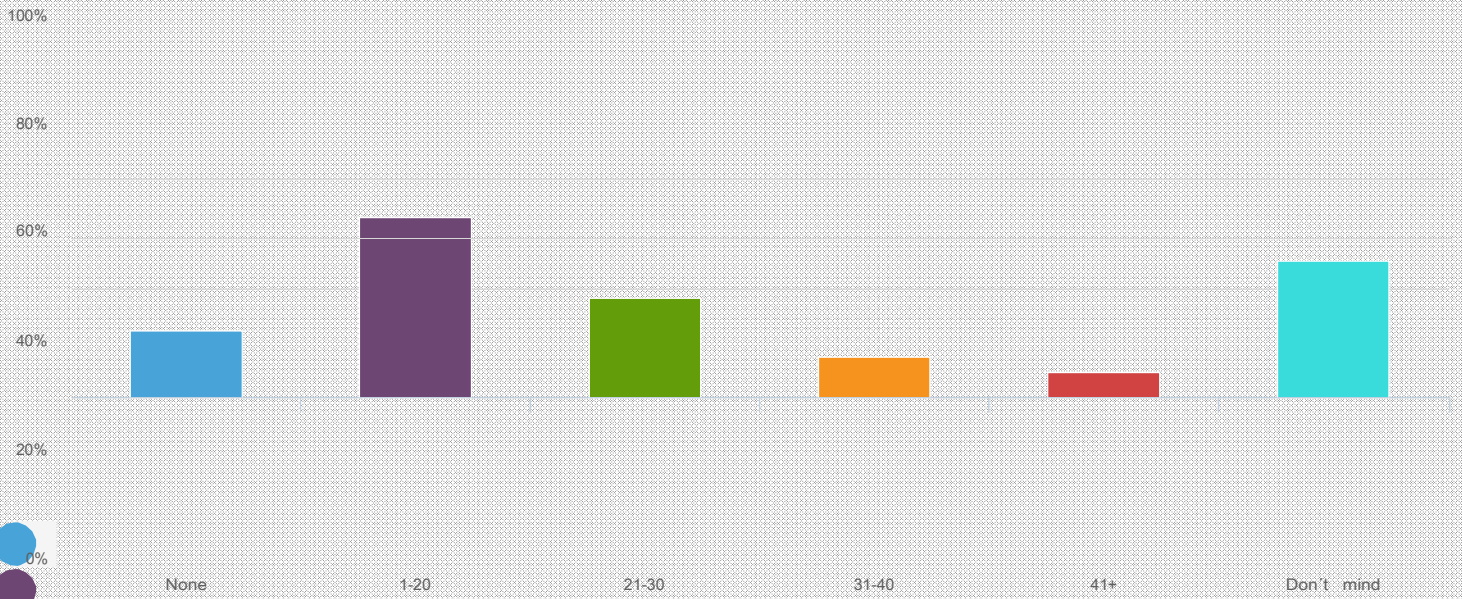
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[Par HNS \(2018-05-22 15:14:16\)](#)

concerned about development of green over brown site

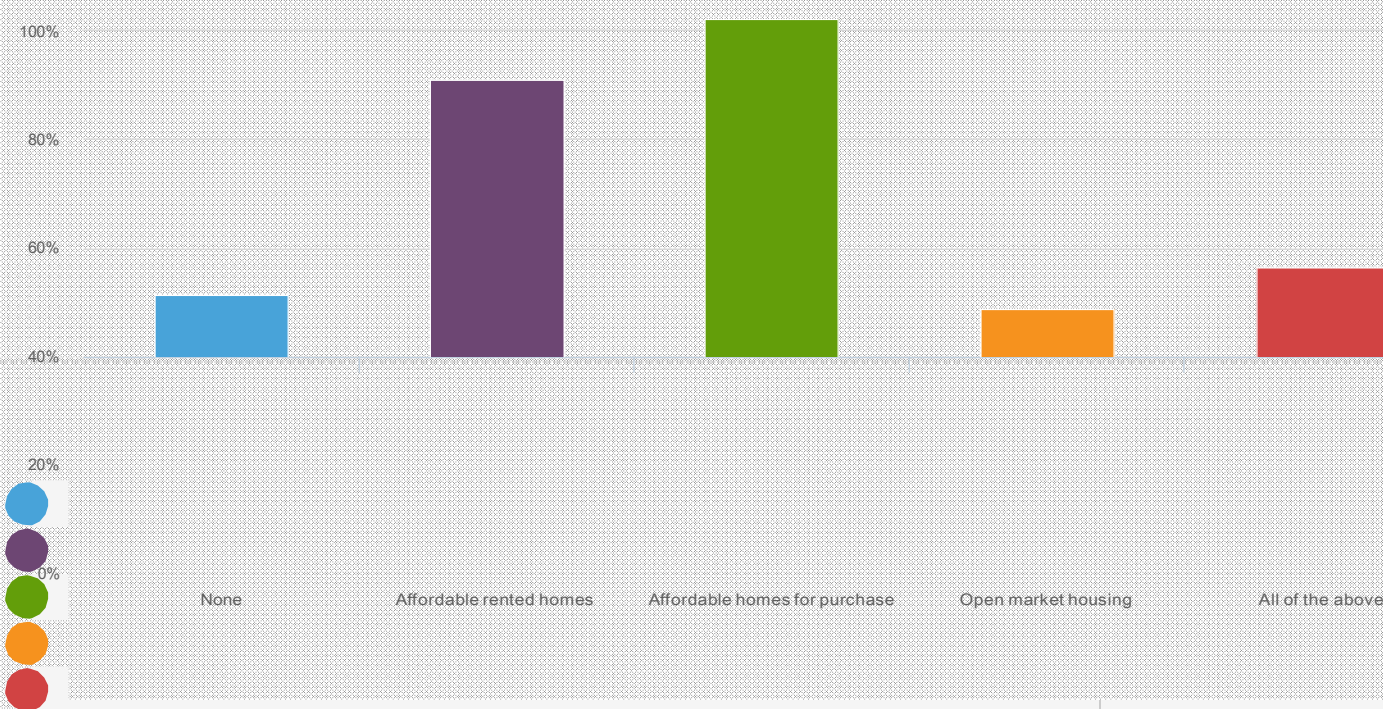
[Par HNS \(2018-05-22 15:19:23\)](#)

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



1	None	25 (12.25 %)
2	1-20	67 (32.84%)
3	21-30	37 (18.14 %)
4	31-40	15 (7.35 %)
	41+	9 (4.41 %)
6	Don't mind	51 (25 %)
	Responses	204

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



1	None	23 (11.39 %)
2	Affordable rented homes	103 (50.99 %)
3	Affordable homes for purchase	125 (61.88 %)
4	Open market housing	18 (8.91 %)
5	All of the above	33 (16.34 %)
	Responses	202

Other (please specify)

I would not like to see these sold as second homes for holiday market

[Par HNS \(2018-03-14 17:37:49\)](#)

Depends on location

[Par HNS \(2018-03-16 11:57:52\)](#)

Needs to enable people to get on the property ladder not pay rent to a landlord

[Par HNS \(2018-03-16 15:33:04\)](#)

Or a mixture of affordable and open market, but not more than 50/50 in favour of affordable. Any developer must be held to this, not as at present when they can appeal and reduce the affordable percentage, or have it removed completely.

