



# Carn Brea Parish

## Housing Need Survey Report

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### 1. Introduction

#### 1.1. Summary

- 1.1.1. Cornwall Council determines affordable housing need through consideration of Cornwall Homechoice data. Homechoice is the name for the local 'choice based lettings' housing register, which is comprehensive database of all those that are seeking an affordable rented home in Cornwall.
- 1.1.2. During the Homechoice application process, households are required to identify if they have a '*local connection*'<sup>1</sup> to any of Cornwall's towns or parishes. This allows the Council to determine those areas that have the greatest housing need, taking account of planned new delivery and turnover rates of the existing stock. Where a need for affordable housing is identified, the Council is then able to direct its resources into providing further affordable housing, for the benefit of the local community. Furthermore, this data also enables the Council to determine the type and size of homes required, as well as identify those areas where there is sufficient existing stock to meet the immediate demand.
- 1.1.3. Nevertheless, it can sometimes be useful to supplement Homechoice data with additional information from a localised Housing Need Survey. Such surveys can provide information on issues such as:
  - The extent of community support for a new development;
  - The suitability of providing homes in one settlement over another; and,
  - The amount of residual need for affordable housing, taking account of other developments in-progress within a parish.
- 1.1.4. Housing Need Surveys can also be particularly useful in identifying 'hidden housing need'<sup>2</sup> (particularly in rural areas), and may therefore be undertaken to complement existing Homechoice data, providing a 'snapshot' of the extant housing need at a given point in time.
- 1.1.5. However, a survey's reliability will reduce over time as respondents' circumstances are not updated in the same way as the Homechoice or Help to Buy South West registers. Consequently, whilst a valuable secondary form of data, they must always be considered *in conjunction with* Homechoice data to ensure that a robust assessment of housing need is achieved.
- 1.2. Planning policy context
- 1.2.1. The Local Planning Authority (LPA) supports the principle of residential growth in sustainable and appropriate locations. To that end, the LPA is currently developing the Cornwall Local Plan, which sets out the approach to delivering new homes in Cornwall.

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<sup>1</sup> Households are considered to have a 'local connection' if any of the following apply: being a current resident of the parish; being a former resident of the parish; having a strong family connection with the parish; or, being employed within the parish.

<sup>2</sup> 'Hidden housing need' refers to a household that requires an affordable home, but whom has not applied to Cornwall Homechoice. Consequently, their housing need is not taken into account within housing need data.

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- 1.2.2. However, a substantial proportion of residential growth is provided on sites outside of normal settlement boundaries. These are defined as 'rural exception sites' in the National Planning Policy Framework, and are usually considered against Policy 9 of the emerging Cornwall Local Plan. Such sites may only be supported where there is clear evidence of housing need in the area. Typically, this is accomplished through consideration of Homechoice data. However, where the need is marginal, or where multiple developments are proposed in a small area, the LPA may require clarity on the local need through a Housing Need Survey.
- 1.3. Situation in Carn Brea
  - 1.3.1. Carn Brea is defined as a rural parish, but is geographically unusual in so far as it contains the urban settlement of Pool. Pool is the focus of the majority of local services and infrastructure, and contains the majority of the parish's existing housing stock. However, the parish also includes several smaller settlements, such as the village of Four Lanes, and the hamlets of Brea and Carnkie.
  - 1.3.2. As an urban area, Pool is *generally* considered to be an acceptable location for development. Consequently, there are a number of large residential proposals in the area, including the redevelopment at Heartland's and the TRIP North and South sites. As such, there is a good supply of new housing in Pool, which will meet a substantial proportion of the registered local housing need.
  - 1.3.3. As outlined in section [2.1](#) of this report below, Carn Brea has a substantial need for affordable housing as outlined by data from Cornwall Homechoice. However, the majority of this is focussed in Pool, and as a result, it is not appropriate to justify mass development within Carn Brea's rural areas on the basis of parish-wide Homechoice data alone. This is because the housing need in the outlying rural settlements will only account for a proportion of the total Homechoice figure for Carn Brea. This is compounded by the fact that there are a number of well-advanced affordable housing schemes in the rural areas of Carn Brea at present (as outlined in [Figure 3](#)). These are expected to meet the immediate demand for affordable housing in these areas, as well as reducing the parish's housing need overall.
- 1.4. Survey purpose
  - 1.4.1. A landowner has recently outlined their intention to submit a planning application for a further 14-dwelling scheme on the edge of Four Lanes. As part of a pre-application enquiry, the LPA has concluded that the site would be considered a rural exception site and consequently, it is crucial that the LPA has evidence of further demand (over and above the existing scheme) in this part of the parish.
  - 1.4.2. With a number of affordable homes currently under construction in Four Lanes (or in the planning system), the Affordable Housing Team has recently outlined that it is unable to support further exception site development in the village. This is because the current schemes (as well as the existing affordable housing stock) are expected to meet the majority of Four Lanes' immediate local housing need.

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- 1.4.3. However, it has been agreed that this position will be reviewed after completion of a Housing Need Survey of the parish. This will seek to provide greater clarity on the level of extant housing need in Four Lanes, and to identify whether the community would support a third exception site being provided in the village.

