



St Goran Parish

HOUSING NEED SURVEY

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

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Housing Need Survey Report

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1. Introduction

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

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

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

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

1.2. Survey purpose

1.2.1. St Goran is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish. In preparing this

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plan it is very important to understand what housing is required to meet the local needs of the communities over the plan period.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 11 households with a local connection to St Goran parish are seeking affordable rented housing. It should be noted that householder preference is only an indication of demand and can change with time and circumstance, including the availability of new affordable homes in an area and is not a substitute for eligible housing need.

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

Figure 1 – Summary of HomeChoice register

	Band	Grand Total			Grand Total
		1	2	3	
Local Connection	Band B		1		1
	Band C			2	2
	Band D		2		2
	Band E	3	2	1	6
St Goran Total		3	5	3	11

Information about the bandings can be found in [Appendix 2](#).

2.2. Households registered with Help to Buy South

2.2.1. The Help to Buy South West register ceased in December 2019 when Help to Buy South took over and households were required to re-register. The identified housing need on the Help to Buy South register is 2 households that are seeking to buy a shared ownership affordable home in the parish as at October 2020.

3. Survey Methodology

3.1. Location and geographic extent of survey

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3.1.1. Gorran is a coastal rural parish, six miles south-southwest of St Austell. The largest settlement in the parish is the coastal village of Gorran Haven. St Goran is bounded by the parishes of Mevagissey to the east, St Ewe to the north, St Michael Caerhays to the west and by the sea in the south at Veryan Bay. The parish also has many smaller settlements, include Gorran Churchtown, Boswinger, Penare and to the east a further cluster of homes at Trevarrick. The population was 1,411 at the 2011 census.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with St Goran Parish Council. It ran for 6 weeks from the 10th February 2020 through to 22nd March 2020. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

3.3. Survey structure

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

Topics within the survey included:

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

3.4. Report Format

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

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

4. Survey Data

4.1. Summary of survey response rate

4.1.1. The Housing Needs letter went out to **683** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **147** copies in total. This is equal to an overall response rate of just under **21%**.

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

4.2. Analysis of sample

4.2.1. Of the **147** responses, **118** were recorded as 'complete'. The report therefore focuses on the **118** households that provided a complete response. The survey data for completions is shown in graphs and can be found in [appendix 3](#).

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

4.3. Households in 'housing need'

4.3.1. This report will mainly focus on those households that responded on the basis of being in housing need. This was covered by questions 15 to 29. **39** households responded that they had a housing need. All respondents' thoughts on Affordable Housing development are covered in Section 5 of this report.

4.3.2. Current housing circumstance

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

- a) **49%** (19) were in private rented
- b) **31%** (12) Living with a relative or friend

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- c) **10%** (4) Owned with a mortgage or loan
- d) **5%** (2) Rented from a Housing Association
- e) **3%** (1) Owned outright
- f) **3%** (1) Rented from the Council

4.3.3. Local connection

This question asked respondents to identify the type of local connections they had to the parish. The options were either or, yes or no to having: lived in the parish for 3 yrs. worked in the parish for 3 yrs. or more; previously lived in the parish for 5 yrs. or more; or, have a family member who has lived in the parish for 5 yrs. or more. All respondents answered this question and all (**100%**) stated that they meet the local connection to the parish.

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

Thirty-nine 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 **44%** (17)
- To move to a more affordable home **38%** (15)
- Living with friends/family and would like to live independently **28%** (11)
- To move closer to friends/family **18%** (7)
- To provide support to family member **10%** (4)
- Current home is too small **13%** (5)
- A problem with the condition of the home **13%** (5)
- To live with partner **8%** (3)
- Current home is too big **5%** (2)

4.3.5. How soon households need to move home

Thirty-nine respondents answered this question with the majority **56%** (22) of respondents needing to move home within less than 2 years. The remaining respondents **38%** (15) stated that they need to move within 2-5yrs and **5%** (2) stated that they need to move within 5-10 years.

4.3.6. Where households would like to live

Thirty-nine respondents answered this question

- **67%** (26) Anywhere in the parish
- **28%** (11) Gorran Haven
- **5%** (2) Gorran Churchtown

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4.3.7. Tenure Type Preferences (multiple answers)

Thirty-nine respondents answered this question. The **3** households that indicated a preference for private rented homes, also indicated that they were seeking affordable rented homes. So there are **15** households looking at renting an affordable home.