[Par HNS \(2018-03-16 15:37:08\)](#)

Need jobs/work first

[Par HNS \(2018-03-19 12:14:15\)](#)

With 40% for Social Housing

[Par HNS \(2018-03-19 12:44:44\)](#)

Restricted to people who have a connection with the parish. If rented, not to be sold off under 'right to buy' scheme.

[Par HNS \(2018-03-19 13:16:15\)](#)

Single builds only not housing estates

[Par HNS \(2018-03-20 08:13:52\)](#)

Affordable house to rent/by

[Par HNS \(2018-03-22 13:51:02\)](#)

Affordable homes should be priority but support open market housing to subsidise their build.

[Par HNS \(2018-03-23 21:40:28\)](#)

Too often affordable housing is snapped up by landlords and put to rent. This should be stopped.

[Par HNS \(2018-03-24 17:05:16\)](#)

Rent to Buy

[Par HNS \(2018-03-25 23:40:27\)](#)

Depends on location and new services in the area.

[Par HNS \(2018-04-03 09:15:27\)](#)

Less than 10

[Par HNS \(2018-04-06 16:25:47\)](#)

Sheltered housing for older people.

[Par HNS \(2018-04-08 21:22:03\)](#)

local person only not second homes

[Par HNS \(2018-04-24 11:55:11\)](#)

sheltered senior flats, in keeping with the surrounding homes and countryside

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[Par HNS \(2018-05-08 09:48:09\)](#)

can any council be trusted that allows their council housing stock to be sold off under the short sightes right to buy scheme

[Par HNS \(2018-05-22 14:59:51\)](#)

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

Outskirts of Parishes. Will need good infrastructure as there are problems now with drainage and water.

[Par HNS \(2018-03-14 17:37:49\)](#)

Par Docks

[Par HNS \(2018-03-14 18:00:46\)](#)

In an area that considers the impact of flooding on existing dwellings. Traffic, medical and schooling should also be made so it can cope with the extra pressures as part of the planning permission. If companies want to build homes and make money, they should also consider the overall impact on existing communities and infrastructure.

[Par HNS \(2018-03-14 18:05:53\)](#)

There is little suitable land for development, particularly in Tywardreath, except perhaps for the land bordering the Castledore Road

[Par HNS \(2018-03-14 18:13:04\)](#)

Top of tywardreath to treemill

[Par HNS \(2018-03-14 18:20:37\)](#)

Very difficult as there is actually very little land that does not have some constraint such as being on the floodplain or would affect the setting of our various heritage assets. I would NOT want to see further coalescence between Par and Tywardreath i.e. the land around Barn Park Farm where Chicks retreat is located, that would be wholly unacceptable. There may be some scope for a few houses along Tywardreath highway. Something off ount Bennett road. Any development must be SMALL and i keeping with the village.

[Par HNS \(2018-03-14 19:08:48\)](#)

Unsure. I never like to see fields turned into housing estates but if needs must then so be it.

[Par HNS \(2018-03-14 19:09:33\)](#)

Far side of Polpey Lane, top of mount bennet road near trecarrol

[Par HNS \(2018-03-14 19:09:46\)](#)

I don't think there should be any more housing developments in the parish. The area has too many already and the roads are not able to support more housing

[Par HNS \(2018-03-14 19:11:01\)](#)

Par Moor and Par Docks because of road access. More houses in both Par and St Blazey would create an even worse traffic problem and the increase in pollution levels. Flooding could also become a problem with the clearing of trees and laying more concrete.

[Par HNS \(2018-03-14 20:12:36\)](#)

In brown areas, not on farmland

[Par HNS \(2018-03-14 20:19:22\)](#)

Not in par

[Par HNS \(2018-03-14 21:27:37\)](#)

don't mind,

[Par HNS \(2018-03-14 22:44:19\)](#)

Tidy up the former driers and utilise wasted space along Par Moor Road

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[Par HNS \(2018-03-14 23:22:54\)](#)

Par Docks

[Par HNS \(2018-03-15 00:01:25\)](#)

on brownfield ideally, or around already developed areas

[Par HNS \(2018-03-15 10:26:06\)](#)

I would prefer zero housing, within the Tywardreath/Par area, due to the fact that the area is becoming an urban sprawl and thus it is losing it's

Cornish identity.

[Par HNS \(2018-03-15 15:08:49\)](#)

Brown field

[Par HNS \(2018-03-15 18:40:49\)](#)

Anywhere its needed

[Par HNS \(2018-03-16 00:33:08\)](#)

Not in par as we have wain homes but we must have infrastructure i.e. New hospital and more doctors and better roads.this is always neglected.

[Par HNS \(2018-03-16 13:15:31\)](#)

Par Moor Road

[Par HNS \(2018-03-16 13:23:22\)](#)

No preference

[Par HNS \(2018-03-16 14:21:23\)](#)

On brown field land with derelict buildings on it near Par harbour presumably currently owned by Imerys.

[Par HNS \(2018-03-16 14:25:27\)](#)

on brown sites if possible or sympathetic areas that dont have an impact on the area

[Par HNS \(2018-03-16 15:07:49\)](#)

brown field if at all possible

[Par HNS \(2018-03-16 15:23:19\)](#)

Use of Brown field sites if available or extension of existing estates.

[Par HNS \(2018-03-16 15:25:40\)](#)

Personally I think that the area which would be best suited to significant affordable housing development would be from St Dennis to St Austell as that area is equidistant from St Austell, Newquay and Truro and with easy access to the A30.