## 2. Carn Brea housing need data

### 2.1. Housing need from Cornwall Homechoice

2.1.1. As of 01 July 2015, **417** households were registered with Cornwall Homechoice that had a local connection to Carn Brea. Of this, 182 households were in bands A-D and were therefore considered to have a 'reasonable preference' for affordable housing. A breakdown of the housing need profile by bedroom need and priority banding is provided in [Figure 1](#) below:

**Figure 1** – Summary of Homechoice register for Carn Brea (01 July 2015)

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	TOTAL
<b>Band A</b>	2	1	0	0	0	<b>3</b>
<b>Band B</b>	10	12	7	4	4	<b>37</b>
<b>Band C</b>	26	37	18	14	0	<b>95</b>
<b>Band D</b>	34	12	1	0	0	<b>47</b>
<b>Band E</b>	121	79	30	4	1	<b>235</b>
<b>TOTAL</b>	<b>193</b>	<b>141</b>	<b>56</b>	<b>22</b>	<b>5</b>	<b>417</b>

### 2.2. Preference data

2.2.1. Of the total in [Figure 1](#), 167 households had selected the settlement of Pool (including Illogan Highway, Carn Brea Village or Carnkie) as their preferred area in which to live (40%). However, just **24** households had selected the settlement of Four Lanes as one of their preferred areas in which to live (5.8%). Only 11 of these had listed Four Lanes as their first preference.

### 2.3. Housing need from Help to Buy South West

2.3.1. As of 01 September 2015, the Help to Buy South West register identified **18** households that either lived or worked in Carn Brea, that were seeking to buy an affordable home. 61% were seeking a 2-bedroom property, and 39% a 3-bedroom home.

### 2.4. Existing stock and turnover

2.4.1. In early 2015<sup>3</sup>, Carn Brea had a total of 488 affordable homes. Furthermore, allocation statistics from Homechoice indicates that over the 5-year period from 2010/11-2014/15, a total of 23 affordable homes were let in Carn Brea. This is equal to an average turnover of 4.6 units a year, as outlined in [Figure 2](#) overleaf:

<sup>3</sup> The most recent figures available.

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**Figure 2** – Summary of existing stock and turnover

Accommodation type	Number of units	Allocations 2010-2015
Older persons' housing	1	0
Sheltered housing	28	0
Affordable rented housing	459	23
<b>Total</b>	<b>488</b>	<b>23</b>

2.4.2. However, the figures above exclude vacancies or stock differences that arise from being newly-built, acquired, disposed of, or demolished between early 2015 and the date of this report.

#### 2.5. Projected affordable housing delivery in Carn Brea

2.5.1. There are a number of schemes with planning permission in Carn Brea that will affect the residual housing need. These are detailed in [Figure 3](#) below:

**Figure 3** – Carn Brea affordable housing delivery

Settlement/ Category	AH units in the planning system	AH units with consent, including on-site	Total affordable units
Pool (including Illogan Highway)	1	162	163
Four Lanes	30	22	52
Other rural settlement	2	5	7
<b>Total AH units</b>	<b>33</b>	<b>189</b>	<b>222</b>

2.5.2. Whilst 30 of the 52-units projected in Four Lanes currently do not have a planning consent, it is understood that the LPA is minded to support the proposal subject to a Section 106 agreement being completed, and the site should receive permission shortly. Furthermore, the site is being brought forward in conjunction with one of the Council's principal Registered Provider partners, who have successfully secured a substantial allocation of public subsidy from the Homes and Communities Agency to enable its delivery. Accordingly, the Affordable Housing Team is of the view that there is a degree of certainty that the site will be delivered and the homes it will generate have been taken into account within the figures above.