The following trends were noted:

- a) **51%** (20) of households indicated a preference for an intermediate sale home
- b) **44%** (17) of households were seeking Shared Ownership
- c) **38%** (15) of households were seeking affordable rented homes;
- d) **26%** (10) of households indicated an open market home would suit their needs.
- e) **8%** (3) of households indicated a private rented home would suit their needs

4.3.8. Property size

Thirty-nine respondents answered this question.

1 bed	15% (6)
2 beds	41% (16)
3 beds	36% (14)
4 beds	8% (3)

4.3.10. Specific house types required (multiple answers)

Thirty-nine respondents answered this question. 36 of these respondents (92%) didn't require specific requirements; such as adaptations or older persons accommodation. 5% (2) households indicated they required accommodation on the ground floor, or stated the households had other specific requirements. 3% (1) households indicated they required accommodation adapted for wheelchair or older persons accommodation.

4.3.11. Affordable homeownership prices

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

- **18%** (7) stated they **do not wish to purchase**
- **10%** (4) could afford to buy **under £80,000**
- **8%** (3) could afford to buy between **£81,000 - £100,000**
- **26%** (10) could afford to buy between **£101,000 - £125,000**
- **15%** (6) could afford to buy between **£126,000 - £155,000**
- **13%** (5) could afford to buy between **£156,000 - £200,000**
- **10%** (4) could afford to buy in excess of **£200,000**

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4.3.12. Deposits

Of the 32 households that were interested in purchasing a home:

- **41%** (13) households have access to up to **£5,000** for a deposit,
- **19%** (6) households are able to raise a deposit of **£6,000 - £10,000**
- **25%** (8) households have access to a deposit of **£11,000 - £20,000**
- **9%** (3) households have access to a deposit of **£21,000 - £30,000**
- **6%** (2) households have access to a deposit of **£31,000+**

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

4.3.13. Affordability of rental costs

15 households indicated that they would consider renting a home. 39 respondents answered the question and all the responses received are in appendix 1. The amount these households could afford on monthly rent is outlined in Figure 2 below:

Figure 2 - rental affordability

Answer Choices	
Do not wish to rent	0
Less than £400 pcm	3
£401 - £500 pcm	2
£501 - £600 pcm	6
£601 - £700 pcm	3
£701 - £800 pcm	1
Total	15

4.3.14. Are households registered for affordable housing?

Thirty-nine respondents answered this question. The majority **74%** (29) were not registered with HomeChoice or Help to Buy South West. **10%** (4) of respondents were registered with HomeChoice, and Help to Buy South West, and 5% (2) said they were registered with both. Consequently, the Housing Need Survey has identified **29 'hidden households'** that are not counted within the current registered housing need information.

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4.3.15. Households interested in self-build

Thirty-nine respondents answered this question. The majority **62%** (24) were not interested in self-build but **38%** (15) households said they would be interested in self-build.

4.4. Thoughts on Affordable Housing & Development

4.4.1. Support for Affordable Housing led development

102 respondents answered this question. The majority **79%** (81) said “**yes**”, **15%** (15) said “**maybe**” and **6%** (6) said “**No**” to affordable housing led development that would help meet the needs of local people with a connection to the parish.

All respondents’ comments to this question can be found in the [Appendix 1](#)

4.4.2. Types of supportable development (multiple answers)

Of the 102 respondents answering this question, the following tenure choices were identified below.

- **75%** (77) Affordable homes to **purchase**
- **71%** (72) Affordable **rented** homes
- **43%** (44) **Self-build** homes
- **14%** (14) **Open market** homes
- **14%** (14) **All** of the above
- **4%** (4) **None**

4.4.3. Number of homes built

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

- **54%** (55) **1-20** homes
- **14%** (14) **21-30** homes
- **4%** (4) **31-40** homes
- **3%** (3) **41+** homes
- **21%** (21) **Don’t mind**
- **5%** (5) **None**

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5. Conclusions and recommendations

5.1. Summary of survey response

5.1.1. Taking into consideration the breadth of the survey, in addition to the range of responses received, the Affordable Housing Team considers that it presents a statistically significant set of data with an overall response rate of just under **21%**.

5.1.2. There are 11 applicants currently on the Homechoice Housing Register who comprise households looking for an affordable home to rent, or those seeking to buy an affordable home in the parish. The survey identified an additional **29 “hidden” households** who would like an affordable home but who are not currently registered with the Council.

5.1.3. In terms of “demand” for eligible households wishing to live in the parish. The survey identified **100%** of households seeking affordable housing wish to live in the parish.