[Par HNS \(2018-03-16 15:33:04\)](#)

Not certain, but perhaps between the north of Tywardreath and the railway.

[Par HNS \(2018-03-16 15:37:08\)](#)

I believe there is a need for more housing but we also need schools, GP surgeries and hospitals

[Par HNS \(2018-03-16 15:54:17\)](#)

NW of Tywardreath

[Par HNS \(2018-03-16 16:31:51\)](#)

Around Par Moor.

[Par HNS \(2018-03-16 16:57:17\)](#)

On the outskirts of the village towards Trenyhton and off Polpey Lane

[Par HNS \(2018-03-16 17:11:50\)](#)

Problem with flood plane and filling in green fields with houses and cemented driveways will cause more water in valleys

[Par HNS \(2018-03-16 19:37:15\)](#)

On brown field sites. Re-using some of the now derelict IMERYYS sites.

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[Par HNS \(2018-03-17 10:39:42\)](#)

Between Twwardreath and Trenytho Manor maybe?

[Par HNS \(2018-03-18 11:06:10\)](#)

brownfield site

[Par HNS \(2018-03-19 10:45:46\)](#)

South side of Tehidy Road. Would not like the North side of the current planning envelope to be extended

[Par HNS \(2018-03-19 12:08:46\)](#)

On the many brownfield sites like the clay dries. There WERE PLANS to develop Par Docks for jobs and homes when Labour were in power? (Eco villages) NOTHING'S happened!!!

[Par HNS \(2018-03-19 12:14:15\)](#)

Land behind Par parish Church

[Par HNS \(2018-03-19 12:27:12\)](#)

Within the Parish, none on Green belt

[Par HNS \(2018-03-19 12:44:44\)](#)

Don't know the parish enough to answer - preferably a brown site.

[Par HNS \(2018-03-19 13:06:49\)](#)

Location should be accessible for public transport, safe reasonable walking distance to community facilities

[Par HNS \(2018-03-19 13:16:15\)](#)

This Parish is already saturated with homes built in the last 10 years.

[Par HNS \(2018-03-19 13:54:12\)](#)

I believe the areas surrounding Tywardreath are historically important in terms of pre history and industrial heritage and should therefore be protected Also the current infrastructure would not support more residents as affordable housing densities are high So THERE IS NOWHERE IN PARISH SUITABLE FOR DEVELOPMENT

[Par HNS \(2018-03-19 13:55:35\)](#)

Tehidy Road?

[Par HNS \(2018-03-19 14:56:34\)](#)

On brownfield sites.

[Par HNS \(2018-03-19 16:13:59\)](#)

Tywardreath has more area

[Par HNS \(2018-03-19 17:41:21\)](#)

Tywardreath Highway Middleway behind COOP Redevelopment of Par Docks

[Par HNS \(2018-03-19 17:48:01\)](#)

Nowhere keep Cornwall green

[Par HNS \(2018-03-19 19:44:14\)](#)

A few houses on smaller plots (and several of these throughout the area) rather than one large estate. The old clay dries that are currently being demolished on Par Moor Road are an obvious choice (subject to any necessary decontamination).

[Par HNS \(2018-03-19 20:38:36\)](#)

Not in Tywardreath as it's unique character and history needs to be preserved

[Par HNS \(2018-03-19 21:46:31\)](#)

Par Docks and any other disused ex industrial sites. Not on green fields or open spaces.

[Par HNS \(2018-03-20 08:13:52\)](#)

Par Docks area, re development of the site. NOT along A390, maintain green space between St Blazey and St Austell

[Par HNS \(2018-03-20 10:43:27\)](#)

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No preference.

[Par HNS \(2018-03-20 12:58:26\)](#)

Yes

[Par HNS \(2018-03-20 13:49:51\)](#)

Small developments added to existing villages.

[Par HNS \(2018-03-20 13:50:23\)](#)

I would not want to see one.

[Par HNS \(2018-03-20 14:41:23\)](#)

Brown field. Snowlands site

[Par HNS \(2018-03-20 18:36:15\)](#)

Developed close to existing infrastructure with good access to road, rail and bus services

[Par HNS \(2018-03-20 21:01:20\)](#)

not sure

[Par HNS \(2018-03-21 09:28:59\)](#)

glenview rd area

[Par HNS \(2018-03-21 12:22:39\)](#)

There is not enough space now, Waine Homes have overridden objections from local councillors and residents and forced overdevelopment on us. Will the local infrastructure support any more development ? Even the increase in housing in much ridiculed "Eco Village" and by Holmbush will have an affect on this area.

[Par HNS \(2018-03-21 12:27:39\)](#)

Boundry of Parish

[Par HNS \(2018-03-21 13:22:33\)](#)

Par Docks

[Par HNS \(2018-03-21 14:32:18\)](#)

Nowhere in the parish, our services, schools, doctors surgery`s, sewerage systems, mains drains and increased traffic flow cannot cope now.

[Par HNS \(2018-03-21 14:54:23\)](#)

near Par harbour or above

[Par HNS \(2018-03-21 15:24:14\)](#)

Not worried

[Par HNS \(2018-03-21 18:04:44\)](#)

Tehidy

[Par HNS \(2018-03-21 18:59:33\)](#)

St Blazey area.

[Par HNS \(2018-03-21 19:14:45\)](#)

Par Moor Rd appears to have considerable unused land outside of flood zone? however bus stops would be needed and social infrastructure. Areas of Tywardreath appear to have open areas for a few houses.

[Par HNS \(2018-03-21 19:39:54\)](#)

along the Par Moor Road, there's the site of the motor museum that never got off the ground.

[Par HNS \(2018-03-22 11:06:52\)](#)

Disused land that par dock

[Par HNS \(2018-03-22 13:51:02\)](#)

using any Brownfield sites that are derelict should always be the priority

[Par HNS \(2018-03-22 14:03:59\)](#)

Tywardreath & Par Parish Housing Need Survey Report

Par would be preferable, but on the outskirts of Tywardreath would also be OK. Perhaps around the Poldrea area.

[Par HNS \(2018-03-22 15:57:01\)](#)

On the Mount.

[Par HNS \(2018-03-22 16:02:50\)](#)

Tywardreath Highway

[Par HNS \(2018-03-22 16:40:23\)](#)

Sorry not sure

[Par HNS \(2018-03-22 17:04:19\)](#)

Out in the countryside

[Par HNS \(2018-03-22 17:47:42\)](#)

in small groups where there is space or ideally if there are any 'brownfield' spaces and not in any flood plane areas.

