

Parish of St Erth (Cornwall) 2014 Residents' Survey

Report written for St Erth Parish Council

Report written by Brian Wilson Associates

January 2015

Summary

In late 2014 St Erth Parish Council ran a survey to generate evidence in support of its work to create a Neighbourhood Plan. Some 241 households responded, which is equal to almost 40% of households in the parish.

Housing development

There is a fairly high level of concern about the volume of new housing which the draft Cornwall Local Plan expects will be built by 2030 in the local area.

Respondents are particularly concerned about the impact this may have on congestion, road traffic and pedestrian safety, plus the impact it may have on open countryside and biodiversity.

However, they also recognise potential benefits. This includes helping young people and older people to remain in the local area, and helping secure the future of the village primary school.

There is a small majority who favour concentrating new housing onto one or two more sizeable development sites, rather than spreading it between a greater number of small development sites.

Respondents would like to see priority given to small family houses, starter houses or apartments and housing adapted to older people with special needs. They would also like priority to be given to homes for rental from a housing association and mixed tenure homes (part bought and part rented).

It is considered that key features for new housing are that it should have off-street car parking and should be energy efficient.

Housing need

22% of the survey responses were from one person households, 36% from couple households and 38% from family households. A good proportion of the family households contained mainly grown up (age 19+) children living with their parents.

The majority of these households have lived in St Erth for over a decade. However, there is turnover, with 8% arriving in the parish during the last year alone.

Some 69% of survey responses came from households who were owner occupiers (either owning outright or with a mortgage). Most of the rest were renting privately or from a housing association.

In most households no-one had experienced recent problems finding suitable housing in St Erth. However, a sizeable minority (19%) did contain household members who faced such problems now or within the last year. Another group expect to face problems within the next five years.

The critical issue for these household members is the price of housing. Most often they cite rental prices as being too high, with many others citing high house purchase prices.

Most of those expressing housing need say that a 2 or 3 bedroom home is most suited to their need, though there is also a stated need for some 1 bedroom homes. The great majority wish to remain in St Erth or in a nearby area.

If the households responding to this survey are representative of all St Erth households, we can estimate that there are roughly 62 households in the parish (over 10%) containing someone who is currently in housing need.

Compared with other households, those containing someone in housing need are more likely to be families, more likely to be renting and more likely to be employed (less likely to be retired).

Green spaces

The survey respondents place a particularly high value on the riverbank and Green Lane as an area of accessible open green space. Indeed, almost three-quarters indicate use of the area on a daily or weekly basis.

Whilst not to the same extent, there is also a high value placed on Vicarage Gate Field and considerable use made of that area on a regular basis.

Various other open spaces are suggested as important and so would be worth consideration.

Community facilities

Residents place a particularly high value on St Erth's village shop/post office. Four other facilities in the parish are rated very important by at least half of the survey respondents.

The village shop/post office is also regularly used by most respondents. Three other facilities are used on a fairly regular basis by a good proportion of the respondents.

Economic opportunities and commercial development

Roughly half of respondents are employed or self-employed on a full or part-time basis. Around a third are retired and around a tenth are unable to work or are unemployed.

Almost two-thirds of those employed travel out of St Erth to their place of work. Amongst the third who do work in St Erth, a majority say they sometimes work in the parish and sometimes elsewhere.

Some 38% of respondents consider it very important that more jobs are created in St Erth and another 39% consider this fairly important.

There is a clear majority who see the area by the A30 and railway station as an appropriate location for significant commercial development, but who see the village and countryside parts of the parish as inappropriate in this regard.

For travel in and around St Erth the car is the main mode of travel and most of that car use is on a daily basis. Walking is the other popular mode, with it again being a daily activity for most walkers. Public transport and bicycle use are at lower levels. The use of public transport tends to be on a more occasional basis. The main part of this report comments on interpreting these findings.

A variety of other issues were raised by survey respondents in a comments box. The most frequent comments were those about traffic, parking and road congestion. Others are briefly summarised in this report.

Introduction

St Erth Parish Council is creating a Neighbourhood Plan so that local people can help to shape future development and land use in the area. In due course a draft of the Plan will be subject to some checks by the local authority (Cornwall Council) and an independent Examination. It will then be put to a local vote or referendum. Assuming it passes these stages, the Plan will be 'adopted' by the local authority, making it a statutory part of the Cornwall Local Plan used to help decide planning applications in St Erth.

The Neighbourhood Plan itself will contain a number of detailed planning policies but, prior to developing them, St Erth Parish Council is considering the Plan's objectives. They will be the key local issues which the Plan seeks to address. Setting objectives should ensure that the Plan is a focussed and manageable document, which commands local support. The Parish Council is soon going to consult residents and others with a local interest, to see whether they endorse the draft objectives (see the box below) or believe they should be altered.

The five draft objectives are:

To identify appropriate sites for future housing, giving particular weight to the traffic implications and constraints arising from the parish's narrow roads, old bridge, on-street parking and lack of public transport.

To understand, plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages.

To protect and enhance important areas of local green space (such as the riverbank and allotments) which are highly valued and much used by local people.

To retain buildings with a community focus (such as the 'School Room') which are a significant asset underpinning the vitality of the local community.

To ensure that any large scale, commercial and/or industrial developments (individually or cumulatively) are sympathetically sited and do not impact significantly on landscape character.

Alongside its consultation, the Parish Council wishes to gather information from local residents that can help to provide it with an evidence base. It is vital that any Neighbourhood Plan is built upon evidence about local need and local priorities. If Plan objectives and policies cannot demonstrate that they respond to some evidence of need they may be rejected at Examination. Similarly, if objectives and policies do not reflect local priorities they may be open to challenge and could fail at referendum.

St Erth Parish Council, therefore, recently ran a survey among local residents, to gather information which can help it demonstrate local priorities and needs. The information generated will be used:

- ❖ To help test and revise or refine the draft objectives (alongside the upcoming consultation);

- ❖ To inform the subsequent development of draft policies for the Plan; and
- ❖ To help substantiate the Plan's objectives and policies when it is tested and examined.