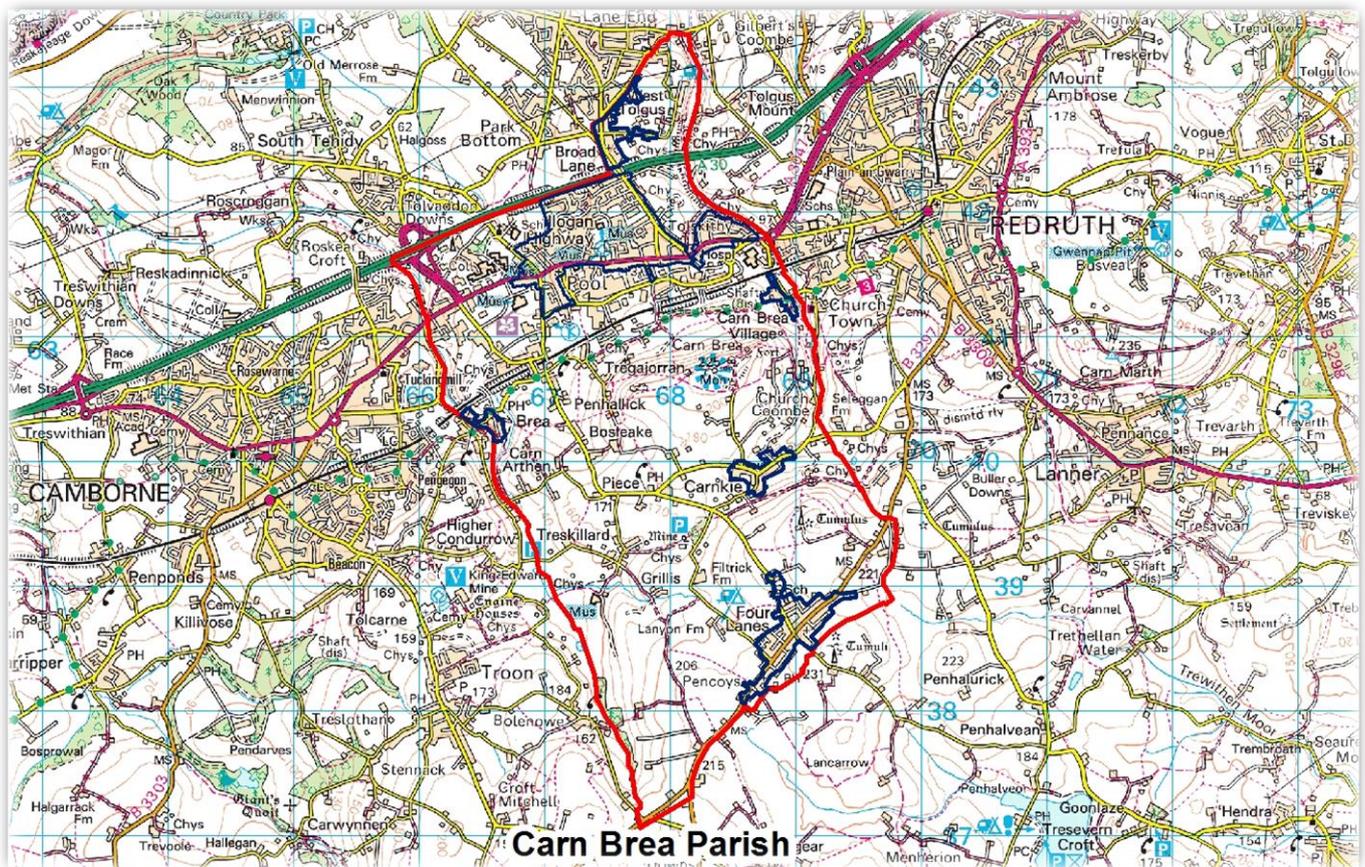
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## 3. Methodology and overview

### 3.1. Location and geographic extent of survey

- 3.1.1. Carn Brea is situated between the towns of Camborne and Redruth in west Cornwall, approximately 13 miles from the administrative centre of Truro. The parish is predominantly rural, but the main settlement of Pool is urban and considered generally sustainable.
- 3.1.2. The parish contains a range of facilities, including: primary, secondary and higher education facilities; shops; schools; pubs/food outlets; employment; major retail centres; and industrial units. The A30 trunk road also dissects the northern-part of the parish, giving good access to both east and west Cornwall.
- 3.1.3. A map of Carn Brea, depicting the geographic extent of the Housing Need Survey (and marked with the main settlements) is provided in [Figure 4](#) below:

**Figure 4 - Map of Carn Brea**



### 3.2. Survey methodology

- 3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, to assist with the LPA's consideration of a third exception site proposal in Four Lanes. The survey ran from 01 July 2015 until midnight on 11 August 2015. The survey was carried out using the online tool, Survey Monkey. Letters were sent to all 3,671 residential addresses in Carn Brea Parish, inviting recipients to complete the online questionnaire.

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3.2.2. An invitation to complete the survey was also extended to those registered with Cornwall Homechoice or Help to Buy South West that had a local connection to the parish. As outlined in the Housing Act (1985), a household may have a local connection if any of reasons below apply (amounting to an additional 227 letters):

- They are a current resident of the parish
- They are currently employed within the parish;
- They have a close family connection with the parish; or,
- They are a former resident of the parish.

3.2.3. Once distributed, one letter was returned by Royal Mail as having an invalid address. Moreover, Council Tax records indicated that 22 addresses were classified as being 'long term empty', which relates to properties that have been unoccupied for 6 months or more. Once all of this is taken into account, the survey is considered representative of **3,875** households.

### 3.3. Survey structure

3.3.1. The survey was based upon the Council's model questionnaire. Topics within the questionnaire included:

- Where respondents were living;
- Their need for affordable housing;
- Their current housing circumstances;
- Type of local connection to the parish, and duration of the connection;
- The make-up of the household (gender and age group);
- Reasons for requiring an affordable home;
- Urgency of the need to move;
- Where the household would like to move to, and the type of dwelling required;
- The most suitable tenure of affordable housing, and the household's affordability circumstances;
- Whether the household is listed on the Cornwall Homechoice or Help to Buy South West registers;
- Whether respondents would support further housing growth in Four Lanes, and if so, the number of homes supported; and,
- The Council's standard equalities monitoring questions.