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

5.2. Key statistical findings

5.2.1. The survey identifies **42** respondents who are potentially in need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.

5.2.2. It shows that, of those who consider themselves in housing need and answered the question (39), **100%** of respondents wish to live in the parish. Furthermore, the bed size need is fairly evenly split between 2 and 3 bed properties, though there’s a slightly higher proportion 16 (**41%**) for 2 bed homes. 6 (**15%**) households require a 1 bed property and 3 (8%) households require a 4 bed property.

5.2.3. The survey shows that, the main reasons why a move is required are a) Currently renting, but would like to buy **44%** (17), b) To move to a more affordable home **38%** (15)

Of interest is that **2** respondents require ground floor accommodation, **1** of which needs older persons accommodation and **1** other household requires accommodation adapted for a wheelchair.

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5.2.4. Of those who say they are interested in an affordable home to buy, only nine households stated they could afford a home over £156,000. As of November 2020 the average lower quartile price of all houses in Cornwall¹ is £183,300 (based on sales and valuations over the last 3 months). Based on a minimum 5% deposit being required only 5 households could afford this.

5.2.5. There is urgency in respondents need to move home, with **56%** stating that they would need to move within 2 years and a further **38%** 2 – 5years.

5.2.6. In conclusion the survey data has indicated that, as well as the **11** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South seeking to buy an affordable home in the parish. There are an additional **29 “hidden” households** who would like an affordable home but are not currently registered with the Council. The survey indicates that the local need profile is greater than the HomeChoice and Help to Buy South registers indicated alone.

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

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

- With 94% of respondents supporting or may support affordable housing led development and an identified registered and surveyed housing need, requiring to be met. The NDP may wish to consider the allocating or zoning land for housing / affordable housing development. Undertaking a site finding exercise to demonstrate capacity and how the need will be met.
- Affordable housing delivery should cater for both affordable rent, intermediate homes for sale and shared ownership, reflecting the results of this survey and the registered local housing need.
- In addition, the survey identified support for self-build, 15 households – this could be explored further to understand the context and need; perhaps investigating not only self-build but other forms of community lead development including Community Land Trust delivery.

¹ Source of this data is Hometrack Housing Intelligence System.

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Appendix 1 - Individual comments to questions

Question 4 - What type of home do you live in? - Other

Historic Farmhouse
Detached
Detached
Bungalow with upstairs
Dormer Bungalow

Question 9 - What adaptations does your current home have? - Other

- Shower and toilet with flexible accommodation at ground floor suitable for elderly relative if required

Question 18 - Why does the household need to move? - Other

There were no comments for this question.

Question 21 - What type/s of housing is suitable for the household need? – Other

- Disabled accommodation

Question 23 – Does anyone in the household have specific housing requirements?

- Wet room
- Garden for dog

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

39 households that answered the question said:

- Do not wish to rent 18% (7)
- Under £400 pcm 15% (6)
- £401 - £500 pcm 8% (3)
- £501 - £600 pcm 36% (14)
- £601 - £700 pcm 8% (3)
- £701 pcm - £800 pcm 15% (6)

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

There are too many second homes leading to high prices which locals on low wages cannot afford
Consideration is needed for the low wage economy locally to help working age people
If well integrated with existing housing
Ensure locals can stay in the Parish
At present the cost of most of the housing is beyond the reach of younger local people.
As long as the development is not too large bearing in mind the beautiful area we live in and the lack of facilities here
Homes needed for lower-paid workers
I would like to encourage young people to stay in the village
Local people need cheaper accommodation. However I am against involving developers who insist on including open market housing solely in order to maximise their profit. Our local CLT can provide affordable housing in isolation.
Older people cannot afford current house prices and more and more residents are getting elderly and will be able to stay in their homes
there is an obvious need to keep younger people in the parish so that it carries on as a vibrant community
There is great need of it due to all the second homes in the village making it very hard for local young people to buy a property here.
It's needed
Need to re-locate and expand GP surgery first
The development is needed but as there is little employment the need will be limited
Cornwall is a low income county, so need is great
So that local families, can still live here
Believe local people should not have to move out of the area as house prices rise if they are working locally
To help local people stay in the village
There is a potentially barely identified need for affordable housing in the area for local families and individuals
Many youngsters need help to stay in the village
Depends on its location
There are many people who have lived in the parish for many years who cannot afford to purchase current property in the area purely due to the cost. An affordable housing development will allow these local people to continue to live in their home parish and continue to contribute to the community.