It will form a key component of the evidence base for the St Erth Neighbourhood Plan.

This report sets out the findings from the residents' survey. It has been written by Brian Wilson Associates, who have assisted the Parish Council with the design and analysis of their survey. The external costs of running the survey were funded from a grant which St Erth Parish Council received from Locality.

The Survey

The survey was designed to ask some pertinent questions about each of the five draft objectives. It was deliberately kept reasonably short – 27 questions were asked – as longer survey forms can be off-putting and typically receive fewer responses. Residents were given 3 weeks in which to complete the survey, which ran from 14th November through to 5th December 2014.

The survey was made available in two formats. Residents could reply to an online version or they could complete a paper copy of the form. Paper copies could either be posted back (using a stamped addressed envelope provided) or they could be left for collection at the village shop or the Parish Council office. The survey was widely promoted by posting copies through households' doors, by email notification (with a reminder) and on the Parish Council website, and by reminding local groups and individuals when opportunities arose.

Respondents were asked to send back one form per household, though the form encouraged them to discuss it with others in their household. The reason for this is that the second draft Plan objective – which is about meeting local housing needs – can only be assessed at a household level. (An option which was considered but rejected, because it would have caused confusion, was to run two surveys, one for households and one for individuals.) A copy of the survey form is appended to this report at page 23.

Some 241 households completed the survey, which can be considered a very good response level. In response to questions on the form, 4 of these said they lived outside the St Erth parish area and another 3 said that St Erth was not their main place of residence (it most likely being a second home). Another 6 skipped these two questions, so may or may not be primarily St Erth households.

Official figures from the 2011 Census show that there were 588 households within St Erth Parish. This indicates that almost 40% of St Erth households responded to the survey (the response rate).

The 4 responding from outside the parish boundary and the 3 for whom St Erth was not their main home still have valid views, if we assume they have some involvement or interest in the area (perhaps through employment or as second home owners). Moreover, they are few in number, making it unlikely their responses could alter the overall findings. This analysis, therefore, includes all of the responses. The exception to this rule is where it estimates local housing need and where only those whose main place of residence is St Erth parish are included.

Finally, it is worth noting that a useful spin-off from the survey appears to be that it has sparked further interest in the work to create a Neighbourhood Plan. This can only be a useful by-product.

Technical notes:

Rows of percentages shown in this report may not add up exactly to 100% due to rounding.

Although there were 241 replies to the questionnaire, some respondents skipped certain questions. The actual number responding to each question is shown throughout this report.

Like all surveys this one can be considered robust within given limits. The response rate means we can be statistically confident that results (percentages) which are near 90% or near 10% are accurate to within plus or minus 3%, compared with results to be expected if every household in St Erth had replied. In other words, a 90% survey figure would fall in the range 87% to 93% if all households had replied. We can equally say that survey results near 70% or near 30% are accurate to within plus or minus 4%, and results near 50% are accurate to within plus or minus 5%.

Housing Development

This section summarises findings from the survey questions that were asked about future housing development in the area. In common with all areas, it is almost certain that St Erth will need to accommodate some housing development over the proposed Plan period, which runs to 2030. There is, therefore, a draft Neighbourhood Plan objective about the location (or sites) for such development.

Residents were asked (question 3) for their views about the quantum of development, since the Cornwall Local Plan (which is still a draft) expects 47,500 new homes to be built over the period 2010 to 2030 and sites need to be found for them, mostly in and around towns. The Local Plan expects 350 of them to be within the three parishes of St Erth, Gwinear-Gwithian and Towednack (though it should be added that recent high development rates in this part of Cornwall mean sites are only still needed for fewer than half of this total).

The survey finds there is a fairly high level of concern about the level of development proposed by the Cornwall Local Plan. 69% of respondents are either very or quite concerned about the level of development proposed for the County (as a whole) and 76% are very or quite concerned about the level of development proposed for the three local parishes (including St Erth).

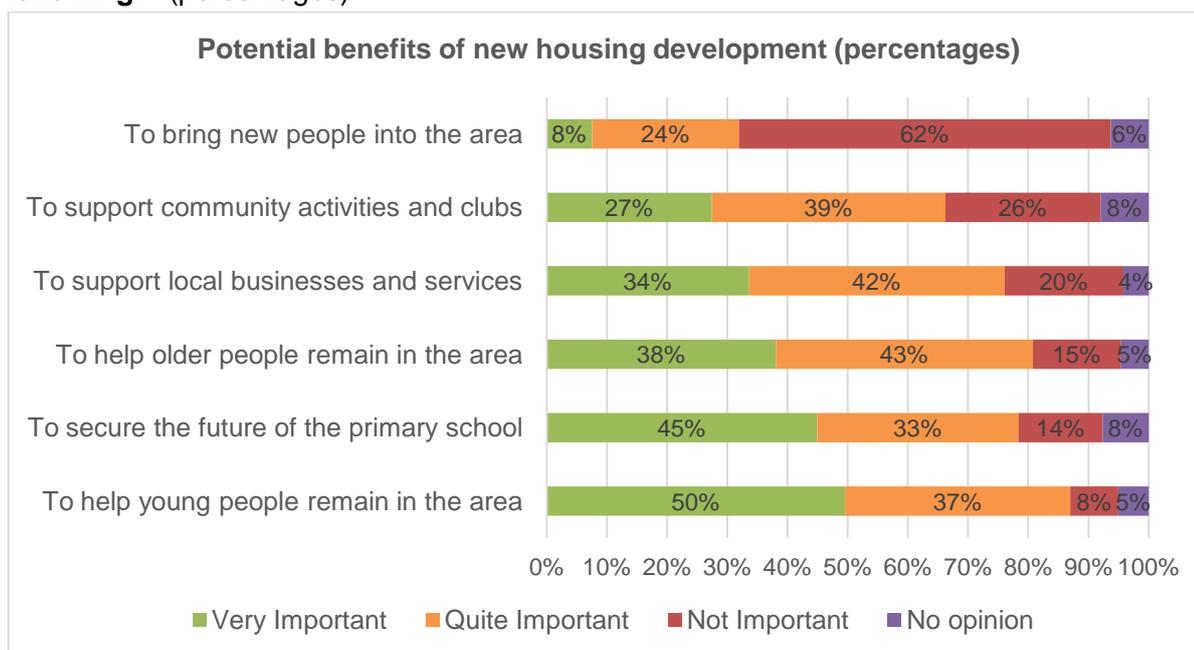
Q3. How concerned are you about each of the following?