### 3.4. Report Format

3.4.1. The remainder of this report will analyse the responses received. All respondents were required to provide general information on their household's circumstances with those indicating a need for affordable housing required to provide more specific details. This enables the Affordable Housing Team to determine the level of additional housing need in the parish, as well as the type and size of homes required.

3.4.2. Responses from those **not** in housing need (i.e. those that answered the 'generic' questions only) are reported separately to those that indicated that they **are** in 'housing need'. However, Questions 29-31 relate to both categories of respondent

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and so are analysed collectively. In accordance with Cornwall Council's standard procedures, a range of additional equalities monitoring questions were also asked at the end of the survey. However, these were for internal purposes only and are not analysed within this report.

#### 3.5. Summary and analysis of survey response

- 3.5.1. By midnight on Tuesday 11 August 2015, a total of 261 responses were recorded. Of these however, 24 have been excluded from analysis as the responses were only partially completed; therefore it has not been possible to determine whether the household was actually in housing need. Consequently, an amended response rate of **237** households is considered accurate, which is equal to a **6.1%** return, based on a survey of 3,875 addresses.
- 3.5.2. Although the overall response rate is small, the survey results are considered significant as it has specifically targeted those households that are seeking an affordable home in Carn Brea. It is therefore normal to only receive a proportional response, as the survey would not be relevant for many Carn Brea residents that do not have a housing need. As a result, the Affordable Housing Team considers the survey to be indicative of the target demographic and recommends that the LPA have regard to its conclusions when considering further exception site development in Four Lanes.

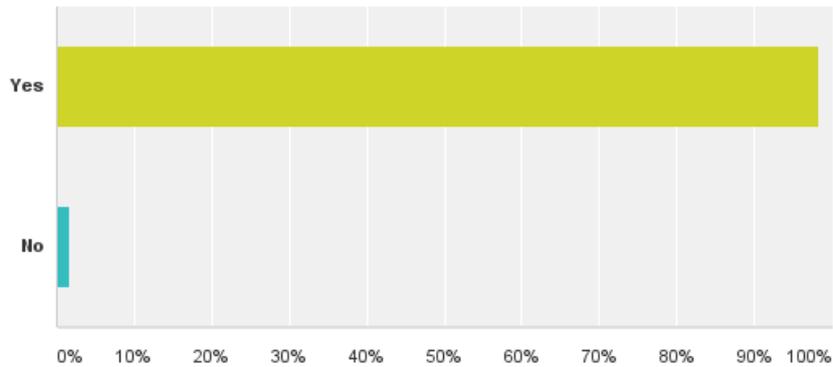
**4. 'General' housing questions – all respondents**

4.1. Does your household currently live in the parish? (Q2)

4.1.1. The overwhelming majority (98.3%) indicated that they were currently resident in Carn Brea, with the remaining 1.7% living outside of the parish.

**Q2 Does your household currently live in the Parish?**

Answered: 237 Skipped: 0

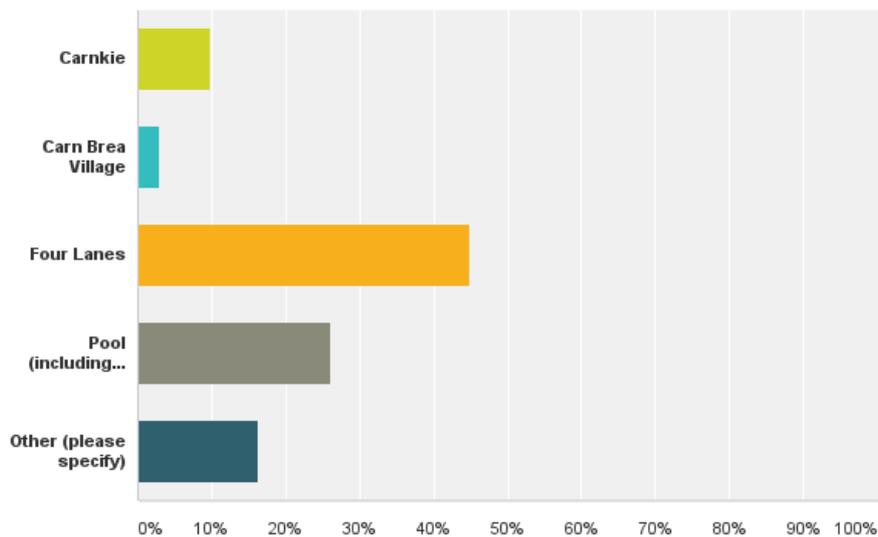


4.2. If so, where in the parish are they currently living? (Q3)

4.2.1. The majority of respondents (44.9%) were Four Lanes residents. 26.1% were from Pool; 9.8% from Carnkie and 3% from Carn Brea Village. Of those that selected 'Other' (16.2%), Tregajorran, Brea, Treskillard and Piece were noted.

**Q3 If so, where in the parish are they currently living?**

Answered: 234 Skipped: 3



4.3. Does the household need to move into affordable housing? (Q4)

4.3.1. 204 households **do not** need to move into affordable housing (86.1%); and, 33 households **do** need to move into affordable housing (13.9%).