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Gorran needs housing for the next generation to sustain local shops and services for everyone- otherwise the village will become another dormant village for the retired and second homeowners and lose its community
so many holiday homes and not enough affordable housing for local people
To keep the village alive we need 'affordable' housing to encourage younger generation to live and get involved with the village/community
Allow locals to stay in the community
Would depend on scope, scale and size.
A local parish would not be a local parish without those who live and work there all year round. Over the years Gorran Haven especially has seen its properties brought by second home owners which is slowly turning it into a ghost village in the winter. How can a village survive on just 3 months of summer tourist season. This problem is being seen throughout Cornwall and something has to be done.
The housing stock is too expensive and wages too low for young people to buy.
The village needs more families and young people to balance the predominantly retired demographic. There is a scarcity of homes under £300,000 and virtually no social housing apart from a small community land trust development
Important to maintain the viability and vitality of the community year round
To support people of all ages from the parish to stay loving in the parish, to keep the community alive and diverse. House prices are so high and competition for houses for sale is so intense due to the holiday home/ 2nd home market and so many retired couples moving to coastal Cornwall
It is important for locals to be able to afford homes within the parish but that is only applicable if there are also jobs and/or public transport for them. Maybe a mix of starter homes and flats with the option to rent is the way forward but only if the properties are prevented from being put on the open market in the future.
There appears to be a need.
Current rents and house prices are out of reach of many young people from the Parish
I've lived in the parish all my life - it would be lovely to have some homes in the area where local families can have a chance to rent or buy affordable homes. A boost in 2nd homes being brought out have priced us all out unfortunately
So my family are able to stay in the area.
The housing in this parish is far too expensive for the income people get from working
It is integral for the survival of the village and the local business. Affordable housing will bring younger people back to the village who cannot afford to buy here currently. It keeps the village lively and a community.
Cause due to people buying property to summer rents
Sustainability must be the driving factor for rural housing. There should be space for working too, maybe facility for a small retail outlet and or workshop. Affordable housing is not affordable unless there is local employment.

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Affordable housing is required for young families that will enable the community renew and strengthen (rather than get older and older as it does now).
Local young people are being priced out of the marks due to the amount of second homes in the village
my children and grandchildren need to live where they were born, for school and work and for their well being
I am I on the verge of retiring and cannot to run the house I presently own so need to downsize x
Lots have family already here and want to remain
Friends are renting and would like to buy
Need more houses for locals with a cap on second homes and holiday lets in the parish. Affordable at actual local wages and not a national average.
Yes but only if it is truly affordable and not a scheme for property developers to make money
I grew up in Gorran Haven, have never been able to afford to live there, but now have an aging parent that needs me closer for support.
Too many people moving into parish with more money that buy our local housing and then this takes away opportunities for local people to purchase as homes have become unaffordable for them.
If it were to be for Local People with a connection to the parish and Not a drop off point for just anyone
Young couples need housing to have families in
Because there are many people here with young families who are currently renting and wish to buy but can't afford it
I support affordable housing for local need and for people with a connection to the parish.
There is a need and many people have to move away as they can't afford to live in the Parish
Destruction of the parish natural beauty, must maintain the historic small fishing village of Gorran haven and surrounding areas.
Only if the properties were genuinely affordable
Houses are otherwise way too expensive for young people
It is dreadful that young people born here can not afford a home of their own and have to move away.
Priority to those born the area before people that have moved here as I have lived here my whole life (48 years) and still can't afford Gorran haven!
Affordable housing is needed in the Parish
Because there is a sufficient housing already.
I live within the village of gorran haven and hopefully soon to be working within Gorran haven too. My stepchildren use the local school.
Really valuable to be able to help younger people stay within the village and build on community life
Too many second homes/holiday lets in parish

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Yes if the properties were fit for purpose - eg provided opportunity to purchase homes that are not currently available in the parish such as smaller homes with outdoor space and within a reasonable price range.
There is no rental accommodation in gorran haven let alone affordable
Depending on location and how many
Depends upon proposed size, type and location. Brown field or site with current planning approval preferred to green field proposals. Safe route to school and traffic management is fundamental. Impact on utilities and environment significant consideration.
To support an active and sustainable community.
There is a real need for really affordable accommodation for local Cornish people in this village where typically most of the more attractive houses have become second homes
enable people currently living within the parish to continue to reside locally
Too built up in all areas. Facilities and amenities just about come with existing local population especially medical which worsens during holiday season with influx of visitors also second homeowners. Pub existing drainage problems additional traffic would inflict more danger and pollution.