Percentages and *numbers*

	Very concerned	Quite concerned	Not concerned	No opinion	Totals
47,500 new homes in Cornwall	40% 96	29% 70	24% 57	6% 15	100% 238
350 new homes in St Erth, Gwinear-Gwithian and Towednack	51% 122	25% 61	20% 49	4% 9	100% 241

The survey then asked (question 4) about potential benefits which might arise from new housing development at St Erth. From the responses we can conclude that various types of benefit are widely recognised. The most frequently noted is that it could help young people remain in the area. A clear majority also recognise four further benefits, namely: helping to secure the future of the primary school, helping older people remain in the area, supporting local businesses and services, and supporting community activities and clubs. A minority (around a third) recognise bringing new people into the area as a likely benefit of housing development.

Q4. How important do you feel new housing development in St Erth is for each of the following? (percentages)

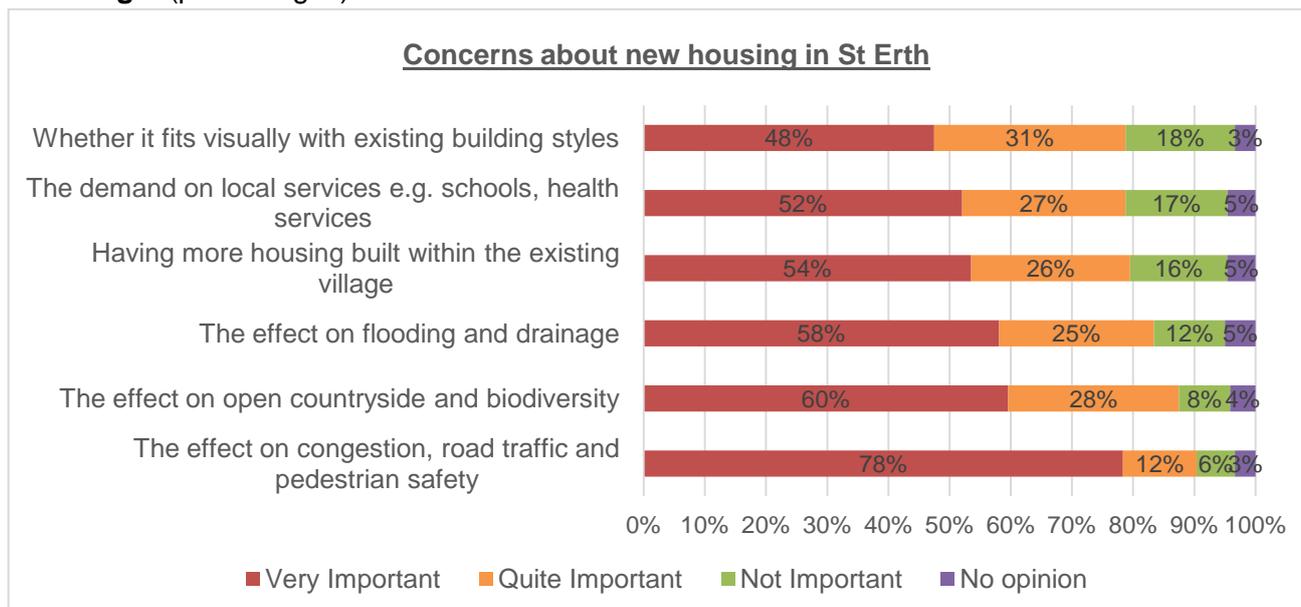


The *numbers* which underlie the percentages in the above chart are shown in the table below.

	Very important	Quite important	Not important	No opinion	Total
To bring new people into the area	18	58	147	15	238
To support community activities and clubs	65	92	61	19	237
To support local businesses and services	80	101	47	10	238
To help older people remain in the area	91	102	35	18	239
To secure the future of the primary school	106	79	33	18	236
To help young people remain in the area	118	89	19	12	238

At question 5 respondents were asked, conversely, about potential disbenefits that might result in St Erth from new housing development. All six of the issues listed in the question are concerns for a majority of residents, with between 79% and 90% being very or quite concerned about them. However, the top two concerns are the effect it may have on congestion/traffic/pedestrian safety and the effect on open countryside/biodiversity.

Q5. If new housing is built in St Erth, how concerned would you be about each of the following? (percentages)



The *numbers* which underlie the percentages in the above chart are shown in the table below.

	Very important	Quite important	Not important	No opinion	Total
Whether it fits visually with existing building styles	114	75	43	8	240
The demand on local services e.g. schools, health services	125	64	40	11	240
Having more housing built within the existing village	128	62	38	11	239
The effect on flooding and drainage	140	61	28	12	241
The effect on open countryside and biodiversity	143	67	20	10	240
The effect on congestion, road traffic and pedestrian safety	188	29	15	8	240

At a broad level it could be said there is a choice, whether future housing development in the parish should take place on just one or two sizeable sites or it should take place on a greater number of small sites. Question 6 therefore asked for preferences. Views are fairly mixed about this, though the survey finds a small majority in favour of concentrating housing development at one or two larger sites.

Q6. If new housing is built in St Erth, which of these would you prefer?