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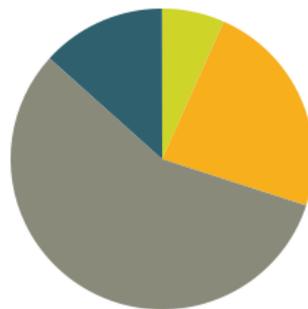
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### 5. Households in 'housing need'

- 5.1. Questions 5-28 were only applicable to those 33 households that indicated a need for affordable housing, as determined by Question 4.
- 5.2. Does the household currently own or rent their home? (Q5)
- 5.2.1. 3% of respondents were living in supported housing; 6.1% owned their home (either outright or with a mortgage); 15.2% were renting from a Registered Provider, and 36.4% were living with or renting from a relative or friend. However, the majority of those needing to secure an affordable home were currently renting privately, at 39.4%.
- 5.3. Does the household member needing to move currently live in the parish, and if so, where? (Q6-Q8)
- 5.3.1. 87.9% of respondents currently live within Carn Brea Parish. Of these:
- 6.7% were Carnkie residents;
  - 23.3% were Four Lanes residents;
  - 56.7% were Pool residents (including Illogan Highway and Tolskithy); and,
  - 13.3% were resident in 'other' parts of the parish, including the edges of Lanner and Illogan, and Treskillard.

#### Q7 If so, where in the parish are they currently living?

Answered: 30 Skipped: 3



■ Carnkie ■ Carn Brea Village ■ Four Lanes ■ Pool (including Illogan Highway and Tolskithy)  
■ Other (please specify)

- 5.4. Does anyone in the household work within the parish, and if so, how long have they had this employment? (Q9 & Q10)
- 5.4.1. 51.5% of respondents currently work in Carn Brea. Of these: 47.1% had worked in the parish for 3 years or less; 35.3% had worked in the parish for 3-5 years; 11.8% had worked in the parish for 10 or more years; and, 5.9% for 6-10 years.
- 5.5. Has the household previously lived in Carn Brea, and if so, how long were they continuously resident?
- 5.5.1. 78.8% of respondents had previously lived in Carn Brea. Of these, 70.4% had been previously resident for 10 or more years; 11.1% had been resident for fewer than 2 years and 2-4 years (each); and, 7.4% had been resident for 5-10 years.



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- 8 were currently renting, but looking to buy their first home;
- 6 were living in a property that was too small;
- 6 wanted to move in with a partner;
- 3 wish to move closer to friends/family;
- 1 (each) were living in a property that was too large, or needed to provide support for a family member.

5.8.2. Further responses were provided within the free-text section, suggesting:

- Would like own home (1);
- To give security of tenure/long-term housing option (4); and,
- Needing a specially adapted home, or having existing health issues (1).

5.9. When does the household need to move? (Q18)

5.9.1. 72.7% of respondents selected within 2 years and 27.3% selected 2-5 years.

5.10. Where would the household like to live? (Q19)

5.10.1. Applicants were able to select all areas that were considered acceptable. A total of 43 areas were selected overall. The majority (25) indicated that the respondent would live anywhere in the parish (58.1% of all selections).

5.10.2. Considering those that only selected specific settlements within Carn Brea, the most preferred area was Pool (including Illogan Highway and Tolskithy) at 9.3% and Four Lanes at 7%. One respondent indicated a preference for the Carnkie/Tregajorran area (2.3%). Households were also asked whether they would prefer to live outside of the parish. This option was selected 10 times (equating to 23.3%).

5.11. How many bedrooms does the household need, and are any further bedrooms needed? (Q20 and Q21)

5.11.1. A summary of property requirements is provided in [Figure 5](#) below:

**Figure 5 - Respondents' bedroom need**

Type	Number	Percentage
1-bedroom	8	24.2%
2-bedroom	16	48.5%
3-bedroom	7	21.2%
4-bedroom	1	3%
5-bedroom	1	3%
<b>Total</b>	<b>33</b>	<b>100%</b>

5.11.2. Of the above, 51.5% indicated that they did not require a spare room, with the remaining proportion requiring additional space as follows:

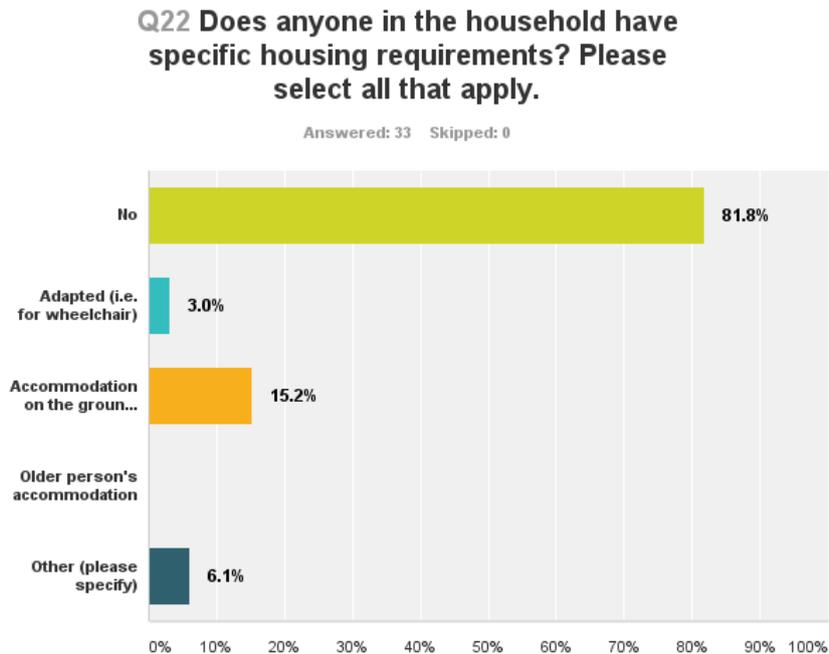
- Space for visiting friends and family (33.3%);
- Shared custody of children that require their own room (9.1%)