Question 32 – What types of developments would you support? – Other.

Live-work units
Important it enhances the community rather than just increase its size; any open market build must help fund social needs- new surgery/shop/community facilities (garage for community bus?)
Shared ownership
None to be used as second homes/holiday lets.
Affordable between 100000 to 175000
Only small scale builds not affecting villages natural beauty.
All of the above includes "none" which is an odd statement if one supports limited development! I would support a "suitable and sympathetic development whether open market or affordable scheme provided there is space for "the children to play"
I would also support shared ownership, housing must be truly affordable with the price linked to linked to local salaries

Question 33 – If there was future development in the parish, where would you prefer to see it? – Responses.

Within walking distance of the centre of Goran, i.e. pub/shop/church
Within easy access to the village centre i.e. village shop, pub and church
Menagwins. Adjoining the former garage site
In-fill of existing development areas (rather than green field)

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Around Gorran Churchtown
A difficult question. In Gorran Haven the inly large open spaces are the allotments and the car park, but both of these are essential to the life of the village and it would be a scandal to build on them. It would be a pity to infill the green space between Gorran Churchtown, which would unite the 2 villages taking away their individuality.
Within the curtilage of the village
Gorran environs to keep village amenities alive
In Gorran Haven rather than Gorran Churchtown or elsewhere in the parish. Gorran Haven is a far bigger settlement better able to absorb new housing. Also, the provision of housing for young families will help to counter the trend of Gorran Haven turning into a “retirement community”.
On land that is not being usefully used at present
Between the 2 communities of Gorran and Gorran Haven
Where it does not obstruct views and people have good access which does not impede on other properties
Between Gorran and Gorran Haven Menagwins area
Edge of village, e.g. near the school
Around the perimeter there is no suitable land within the existing village
Dispersed around the main settlements – so say 10 in Gorran Haven, 5 in Churchtown, with pairs in localities such as Boswinger
Menagwins
Close to schools to avoid unnecessary travel for children
In Gorran village
Carvinnick Farm
On the borders of the present developments
Near to the school to enable children to be walked to school and therefore prevent it exacerbating current traffic issues at peak times
In Gorran Churchtown village and bordering areas
Expand existing housing area west of Bell Hill up to sports and above in fields behind Menagwins holiday place.
On infill sites and preferably not on green fields
Wherever is available and suitable, obviously NIMBY! But in keeping with the current village and AONB
Gorran Churchtown
There have already been plans in the parish for two developments and both would be ideal positions. Plans have to be in keeping with the village and thoughtfully done by the right developers. Unfortunately you will always get those people who have paid 400/ 500k for their house and object to development, but these are probably people who don’t contribute to the parish, don’t use local amenities and are only interested in preserving their house price
Top of Gorran Haven

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On land between the two villages; Churchtown and Haven. This would be within walking distance of the school, on an existing traffic-free path, and also connect the 2 small communities thus combining community activity and support.
Land between gorran haven and churchtown on Beel Hill, or around Trewollock
As long as it was in the parish, the key issue is the type of development, not where. I would support 3 or 4 small local needs housing developments of 5-10 homes across the parish. There are suitable sites in Gorran, Gorran Haven and the farming hamlets where small scale, sensitive developments could be built. One example is Carvinnick Farm, which is a council farm and the tenant has just left after 90 years. The farm house and 3 barns could easily be converted into 5 homes, with only a positive social and environmental impact. There are many other sites that are absolutely appropriate.
Near to schools and public transport links. If not within walking distance to schools, shops and bus stops it would just increase traffic. Also sufficient space must be provided for parking as the network of narrow lanes in the parish cannot be used for overspill.
In or near Gorran Churchtown
Small developments, infill rather than obviously designated "affordable" spaces.
With existing housing rather than creating new estates etc
In between Gorran Haven and Gorran Churchtown, Or in existing smaller(former) farmsteads and hamlets.
Again, anywhere in the Parish
Anywhere in the parish
Any of surrounding fields, up bell hill to take advantage of views across bay.
Anywhere, but there will be objections to it wherever it was built. Lots of the local 'community' only look out for themselves and won't want it on their doorstep
On waste land
Don't mind
Field off Bell Hill
On the footprint of the current Carvinnick Farm site.
Gorran or Gorran haven
either Menagwins, or the land just beyond Gorran village, which was supposedly was to be built on after the 2nd world war.
I have no preference
Top of Bell Hill
Anywhere seemed suitable and without dangerous access and has proper drainage systems.
Between Gorran Haven and Gorran, somewhere on the edge of Bell Hill, or behind the existing estates close to that area.
On two already chosen sites or another one within the parish. Anywhere where the land can be purchased for this purpose.
Gorran high lanes