Percentage and *numbers*

	Preferences
That it is concentrated onto one or two larger sites	56% 130
That it is spread among a greater number of small sites	44% 101

The survey then sought views about priorities for the types of new housing that could be developed in St Erth parish. Question 7 asked about this in terms of housing size and its suitability for different types of households. Respondents see the top priority as being small family houses with 2 or 3 bedrooms. Two other types of housing are also viewed as priorities, if to not quite the same extent. They are small starter houses/apartments (1 bedroom) and houses adapted for older people with specific needs. These responses are consistent with the findings above about the perceived benefits of new housing development. That is to say, starter homes and small family houses are likely to help young people remain in the area, whilst adapted housing is likely to help older people remain in the area. For two thirds of respondents new large family houses (4+ bedrooms) are seen as a low priority.

Q7. What priority would you give to different types of new housing in St Erth?

Percentages and *numbers*

	High priority	Medium priority	Low priority	No opinion	Total
Smaller family houses (2 or 3 bedrooms)	47% 112	35% 84	13% 31	5% 11	100% 238
Small starter houses or apartments (1 bedroom)	39% 92	29% 68	27% 65	5% 13	100% 238
Houses adapted for older people with specific needs	33% 80	42% 100	19% 45	6% 15	100% 240
Houses that include some dedicated workspace	9% 21	26% 61	51% 123	14% 34	100% 239
Large family houses (4+ bedrooms)	8% 20	16% 38	68% 163	7% 17	100% 238

Question 8 again sought views for priorities about types of new housing that could be developed in St Erth parish, except this time the question asked about different housing tenures. Two types of tenure could be considered as top priorities. If measured in terms of those seeing it as a high priority, then housing to rent from a housing association comes out on top. If measured in terms of those seeing it as either a high or medium priority then mixed tenure housing (which can be part bought and part rented) comes out on top. There is, however, a fair degree of support across different tenures. Only privately rented housing is considered by most to be a low priority.

Q8. What priority would you give to different tenures for new housing in St Erth?

Percentages and *numbers*

	High priority	Medium priority	Low priority	No opinion	Total
Houses to rent from a housing association	40% 95	26% 61	31% 73	4% 10	100% 239
Houses that can be part bought and part rented	30% 71	42% 100	21% 51	8% 18	100% 240
Houses to buy at a discount (for eligible groups)	27% 65	33% 78	31% 74	9% 22	100% 239
Houses to buy on the open market	24% 58	34% 82	37% 88	5% 12	100% 240
Houses that are self built	18% 44	40% 96	30% 72	11% 27	100% 239
Houses to rent from a private landlord	5% 11	23% 56	66% 158	6% 15	100% 240

Finally, in this section of the survey, respondents were asked (question 9) what priorities they attached to certain design features for new housing in St Erth. Two features clearly stand out above the others. That it should have off-street car parking is seen as the top priority. That it should be energy efficient housing is the other frequently prioritised feature. There is, though, a reasonable degree of prioritisation given to the other three features that were listed in the survey question, especially if we count both the high and medium priorities.

Q9. What priority would you attach to the following features for new housing developed in St Erth? Percentages and numbers

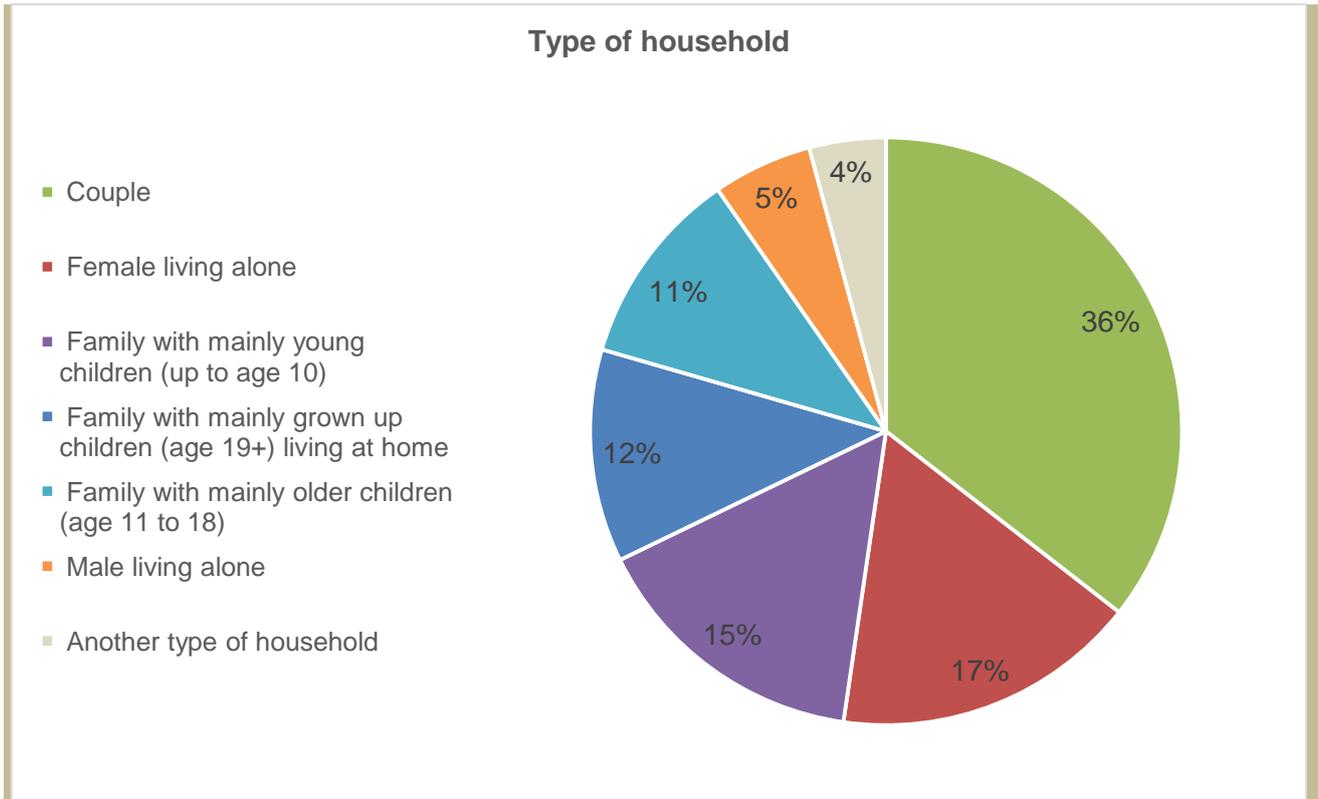
	High priority	Medium priority	Low priority	No opinion	Total
It has off-street car parking	82% 197	13% 30	3% 6	3% 6	100% 239
It is energy efficient housing	76% 182	14% 33	7% 17	3% 7	100% 239
It is designed to match existing house styles	50% 119	25% 59	21% 49	5% 12	100% 239
It contains a mix of house types and sizes	39% 94	42% 100	14% 33	5% 12	100% 239
It has a reasonable sized garden	33% 80	46% 109	17% 41	4% 9	100% 239