[Par HNS \(2018-03-22 17:54:50\)](#)

Par Moor

[Par HNS \(2018-03-22 18:29:13\)](#)

anywhere

[Par HNS \(2018-03-22 18:34:59\)](#)

Think with all the development recently in Par lots of new homes have already been built in the Parish so not a lot of need for many more new homes

[Par HNS \(2018-03-22 20:07:31\)](#)

On brown field sites throughout the parish.

[Par HNS \(2018-03-23 09:34:02\)](#)

On brownfield sites - e.g. Par Moor Road

[Par HNS \(2018-03-23 10:19:24\)](#)

brown field sites

[Par HNS \(2018-03-23 11:20:43\)](#)

St.Blazey/Par

[Par HNS \(2018-03-23 12:04:07\)](#)

Within the existing developments.

[Par HNS \(2018-03-23 12:29:23\)](#)

I would not like to see any future housing development in the parish as we haven't the infrastructure to support it. If there was a point in time when we did have the infrastructure, however (though I can never see that happening) a small development at the very top of Penpillick Hill, after the Treesmill turning on the right as you head to Lostwithiel, might be a possibility.

[Par HNS \(2018-03-23 13:49:19\)](#)

No

[Par HNS \(2018-03-23 13:57:52\)](#)

No where. Theres too much already in inappropriate places i.e. Holmbush Road!!!

[Par HNS \(2018-03-23 14:12:38\)](#)

Top end of village between Treesmill and Castledore roads

[Par HNS \(2018-03-23 15:23:12\)](#)

Using up derelict areas.

[Par HNS \(2018-03-23 16:09:54\)](#)

Old Imerys works or other brownfield sites NOT on green field sites. Too much of Cornwall is being covered in concrete and tarmac - this is destroying the very reason why people to want to come here.

[Par HNS \(2018-03-23 16:23:44\)](#)

Tywardreath & Par Parish

Housing Need Survey Report

Extensions of Trevance Park and Glen View

[Par HNS \(2018-03-23 16:44:26\)](#)

Anywhere

[Par HNS \(2018-03-23 17:40:47\)](#)

as close to main village as possible

[Par HNS \(2018-03-23 18:05:53\)](#)

Not on green belt on brown field sites not flood plain

[Par HNS \(2018-03-23 20:42:29\)](#)

Any Brown field sites outside floodplain as priority sites

[Par HNS \(2018-03-23 21:40:28\)](#)

Anywhere in Parish

[Par HNS \(2018-03-23 23:11:21\)](#)

The old clay dries Par Moor

[Par HNS \(2018-03-24 09:16:57\)](#)

Not sure

[Par HNS \(2018-03-24 10:24:17\)](#)

Brown field sites - Par moor for example

[Par HNS \(2018-03-24 11:23:41\)](#)

On reused land, not green field and not on the flood plain

[Par HNS \(2018-03-24 11:55:58\)](#)

Tywardreath

[Par HNS \(2018-03-24 12:33:44\)](#)

brownfield sites to west of Par. Old clay works area

[Par HNS \(2018-03-24 17:05:16\)](#)

I'm not sure

[Par HNS \(2018-03-24 17:13:30\)](#)

not sure as increased summer traffic would have to be a consideration

[Par HNS \(2018-03-24 18:24:24\)](#)

On brown field sites. Not infill because everyone needs to breathe and have space.

[Par HNS \(2018-03-24 19:25:49\)](#)

In fill sites

[Par HNS \(2018-03-25 11:22:44\)](#)

On brown field sites such as Par Docks or on land away from the coast

[Par HNS \(2018-03-25 12:19:01\)](#)

NOT on green field sites

[Par HNS \(2018-03-25 14:22:51\)](#)

North & East of Tywardreath

[Par HNS \(2018-03-25 16:18:47\)](#)

On unused industrial land, brown field site.

[Par HNS \(2018-03-25 18:43:23\)](#)

Appropriate site on the edge of Tywardreath

[Par HNS \(2018-03-25 23:40:27\)](#)

Tywardreath & Par Parish

Housing Need Survey Report

Top of Tywardreath, Burrows area towards Castledore. This is the only space left in the village

[Par HNS \(2018-03-26 11:08:09\)](#)

Appropriate sites, as long as they are accompanied by an adequate improvement of local infrastructure and services

[Par HNS \(2018-03-26 15:24:12\)](#)

Near to public transport and schools

[Par HNS \(2018-03-26 15:27:54\)](#)

Unfortunately it would probably have to be on a greenfield site, but if so, then directly leading off from existing housing and not spreading out onto new areas.

[Par HNS \(2018-03-26 18:24:24\)](#)

At the St Austell / St Blazey end of Par.

[Par HNS \(2018-03-26 19:30:34\)](#)

On disused industrial land if possible. Avoiding low lying flood plan area.

[Par HNS \(2018-03-26 21:49:32\)](#)

adjoining existing developments

[Par HNS \(2018-03-27 22:19:23\)](#)

As I have said in a previous comments box, I feel very strongly that there is sufficient housing stock for the local population. I feel that other factors should be addressed before we destroy our local landscape with appalling housing developments. If people work hard and get a job, they will be able to save money for a deposit and buy an existing home. We should firstly look at reducing the number of second homes before we look at building more properties. We have a beautiful village, which would be ruined by a housing development. I feel that the modern housing estates are absolutely appalling and would not support any such development within our parish.

[Par HNS \(2018-03-28 06:19:46\)](#)

tywardreath old mines

[Par HNS \(2018-03-28 16:14:44\)](#)

on brownfield land or as a natural extension an existing estate

[Par HNS \(2018-03-28 20:33:32\)](#)

In order to stay within the confines of the village my preference would be to the north side of the village on from the Trevance Park area

[Par HNS \(2018-03-28 22:03:40\)](#)

On land that has already been developed or partially developed e.g. derelict sites or long term empty homes not on farmland

[Par HNS \(2018-03-29 09:57:57\)](#)

Kilhallon/Lanescot

[Par HNS \(2018-03-29 11:41:15\)](#)

Within the existing settlement

[Par HNS \(2018-03-29 12:08:48\)](#)

As we don't know the area that we'll it would be unfair to comment.