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- Space for a carer or to enable the occupant to work from home (6.1% each); and,
- 'Other' reasons, such as space for an expanding family; joint homeownership with a friend; space for hobbies/equipment; or due to a disability (12%).

### 5.12. Does anyone in the households have any specific housing requirements? (Q22)

5.12.1. Respondents were able to select all that applied to them. The following was observed:



5.12.2. Reasons given under 'other' related to the need for accessible accommodation to take account of reduced mobility. No household indicated a specific requirement for 'older persons' accommodation.

## 6. Affordable housing tenure and circumstances

### 6.1. What type of affordable housing would be most suitable? (Q23)

6.1.1. Overall, 42.4% (14 households) would consider **either** affordable rented or shared ownership/discounted sale housing. 33.3% (11 households) were looking for affordable rented housing only, whilst the remaining 24.2% (8 households) were interested in shared ownership/discounted sale homes only.

### 6.2. If purchasing an affordable home, how much could be afforded, and how much of a deposit would be available? (Q24 and Q25)

6.2.1. [Figure 6](#) below outlines the affordability circumstances of the 22-households:

**Figure 6** - Affordability of house prices

Answer Choices	Number	% of respondents in need
<i>Do not wish to purchase</i>	11	33.3%
£79,999 or less	6	18.2%
£88,000 - £99,999	4	12.1%
£100,000 - £124,999	6	18.2%
£125,000 - £154,999	5	15.2%
£155,000 - £199,999	1	3%
£200,000 or more	0	0%

6.2.2. Of the above, **15** households had a deposit of £4,999 or less; **4** households could provide £5,000-9,999; **2** households had £10,000-£14,999; and, **1** household could commit £20,000 - £24,999.

### 6.3. If renting an affordable home, what is the maximum that could be afforded? (Q26)

6.3.1. As outlined in 6.1.1, 26 respondents indicated an interest in renting an affordable home in Carn Brea. [Figure 7](#) below outlines how much they could afford per calendar month:

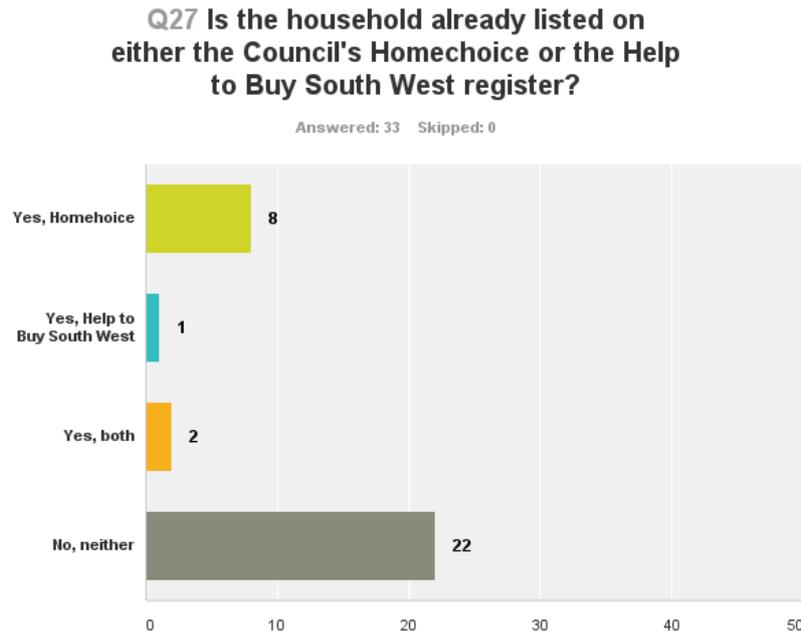
**Figure 7** - Rental affordability

Answer Choices	Number	% of respondents
<i>Do not wish to rent</i>	7	21.2%
Less than £400 pcm	6	18.2%
£401 - £500 pcm	10	30.3%
£501 - £600 pcm	6	18.2%
£601 - £700 pcm	2	6.1%
£701 - £800 pcm	2	6.1%
£801+ pcm	0	0%

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### 6.4. Are households already registered for affordable housing? (Q27 and Q28)

6.4.1. 11 households (33.3%) indicated that they were already registered with either Cornwall Homechoice or Help to Buy South West. 22 households were not registered with either agency.