Housing Needs

The survey was used to explore and generate better information about the level of housing need that exists in St Erth parish. Such information could be used as evidence to support Plan policies which favour particular types of housing within new developments.

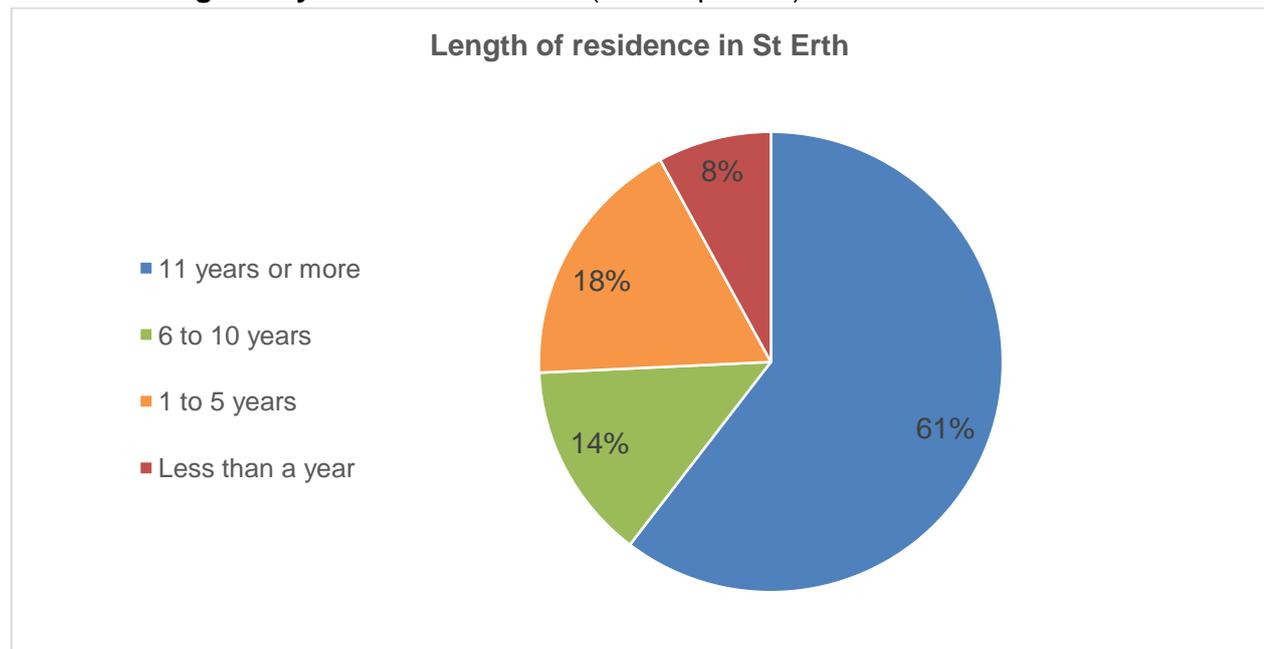
Responses to question 10 found that 22% were from one person households (17% single females and 5% single males), a category which will include older people. Couples comprise another 36% of household type, a category which may comprise younger couples without children as well as older couples. A further 38% of respondents were families (15% with young children up to age 10, 11% with older children aged 11 to 18 and 12% with mainly grown up children aged 19 or more). The households with grown up children still living at home are of notable interest from a housing needs perspective, since some may not do so from choice.

Q10. How would you describe your current household? (239 responses)



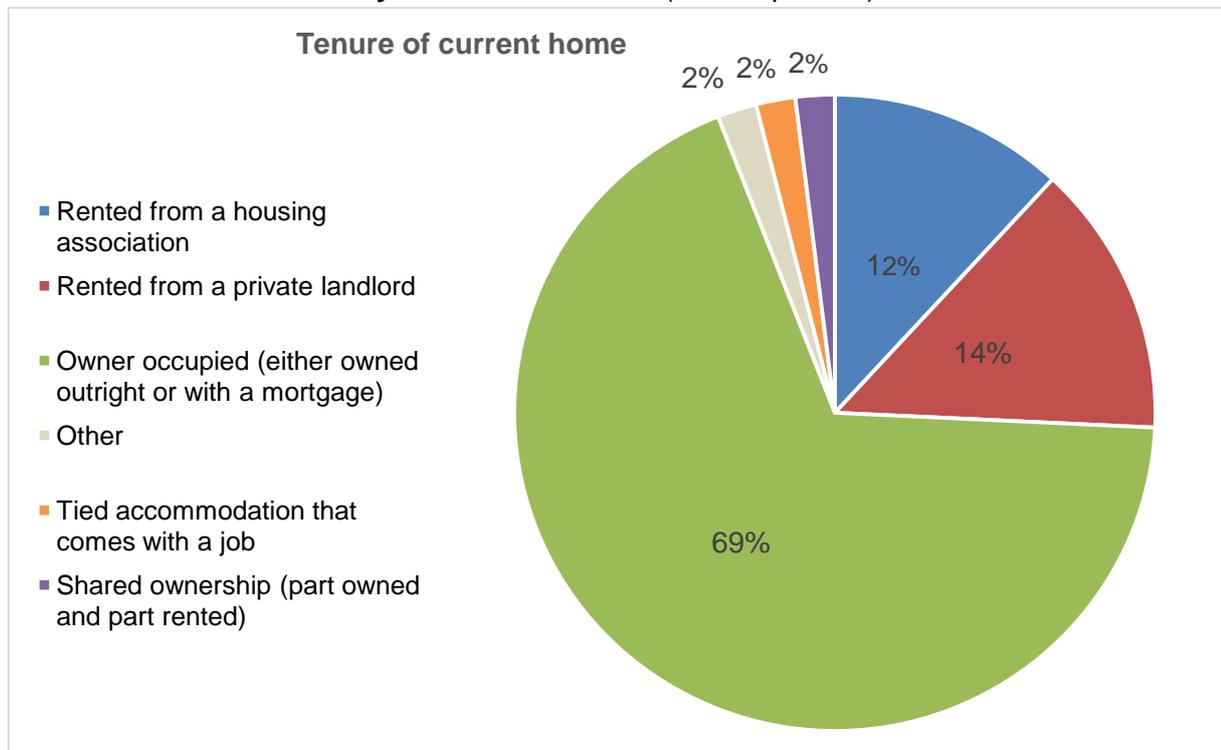
Question 11 asked how long households had lived in St Erth. The majority of those responding had a long association with the area, having lived there for more than a decade. However, there is clearly also turnover within the population, since 8% had lived there for less than a year and another 18% for no more than five years.