[Par HNS \(2018-03-29 12:26:51\)](#)

not on green/brown field sites. Placed within existing areas ie do up old properties or rebuild them do not destroy the countryside further

[Par HNS \(2018-03-29 12:53:19\)](#)

I think the green space between Tywardreath and Polmear/Par should be preserved and therefore the only space I can think of would be in the strip of land overlooking the marshes between Hill Crest and Tywardreath School.

[Par HNS \(2018-03-29 16:03:55\)](#)

No preference as I do not support it

[Par HNS \(2018-03-30 09:26:20\)](#)

Brownfield sites - no more ripping up fields to build houses. Attach to existing medium size housing developments. Not in the middle of rural fields for instance.

[Par HNS \(2018-03-30 13:30:47\)](#)

Tywardreath & Par Parish Housing Need Survey Report

Brownfield sites, previously used land, rebuilding derelict or abandoned houses. Or compulsory purchase of homes left empty for years.

[Par HNS \(2018-03-30 18:11:20\)](#)

on the outskirts above Tywardreath on the Fowey road.

[Par HNS \(2018-03-30 18:31:25\)](#)

Tywardreath

[Par HNS \(2018-03-30 19:54:10\)](#)

Land outside Tywardreath on Castledore Road. Land other side of Polpey Lane. Land behind South Park Road.

[Par HNS \(2018-03-30 21:41:27\)](#)

would be good to make use of unused, derelict buildings first, redesigning and rebuilding on those sites before building on other land.

[Par HNS \(2018-03-31 20:48:42\)](#)

I would prefer to see no future development

[Par HNS \(2018-04-01 01:26:26\)](#)

On brownfield sites only... there are plenty

[Par HNS \(2018-04-01 09:39:17\)](#)

Any brownfield sites like ex mining or clay company land.

[Par HNS \(2018-04-02 12:12:05\)](#)

Par

[Par HNS \(2018-04-03 09:15:27\)](#)

In the Par Docks Garden Village.

[Par HNS \(2018-04-03 10:50:27\)](#)

NOT TEHIDY ROAD - This has already had significant development at the lower end. Any further development on either side would destroy the visual approach to the village from Par (view of the Church at the top of the valley). I think this view is the iconic view of the village and what the village identifies with most. Development towards the top of the village where land is flatter and where there is good infrastructure access would be best. Any brown field sites such as the current British Legion development would be suitable.

[Par HNS \(2018-04-04 10:34:30\)](#)

I would like to see the proposed development of the par docks area to proceed

[Par HNS \(2018-04-06 16:00:38\)](#)

Out of flood risk areas but close to main roads so that back lanes do not get overburdened, preferably in areas that won't block views of current residents, even if it means dispersing houses or felling woodland.

[Par HNS \(2018-04-06 20:43:43\)](#)

We consider it has and is currently being over developed with no upgrade of infrastructure at all

[Par HNS \(2018-04-07 14:39:44\)](#)

Brown field sites.

[Par HNS \(2018-04-08 21:22:03\)](#)

On brown field sites, ie the old clay dries at Par Moor which is now being demolished

[Par HNS \(2018-04-09 11:09:16\)](#)

Tywardreath Highway / Penpillick area

[Par HNS \(2018-04-09 16:51:04\)](#)

On the old Imrys land by the harbour

[Par HNS \(2018-04-09 19:21:26\)](#)

On the outskirts of the Town. Avoiding spoiling views of existing green areas and current vistas.

[Par HNS \(2018-04-10 12:02:24\)](#)

There's a lot of wasted space near the docks

Tywardreath & Par Parish Housing Need Survey Report

[Par HNS \(2018-04-10 13:34:25\)](#)

on brownfield land that is not floodplain

[Par HNS \(2018-04-11 09:51:05\)](#)

Anywhere but on green field site.

[Par HNS \(2018-04-16 22:41:46\)](#)

Where ever suitable land is available.

[Par HNS \(2018-04-22 17:24:48\)](#)

space previously used for commercial or industrial uses e.g Par Docks other IMERYYS sites.

[Par HNS \(2018-04-23 11:49:19\)](#)

Par

[Par HNS \(2018-04-23 14:44:04\)](#)

not on low lying land. This is needed to soak up flood water and release slowly down river/streams of Par. Duck pond and area must be left alone & stop any more building in that area.

[Par HNS \(2018-04-24 11:55:11\)](#)

difficult question, but definitely not between Par and Tywardreath

[Par HNS \(2018-05-03 10:52:02\)](#)

I don't know where there is suitable land. I absolutely would not want to see it imposing on leisure space.

[Par HNS \(2018-05-03 16:19:33\)](#)

On the edge of Tywardreath. Not too many and with tighter rules so the locals have more chance to save up for them once they know it's happening. Maybe ask people that are interested for definite and get real interest before building loads and desperately filling them with none locals.

[Par HNS \(2018-05-03 22:14:54\)](#)

Brown sites away from main roads perhaps towards Lanhydrock/Bodmin rather than increasing St Austell

[Par HNS \(2018-05-06 16:06:18\)](#)

West side of the A390 and the South East corner of the Parish or continuing up the south-facing hill behind the bungalow estate, north of the A3082. All sustainably-built, with shared solar or other appropriate energy systems.

[Par HNS \(2018-05-08 09:48:09\)](#)

Anywhere immediately adjacent to existing housing, in location(s) with best potential to integrate into existing infrastructure particularly roads and local amenities.

[Par HNS \(2018-05-08 10:37:14\)](#)

it depends on where they would be built. this parish is almost full up

[Par HNS \(2018-05-22 14:48:16\)](#)

not on greenbelt

[Par HNS \(2018-05-22 14:51:48\)](#)

Carlyon bay if the beach is to be destroyed for holiday homes then it may as well be destroyed for social housing

[Par HNS \(2018-05-22 14:59:51\)](#)

I have written an expanded letter to the chair of the parish council

[Par HNS \(2018-05-22 15:14:16\)](#)

not on greenbelt land

[Par HNS \(2018-05-22 15:17:26\)](#)