6.4.2. Cross-referenced against Question 23 (preferred tenure), of the 22 that were **not** registered:

- **5** households were seeking rented housing;
- **5** households were seeking shared ownership; and,
- **12** households would consider either affordable rented or affordable housing to buy.

6.4.3. Cross-reference against Question 19 (where households would like to live) and Question 23 (their preferred tenure):

- Of the 5 households above that were seeking an affordable rented home, **all 5** would consider moving to a property in Four Lanes;
- Of the 5 households seeking to purchase an affordable home, **2** would consider moving to Four Lanes; and,
- Of the 12 households that would consider either affordable rented or purchasing an affordable home, **11** would consider moving to Four Lanes.

6.4.4. Taking all of the above into consideration, the Housing Need Survey has identified **18** 'hidden households' that are not included within the housing need information in paragraphs 2.2 and 2.3, that would consider moving to an affordable home in Four Lanes. This is therefore considered the extent of the unmet housing need in the village.

## 7. Community support

### 7.1. Level of support for affordable housing development (Q29)

- 7.1.1. All 237 respondents were asked to identify whether they would support further residential development in Four Lanes, over the next 2-5 years. Of this:
- 25.3% confirmed outright that they **would** support further affordable housing;
  - 52.7% **would not** support further affordable housing; and,
  - the remaining 21.9% were **undecided**.

### 7.2. How many new homes would be considered acceptable? (Q30)

- 7.2.1. Respondents were asked to indicate the number of new homes that they would support if development were to take place. A summary of responses is provided in [Figure 8](#) below:

**Figure 8 - Acceptable number of new homes**

Answer Choices	Respondents in housing need	Respondents NOT in housing need	Total	% of all respondents
0	1	11	12	10.6%
1-20	6	22	28	24.8%
21-30	6	7	13	11.5%
31-40	3	9	12	10.6%
41+	6	9	15	13.3%
No preference	11	22	33	29.2%
<b>Total</b>	<b>33</b>	<b>80</b>	<b>113</b>	<b>100%</b>

- 7.2.2. Respondents were also able to provide a written comment on proposals to provide more housing in Four Lanes. Due to the volume of comments provided, it is not practical to provide a full account of these within this report; however, a summary of comments received can be provided upon written request.

### 7.3. **Supportable development types (Q31)**

- 7.3.1. Respondents were asked to indicate the types of development that they would support and were able to select all options that would be acceptable. A summary of responses is provided in [Figure 9](#) overleaf. Respondents that did not provide a response to this question have been included within the 'Declined to respond' group.

## Carn Brea Parish Housing Need Survey Report

**Figure 9** - Supportable development types

Answer Choices	Number (those in housing need)	Number (those NOT in housing need)	Total	% (of respondents)
Affordable rented homes	18	24	<b>42</b>	<b>15.2%</b>
Affordable homes to buy	18	37	<b>55</b>	<b>19.9%</b>
Open market housing	3	4	<b>7</b>	<b>2.5%</b>
All of the above	8	29	<b>37</b>	<b>13.4%</b>
Declined to respond	1	135	<b>136</b>	<b>49.1%</b>
<b>Total</b>	<b>48</b>	<b>94</b>	<b>277</b>	<b>100%</b>

7.3.2. 3 additional comments were provided by respondents, which are summarised into the following themes:

- Priority should be for local households
- Homes should not be used as holiday accommodation
- Commercial and office space also required.

## **8. Conclusions and recommendations**

### 8.1. Summary of survey response and key findings

- 8.1.1. Taking into consideration the breadth of the survey, and the range of responses received, the Affordable Housing Team considers that a statistically significant set of data has been generated. Overall, a response rate of 6.1% has been achieved; however, bearing in mind the intended demographic of the survey (i.e. a focus on those that are seeking an affordable home in Four Lanes), the response rate is comparable to similar surveys undertaken in Cornwall.
- 8.1.2. The survey is also representative of a diverse cross-section of the local community, including young persons, single people, families and older households. Of note is the high response rate by households that include children and young adults, indicating that the majority of the local housing need is for family-sized housing. This is also reflective of the proximity of the settlements to local education services, which provides options for primary, secondary and higher education.
- 8.1.3. The results have enabled the Affordable Housing Team to critically assess the extent of Carn Brea's hidden housing need, with particular reference to those seeking an affordable home in Four Lanes. Consequently, the results of this survey will enable the Affordable Housing Team to provide an informed response on the level of extant housing need, and therefore the suitability of additional development sites in the rural area. It has also been particularly useful in assessing the level of support by local residents for further development, over and above the two schemes that are either on-site, or within the planning system at present.
- 8.1.4. As an area occupied mainly by young or working-age households, it is reassuring to note that a high proportion of respondents have been able to secure employment close to where they live. Overall, the survey has demonstrated that Carn Brea has a relatively 'settled' population; of note however is the high proportion of households in need of affordable housing that would consider moving out of the parish in order to secure accommodation.
- 8.1.5. Data outlined in [Figure 1](#) has outlined that the parish as a whole has a substantial housing need. However, this is tempered by the preference data contained within [paragraph 2.2](#) which identified that 40% of all those with a local connection are seeking an affordable home in the urban area of Pool. This is compared to just the 5.8% that have identified Four Lanes as a preferred area.
- 8.1.6. With such a low proportion of demand indicated by Homechoice, this survey has sought to quantify the actual level of extant housing need in Four Lanes. As outlined in [section 6.4](#), a moderate amount of hidden housing need has been identified. This demonstrates that there are **18** households not registered with either Homechoice or Help to Buy South West, and that are seeking an affordable home in Four Lanes. However, due to the surplus of units generated by the existing schemes, for a third exception site scheme to be supported, the Housing