Q11. How long have you lived in St Erth? (240 responses)



It is helpful to know the current housing tenure of those replying to the survey, since some may wish to be in a different tenure. As the pie chart below shows, a sizeable majority were home owners (either owning outright or with a mortgage). Most of the remainder comprise those renting from a private landlord or renting from a housing association. However, there are small numbers with other types of tenure, including those in tied accommodation and in mixed tenure housing.

Q12. What is the tenure of your current home? (239 responses)



Approaching three quarters of respondents say that no-one in their household has had a recent problem finding suitable accommodation in St Erth. However, 11% report a current problem and a further 8% report a recent problem. There are others again who anticipate that they may face such a problem within the next five years. Answers to question 13 can therefore be said to indicate a fair degree of local housing need.

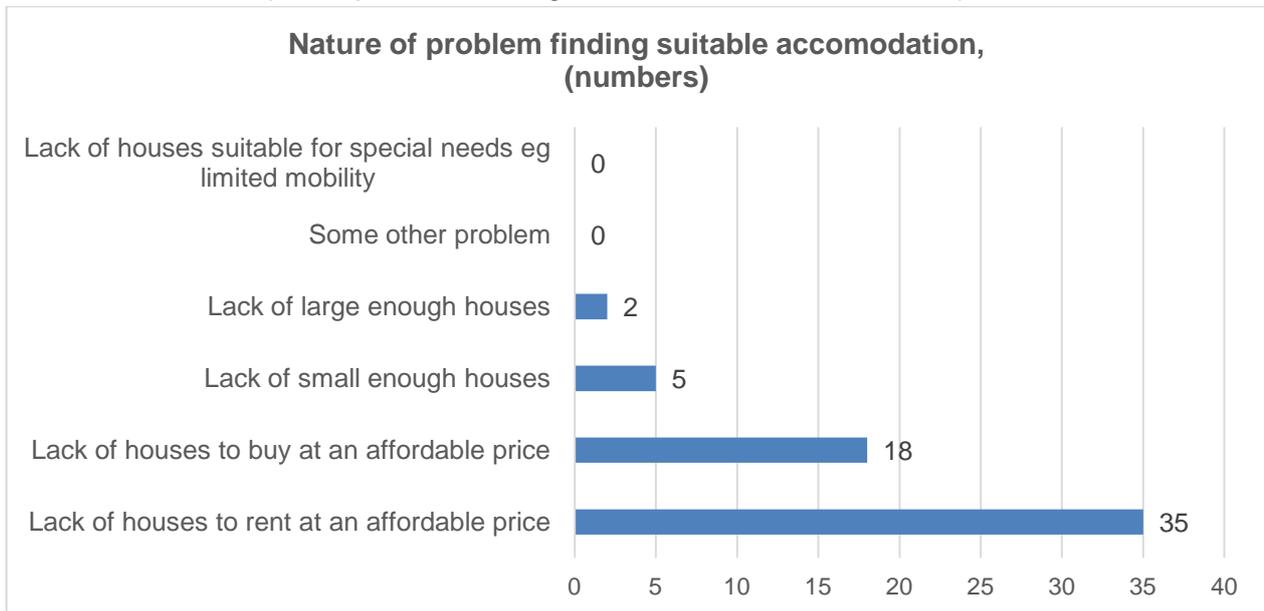
Q13. Have you or any member of your household (even if they don't live with you now) had a recent problem finding suitable accommodation in the parish?

	%	no.
No	73	171
Yes, currently	11	27
Yes, within the last year or so	8	19
No, but I anticipate a problem within the next five years	8	18
Totals	100	235

Questions 14 to 16 explore in more detail the nature of the housing problems that are faced by some St Erth households. One asks about the nature of the problems. Overwhelmingly, it is price which is stated as the key issue. Moreover, the most common problem is the lack of affordable housing for rent, with the lack of affordable housing to buy being a secondary (if still important) problem. This would seem to indicate a need for more social housing which can be rented from a