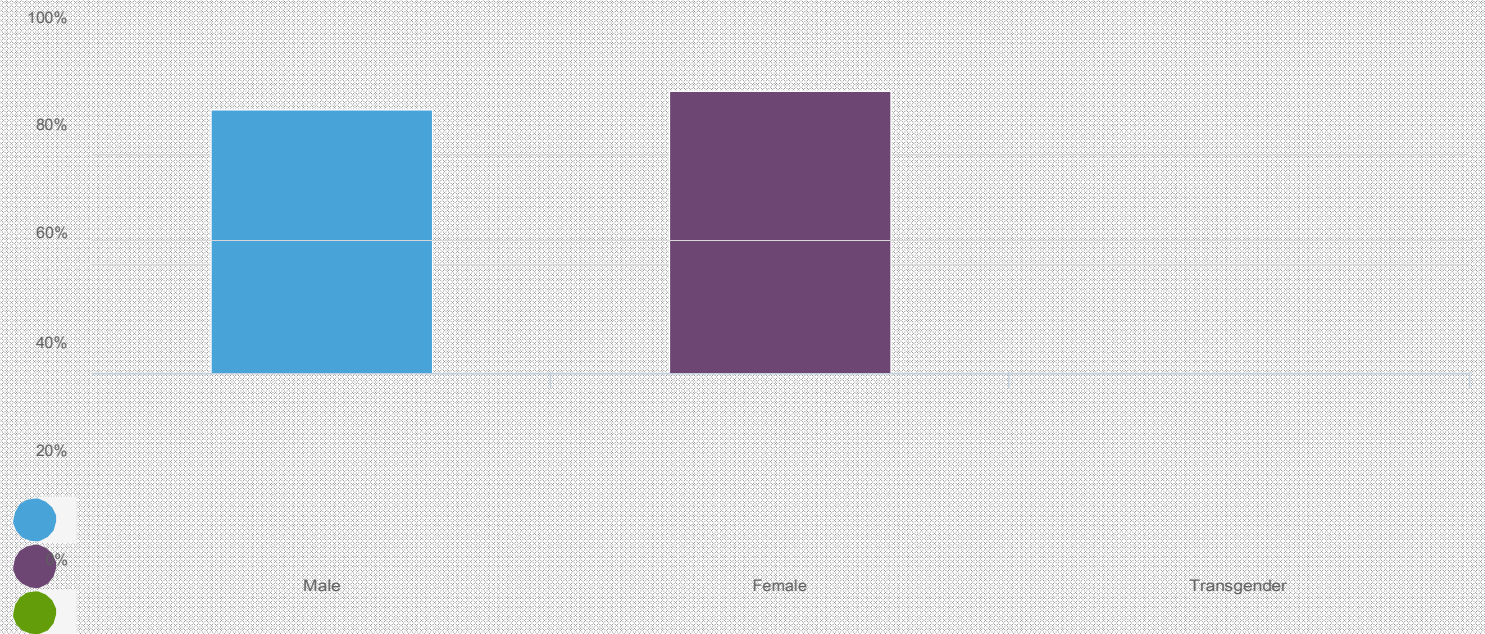
on brown field sites

[Par HNS \(2018-05-22 15:19:23\)](#)

PART 4 Equalities Monitoring

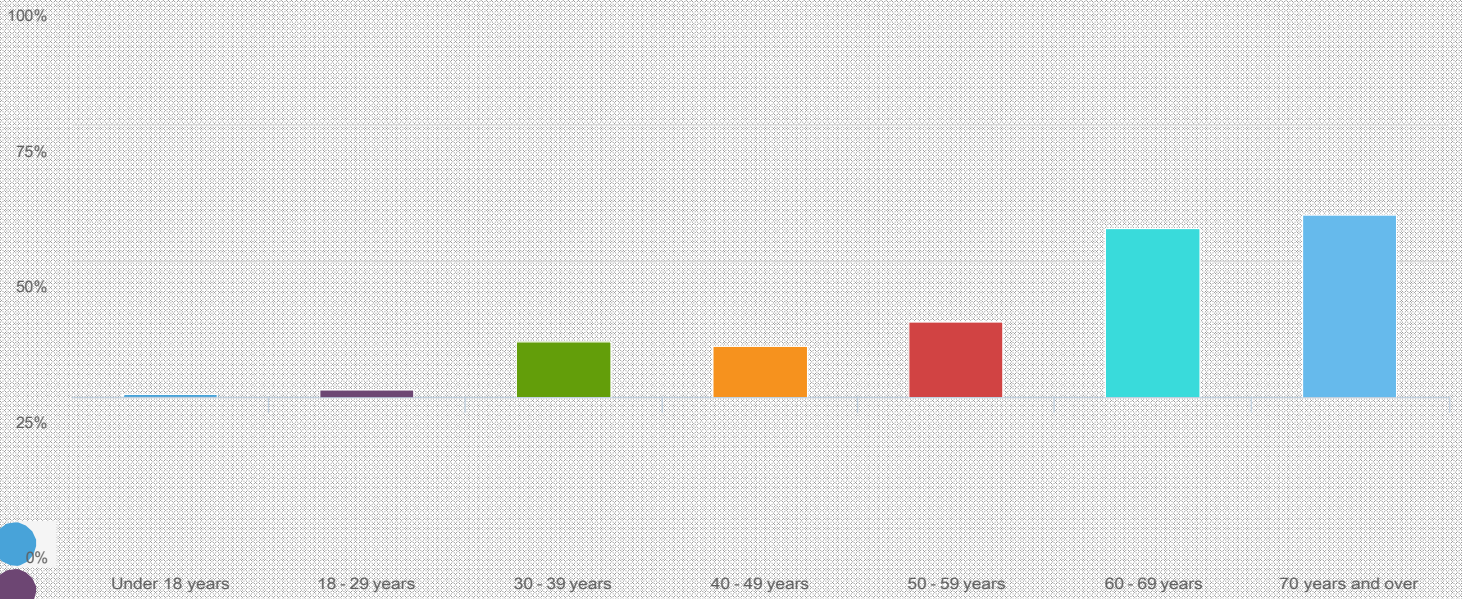
Cornwall Council is committed to ensuring that our services, policies and practices are free from discrimination and prejudice and that they meet the needs of all the community. For us to check we are providing fair and effective services, we would be grateful if you would answer the questions below. You are under no obligation to provide the information requested, but it would help us greatly if you do.