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Need Survey would need to identify at least **26** additional households (the calculation for which is provided in [Appendix 1](#)). Consequently, it has been demonstrated that there is insufficient local need to justify a further development in the village.

8.1.7. Notwithstanding the above (and as outlined in [Appendix 1](#)), it should be noted that this figure may overestimate the number of households that are looking to buy an affordable home in Four Lanes. The above has also not made any reduction in the local need that would naturally arise due to existing stock turnover, or for households that secure an affordable home that becomes vacant through the previous occupant moving into one of the new schemes. Consequently, the Affordable Housing Team has taken a very conservative approach to the calculation of housing need in Four Lanes.

#### 8.2. Recommendation

8.2.1. Taking all of the information generated by this survey into consideration, the Affordable Housing Team has identified that there is a moderate additional hidden housing need in Four Lanes. However, due to the existing schemes that are either on-site or in the planning system at present, there is **insufficient** need to warrant the development of a third exception site development in Four Lanes, in the short to medium term.

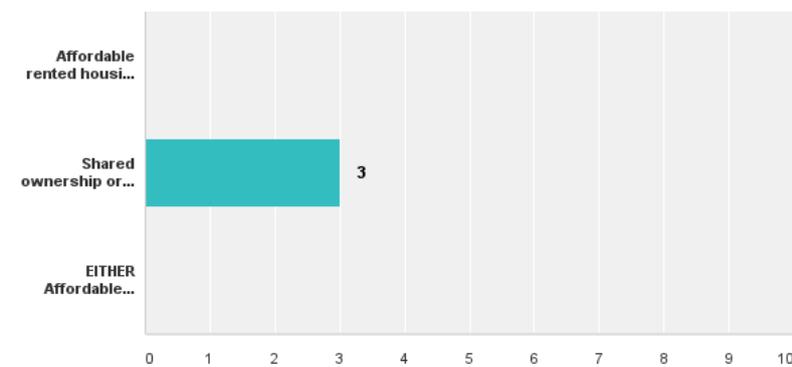
8.2.2. However, if for any reason the 30-unit scheme currently in the planning system were not to proceed within five years of the date of this report, the Affordable Housing Team would be prepared to revisit its position in light of the less than projected rate of delivery that would have been achieved.

## Appendix 1 - Residual housing need calculation

- The two existing schemes will provide 52 affordable homes in Four Lanes, of which 36 will be rented, and 16 will be shared ownership. The 24 households that have indicated the village as a preferred area on their Homechoice application will therefore be accommodated by these developments, which will result in an over-supply of **12** affordable rented homes.
- Help to Buy South West data identifies a total of 18 households that either live or work in Carn Brea parish that are seeking to buy an affordable home. Settlement preference data is not routinely collected as part of this application process; however, analysis of this survey indicates that just **3** households are registered that would consider purchasing an affordable home in Four Lanes (with data cross-reference accordingly; as depicted below).

**Q23 What type(s) of affordable housing would be most suitable for the household? You may select all that apply. Please note: open market housing for sale and private rented housing are not being considered by this survey.**

Answered: 3 Skipped: 0



- However, the Affordable Housing Team is prepared to include an acceptable 'tolerance' to this figure of 6 additional households. Effectively therefore, the Affordable Housing Team has assumed that 50% of the 18 total that either live or work in Carn Brea (i.e. 9) will purchase one of the shared ownership homes provided by the existing sites in Four Lanes. This will generate an over-supply of **7** shared ownership units. However, it should be noted that this is considered a very generous tolerance, and may well over-estimate the actual number of households that that would consider buying a home in the village. Nonetheless, even if all 18 households that are registered with Help to Buy South West were to buy an affordable home in Four Lanes (which is extremely unlikely), this would only result in a net demand of 2 shared ownership homes.
- The Council's standard requirement for new affordable housing delivery is for 70% of new homes to be provided as affordable rented, with the remaining 30% to be provided as shared ownership. On a scheme that provides 7 affordable homes, this would equal 5 rented and 2 shared ownership properties.

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- Taking all of the above into account, the two existing schemes will generate 12 affordable rented and 7 shared ownership homes, over and above the current demand information generated by Homechoice and Help to Buy South West. This is equal to 19 homes in total, which will be available for any hidden households identified by this survey. Once the additional homes proposed by a third scheme of are included, the Housing Need Survey would therefore need to identify at least 17 hidden households that require affordable rented housing and 9 hidden households that require shared ownership housing, totalling 26 hidden households overall.