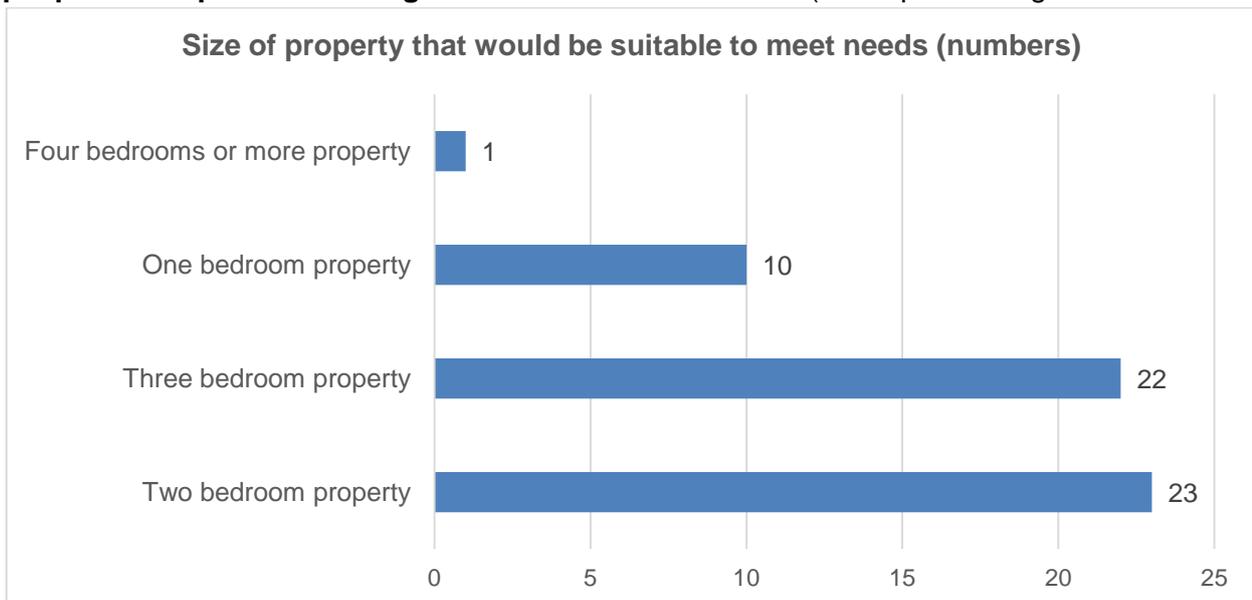
housing association or registered provider. It is worth adding that this question did not identify any current lack of special needs housing.

Q14. If you answered yes at Q13, what is the nature of the problem finding suitable accommodation? (54 respondents who gave 60 reasons between them)



Question 15 then asked what size of property would realistically suit those with a housing need. Most of the answers given express a need for medium-sized properties which have 2 or 3 bedrooms. There is also some stated need for small (1 bedroom) properties, but almost no need for large properties. Whilst this is self-assessed, the answers provide little obvious evidence that respondents have over-stated the size of properties needed, and they are therefore considered a useful guide.

Q15. If you answered yes at Q13, what size of property would realistically suit the person or people with a problem finding suitable accommodation? (53 respondents gave 56 answers)



Finally, the survey (question 16) asked if the people with housing needs would be prepared to move away from St Erth in order to find suitable housing. Their answers may well reflect a complex mix of factors, including job location, whether they have children in local schools and the extent of local ties with family and friends. A small number are prepared to move further away. However, the great majority wish either to stay in St Erth or to be no further away than a nearby area. In the bulk of cases, the expressed housing need is therefore very definitely local.

Q16. If you answered yes at Q13, would the person or people with the problem be happy to move outside St Erth parish to find suitable accommodation?

	Numbers
Yes, but only to other nearby areas	25
No, they wouldn't	21
Yes, including to areas further away	4
Don't know	3
Total	53

There are 224 survey responses which provide particular evidence of housing need in St Erth. This differs from the total of 241 survey responses used in the rest of the report, because it excludes: 4 from outside the parish; 3 whose St Erth home is not their main place of residence; 6 who skipped these questions (so did not confirm their main residence being St Erth); and 4 more who skipped the specific question whether their household contains any housing need. These 224 responses represent roughly 38% of all St Erth households. If they are a representative sample, survey numbers can be multiplied by 2.6 to give rough estimates for the whole parish.

Within the 224 responses there are 60 who indicated that someone in their household was, is or will be unable to find suitable accommodation within the parish. This divides into:

- ❖ 24 who currently have such a housing need (existing need);
- ❖ 18 who faced such a housing need during the past year or so (recent need); and
- ❖ 18 who expect a housing need to arise within the next five years (future need).

Scaled up (or 24 multiplied by 2.6) this indicates that there is an 'existing' housing need of roughly 62 within the parish. This represents over 10% of households. Other figures quoted in this section could similarly be scaled up to give estimated numbers for the whole parish.

Those who had a need within the last year or so have presumably resolved their difficulty in one way or another, though in certain cases that may be by moving out of the parish and some may wish to move back, given the opportunity. Those with a future need are also of interest from a Neighbourhood Plan perspective, though that survey question response is inevitably based upon expectation rather than experience. There may be others again who live outside the parish but have some justifiable reason for wanting to live there e.g. nearby employment. It is fair to say that the concept of local housing need is a complex one.

Indeed, the survey allows us to assess whether those from St Erth in housing need are willing to move away from the parish in order to find suitable accommodation. As the table below shows, those in current need are typically reluctant to move elsewhere, though a third would go to nearby locations. Figures for those in recent need lend weight to the view that many have moved away. Many with a future need do not yet hold a view or didn't state one.

Willingness to move among those in housing need (*numbers*)

	Current need	Recent need	Future need	All needs
Want to stay within St Erth	14	4	2	20
Willing to move nearby	8	11	4	23
Willing to move further away	1	2	0	3
Don't know or didn't answer	1	1	12	14
Column totals	24	18	18	60

The survey also allows us to find out a bit more about the households where someone had, has or is expecting a housing need. For example, we can say that:

- ❖ 33 (out of 60) have lived in St Erth for more than a decade and only 5 have arrived within the last year. This is a similar profile to that for all the survey respondents;
- ❖ This group spans every type of household (singles, couples, families and other). However, 32 (out of 60) are family households and 13 of these have grown up children living at home. Families and especially those with grown up children are more likely to have housing need than the other survey respondents;
- ❖ Assessing their employment status is tricky, as the person in housing need may not be the person completing the survey form. With that caveat, 32 (out of 60) are employed or self employed (full or part time). Those in housing need are more likely to be employed and less likely to be retired than are other survey respondents;
- ❖ 17 (out of 60) are renting from a private landlord and 15 are renting from a housing association. Households with housing need are more likely to be renting than are other survey respondents.