31. How do you describe your gender?



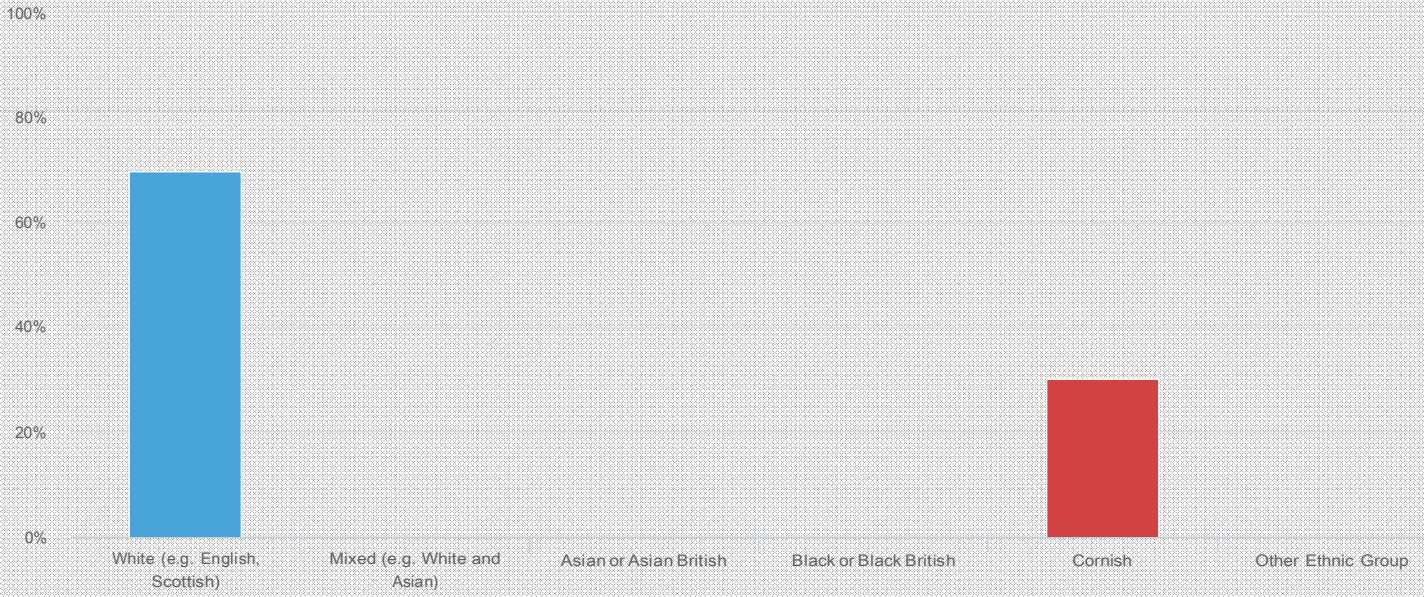
1	Male	98 (48.28 %)
	Female	105 (51.72%)
	Transgender	0 (0 %)
	Responses	203

32. What age range are you in?



1	Under 18 years	1 (0.49 %)
2	18-29 years	3 (1.48 %)
3	30-39 years	21 (10.34 %)
4	40-49 years	19 (9.36 %)
5	50-59 years	28 (13.79 %)
6	60-69 years	63 (31.03 %)
7	70 years and over	68 (33.5 %)
Responses		203

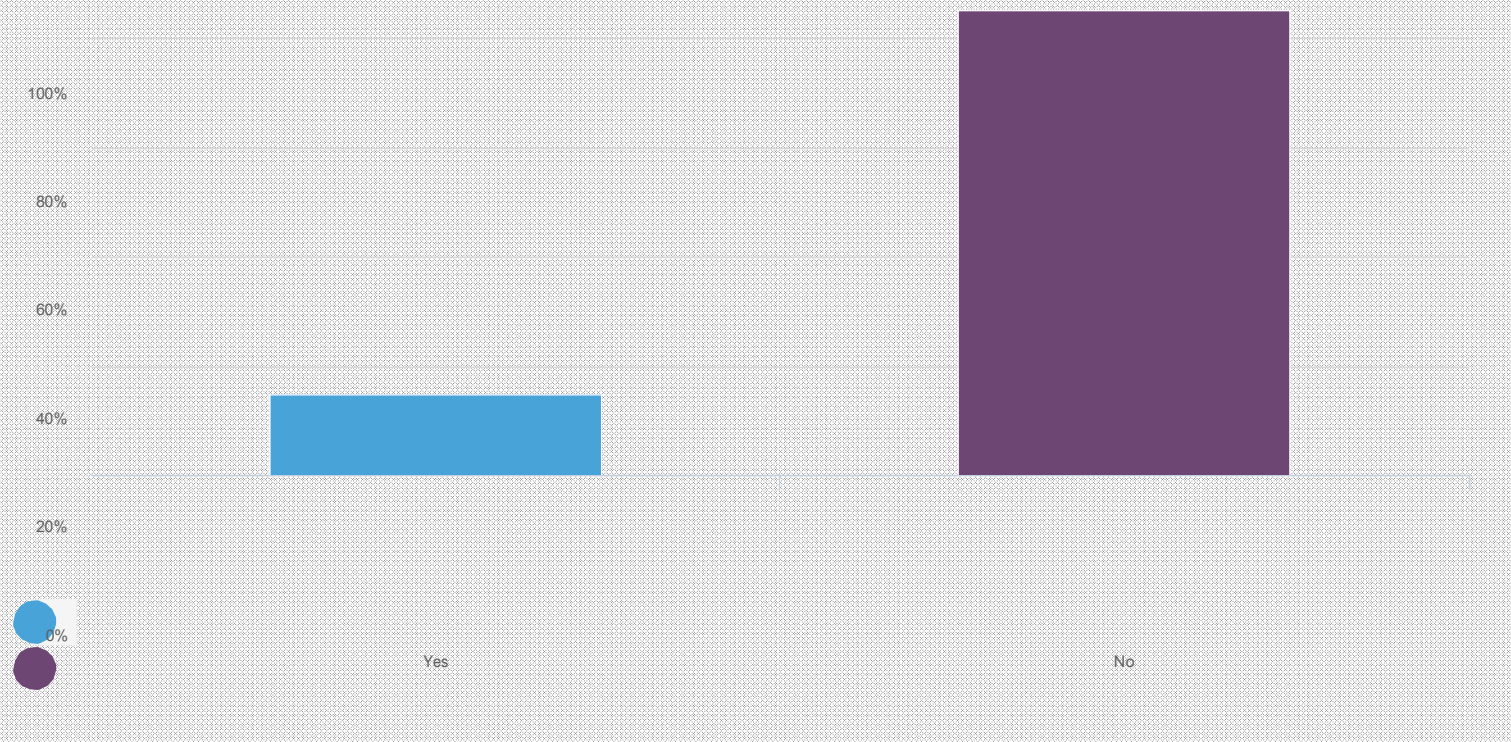
33. How do you describe your ethnic origin? (Please read carefully before selecting the ethnic group that you feel most closely reflects your