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Either infill in the parish. Preferably on a brownfield site or on agricultural land that is not grade A1 or A2.
Anywhere suitable
The perfect housing development would be on such a small scale that it was next to unnoticeable, or blended in with the natural parish surroundings.
No preference
Gorran, Gorran Haven, Mevagissey and Pentewan
Where it blends in with the existing housing.
Gorran haven or carvinnick in Gorran
On fields below the school currently part of Carvinick Farm owned by Cornwall Council
Anywhere within the parish.
Near the school
Gorran Haven
I wouldn't mind where it was, if it allowed access to live close to family.
Two developments have been passed by planning in Gorran but have never been built. Therefore, I would like to see them built plus any other future builds I would support
Do not know but within the boundaries of the streams (as currently)
Grey field sites
Menagwins/Carvinick on land that has already been approved for development and/or is "brown field". Access to school MUST form part of the development conditions as must improvement to traffic management.
I don't mind
Sites are limited due to Shillit cliffs and fields with a highwater level, some infilling could be done, Gorran Haven needs more actual residents as oppose to 2nd home owners and there is also need in Gorran
In a position that does not impact negatively for others e.g. disused fields near the farm
Nowhere otherwise the Cornish landscape and beauty will disappear forever.

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Appendix 2 – Banding details

Applicants on the Homechoice Register are assessed and placed in one of the following bands according to their housing need.

Band A

Exceptional Needs	Where ‘substantial’ evidence from a statutory organisation, such as the police, is provided which concludes that risk to life or serious harm could result if an immediate move is not obtained (includes victims of domestic violence, racial harassment, and witness intimidation). These cases need to be of an exceptional nature and must clearly demonstrate that suitable temporary accommodation through the statutory homeless duties would not be an option.
Welfare	Applicants awarded an ‘urgent’ priority by the Welfare Assessment Panel.
Adapted/Accessible Property	The applicant occupies a Council, ALMO or Registered Provider property within the Cornwall Homechoice area that, ATCHES Adapted/Accessible Property Group1 or 2 and no household member requires the adaptation/s.
Downsizing	Tenants in Cornwall who are under-occupying a Council or PRP property.

Band B

Welfare	Applicants awarded a ‘high’ priority by the Welfare Assessment Panel.
Lack of Bedrooms	Applicant lacks 2 or more bedrooms in their current home, UNLESS evidence exists that the overcrowding is deliberate. (This excludes applicants in temporary accommodation).
Disrepair	Private sector tenants or residents that have been assessed as having Category 1 hazards under the Housing Health and Safety Rating System that involve an imminent risk of harm to the occupants and the landlord is unable to remedy the defects to the property within a reasonable period of time as specified by the Private Sector Housing Team.
Move-on	The applicant is formally accepted under the move-on scheme.(Appendix 11)

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Redevelopment Programme	A Cornwall Homechoice Partner tenants where the demolition refurbishment, or sale of their home has been approved and the tenant is required to move within the next six months.
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Band C

Statutory Homelessness	Applicants to whom Cornwall Council has accepted a full housing duty under the current Homelessness legislation.
Homelessness Other	Applicants who can demonstrate they are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium' priority by the Welfare Assessment Panel.
Lack of bedrooms	Applicants who lack one bedroom in their current home.
Support/Facilities	The applicant, or a member of their household, needs to move to a particular 'locality' within Cornwall, to give or receive on-going support from 'close' family members, or to access specialist medical facilities.
Work/Training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non- casual nature) within Cornwall. People who need to move into the district or to a particular locality in the district of the authority, needs to move to take up a job or live closer to employment or training (including apprenticeships) where failure to meet that need would cause hardship (to themselves or to others).

Band D

Shared Facilities	Applicants share bathroom or kitchen with non-family members.
Children living in flats and/or lacking a garden.	Applicant has a child/children under 10 years of age and lives in a property above ground floor, with no lift. Applicant has a child/children under 10 years of age living in a property without access to a garden.

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Band E

All other groups	Households who have no reasonable preference.
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Local Cornwall Connection criteria

Within each band listed above, applicants with a qualifying local connection to Cornwall will be considered before applicants who do not have a local connection to Cornwall.

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Appendix 3 – Survey data graphs for completions