- 1
- 2
- 3
- 4
- 5
- 6

White (e.g. English, Scottish)	142 (69.95%)
Mixed (e.g. White and Asian)	0 (0 %)
Asian or Asian British	0 (0 %)
Black or Black British	0 (0 %)
Cornish	61 (30.05 %)
Other Ethnic Group	0 (0 %)
Responses	203

34. Do you consider yourself to have a disability?



1	Yes	30 (14.71 %)
	No	174 (85.29%)
	<i>Responses</i>	204

35. Is there anything we can do or put in place which would make it easier for us to offer you an equal service? (For example documents in large print)

Can not read well

[Par HNS \(2018-03-14 18:20:37\)](#)

No

[Par HNS \(2018-03-14 19:09:33\)](#)

yes more social housing, but not the size of a rabbit hutch. Disabled people need more room to move around, especially if they have mobility probles. thankyou

[Par HNS \(2018-03-14 22:44:19\)](#)

No but feel many people will not fill out online and will not phone for a paper version.needs rethinking how you get to thepeople

[Par HNS \(2018-03-16 13:15:31\)](#)

No

[Par HNS \(2018-03-16 15:25:40\)](#)

No thanks

[Par HNS \(2018-03-16 16:31:51\)](#)

No thank you

[Par HNS \(2018-03-16 17:11:50\)](#)

Nothing

[Par HNS \(2018-03-16 19:37:15\)](#)

No

[Par HNS \(2018-03-17 10:39:42\)](#)

No

[Par HNS \(2018-03-18 11:06:10\)](#)

No thanks I'm in perfect health with good sight, hearing and mobility.

[Par HNS \(2018-03-19 12:14:15\)](#)

no

[Par HNS \(2018-03-19 12:27:12\)](#)

No

[Par HNS \(2018-03-19 13:06:49\)](#)

Get your computer system to work at all times!

[Par HNS \(2018-03-19 13:55:35\)](#)

No

[Par HNS \(2018-03-19 19:44:14\)](#)

No

[Par HNS \(2018-03-20 08:13:52\)](#)

Adequately provided for at present.

[Par HNS \(2018-03-20 12:58:26\)](#)

No

[Par HNS \(2018-03-20 13:49:51\)](#)

No thankyou

[Par HNS \(2018-03-20 13:50:23\)](#)

only disabled person parking

[Par HNS \(2018-03-21 09:28:59\)](#)

no

[Par HNS \(2018-03-21 12:22:39\)](#)

no

[Par HNS \(2018-03-21 13:22:33\)](#)

no

[Par HNS \(2018-03-21 14:32:18\)](#)

no

[Par HNS \(2018-03-21 16:57:05\)](#)

No.

[Par HNS \(2018-03-21 19:14:45\)](#)

Large Print and accessible documents e.g. pictorial symbols should be made available as a matter of course. I'm surprised that you are even asking!!

[Par HNS \(2018-03-21 19:39:54\)](#)

I can manage at present

[Par HNS \(2018-03-22 14:03:59\)](#)

no

[Par HNS \(2018-03-22 14:18:49\)](#)

No thanks.

[Par HNS \(2018-03-22 15:57:01\)](#)

Nothing I can think of.

[Par HNS \(2018-03-22 16:02:50\)](#)

I don't think I have any specific needs currently

[Par HNS \(2018-03-22 17:54:50\)](#)

no

[Par HNS \(2018-03-22 18:34:59\)](#)

No

[Par HNS \(2018-03-23 09:34:02\)](#)

Tywardreath & Par Parish Housing Need Survey Report

None

[Par HNS \(2018-03-23 12:29:23\)](#)

-

[Par HNS \(2018-03-23 15:23:12\)](#)

No thank you

[Par HNS \(2018-03-23 16:09:54\)](#)

No

[Par HNS \(2018-03-23 16:44:26\)](#)

No

[Par HNS \(2018-03-23 17:40:47\)](#)

No

[Par HNS \(2018-03-24 12:33:44\)](#)

no

[Par HNS \(2018-03-24 18:24:24\)](#)

No but I cannot see the questions asked relating to a 'whole' Neighbourhood Plan, more like answers to see existing details of who lives where, CC & Parish Council 'should' already know what buildings & its occupants reside here already, by their records kept.

[Par HNS \(2018-03-25 16:18:47\)](#)

No

[Par HNS \(2018-03-25 18:43:23\)](#)

No

[Par HNS \(2018-03-25 23:40:27\)](#)

no

[Par HNS \(2018-03-26 15:24:12\)](#)

more frequesnt bus services! and more direct. My daughter lives in Tywardreatha nd works in Fowey and has to allow an hour and 15 minutes to make a 10 minutte journey due to frequency of buses. She also studies at The Eden project and has to allow 2 hours for a bus as she has to travel to St Austell to get a bus back out to Eden, a 15 minute drive from home!!

[Par HNS \(2018-03-26 15:27:54\)](#)

No, your communications are fine.

[Par HNS \(2018-03-26 18:24:24\)](#)

No

[Par HNS \(2018-03-26 21:49:32\)](#)

no

[Par HNS \(2018-03-28 22:03:40\)](#)

No

[Par HNS \(2018-03-29 12:08:48\)](#)

None

[Par HNS \(2018-03-30 13:30:47\)](#)

no

[Par HNS \(2018-03-30 18:31:25\)](#)

Describe to me what an 'equal service' is.

[Par HNS \(2018-04-01 01:26:26\)](#)

No thank you

[Par HNS \(2018-04-09 16:51:04\)](#)

No

[Par HNS \(2018-04-22 17:24:48\)](#)

no

[Par HNS \(2018-04-23 14:44:04\)](#)

Influence more youths and get them more involved in decisions

[Par HNS \(2018-05-06 13:17:02\)](#)

Tywardreath & Par Parish Housing Need Survey Report

Thanks for asking but No, I find CCC's printing policy generally well-set out, with adequate size and choice of font!

[Par HNS \(2018-05-08 09:48:09\)](#)

discrimination by marpensing against those in our society who choose not to go online. its really annoying to be continually told what your web address is when telephoning. the reason people phone you is because they want to speak to a person. not to be patronised with nonsense about a website. please stop patronising attittudes to those of us who have better things to do than waste them online

[Par HNS \(2018-05-22 14:59:51\)](#)