A previous chart (for Q14) showed the nature of the housing difficulties faced. If the data is further disaggregated (see table below) we find that current housing need is particularly focussed around a lack of affordable rental property. The nature of expected future need is harder to discern, since many in this sub-group did not answer the question, perhaps unsure what difficulty they might face.

Nature of difficulties faced by those in housing need (*numbers*)

	Current need	Recent need (last year or so)	Future need (next five years)	All needs
Rent affordable	17	11	3	31
Buy affordable	5	7	4	16
Small enough	2	1	1	4
Big enough	2	0	0	2
Didn't answer question	0	0	11	11
Column totals	26	19	19	64

Footnote: column totals add to more than 24, 18, 18 and 60 respectively, because a few survey respondents cited more than one difficulty.

Similarly, a previous chart in this report (Q15) showed the size of property sought by those in housing need. Further disaggregation of this information (see table below) finds that those with a current need are most likely to be seeking a three bedroom property. That said, half of those with a current need are seeking small (one or two bedroom) properties. Once again, non-responses make it hard to discern what would meet expected future needs.

Type of dwelling sought by those in housing need (numbers)

	Current need	Recent need (last year or so)	Future need (next five years)	All needs
One bedroom	7	1	0	8
Two bedroom	5	9	5	19
Three bedroom	11	7	2	20
Four bedrooms or more	1	0	0	1
Didn't answer question	1	1	11	13
Column totals	25	18	18	61

Footnote: column totals add to more than 24, 18, 18 and 60 respectively, because a few survey respondents cited more than one size of property as sought.

It is recommended that this survey-based information is used alongside other relevant data sources, such as the local authority's Homechoice waiting list, if gauging housing needs for Neighbourhood Plan purposes.

Green Space

The survey asked about the value and use of local green spaces, since they may contribute significantly to the area's quality of life. It could be that St Erth Parish Council will seek to use neighbourhood planning to protect and/or enhance its green spaces.

Responses to question 17 find that St Erth households place a particularly high value on the riverbank and Green Lane area as open green space which they can enjoy. A majority also consider that Vicarage Gate Field is very important for the same reason.

Q17. How important do you consider each of the following places in St Erth to be as areas which can be enjoyed as open green (unbuilt) space? (percentage and numbers)

	Very important	Fairly important	Not important	No opinion	Total
The riverbank/Green Lane	90% 217	6% 14	1% 3	3% 7	100% 241
Vicarage Gate Field	55% 130	22% 53	16% 37	8% 18	100% 238

Moreover, the survey (question 18) shows that the riverbank and Green Lane is both widely and frequently used by local people. Some 41% say they use it daily and another 32% use it weekly. Although Vicarage Gate Field is not as widely or frequently used, there are still 30% of respondents indicating either daily or weekly use of this site.

Q18. How often do you or your family visit each of the following open green (unbuilt) spaces in St Erth? (percentage and numbers)

	Daily	Weekly	Monthly	Never/ hardly ever	Total
The riverbank/Green Lane	41% 99	32% 76	15% 35	13% 30	100% 240
Vicarage Gate Field	13% 30	17% 40	21% 50	50% 118	100% 238

Question 19 asked if there were any other open green spaces in St Erth that respondents or their families especially valued and would like to see protected. This elicited 92 responses – some of a general nature and some naming specific sites – which the Parish Council will no doubt wish to review. Open areas which are named fairly often include those at or near Battery Mill, Chenhalls Road and Boscarnek.

Community Facilities

To an extent, the life of any settlement is determined by the availability of facilities, for its residents and businesses. They can offer ready physical access to goods and services, venues for groups and associations to meet, and the sense of a fully functioning community. They can reduce the need for travel further afield. The planning system recognises that the presence of facilities makes settlements more sustainable and it often seeks to protect or enhance them.

Survey respondents were asked how important they considered various facilities at St Erth parish to be. As the table below shows, the village shop/post office is particularly highly valued, with 92% considering it to be very important. Five of the six facilities that were mentioned in this question are considered to be very important by at least half of those who replied.

Q20. How important do you consider each of the following St Erth facilities and services to be to the local community? (percentages and *numbers*)

	Very important	Fairly important	Not important	No opinion	Total
The Old School Room	57% 136	23% 55	11% 25	9% 21	100% 237
Village shop/post office	92% 219	4% 10	2% 5	2% 5	100% 239
Pubs	63% 151	22% 52	10% 24	5% 11	100% 238
Youth club	57% 136	29% 68	6% 15	7% 17	100% 236
Chapel Hall	61% 145	25% 58	7% 16	7% 17	100% 236
Vestry Rooms, Fore Street	38% 91	32% 75	18% 43	12% 28	100% 237

The following question asked respondents how often they or their family use these same facilities in St Erth. The answers similarly shows a very high level of use of the village shop/post office, with around half citing daily use and most of the remainder weekly use. St Erth pubs, the Chapel Hall and (to a lesser extent) the Old School Room are all facilities which are used either weekly or monthly by a good proportion of respondents. It is unsurprising that the Youth Club is used by fewer people, given that it targets a particular age cohort.

Q21. How often do you or your family use each of the following St Erth facilities and services? (percentages and *numbers*)

	Daily	Weekly	Monthly	Never / hardly ever	Total
The Old School Room	0% 0	16% 38	17% 41	67% 157	100% 236
Village shop/post office	51% 121	29% 69	8% 20	12% 28	100% 238
Pubs	2% 5	25% 60	27% 63	46% 109	100% 237
Youth club	<1% 1	6% 14	3% 6	91% 215	% 236
Chapel Hall	1% 3	32% 76	17% 41	49% 115	100% 235
Vestry Rooms, Fore Street	0% 0	10% 23	12% 29	78% 185	100% 237

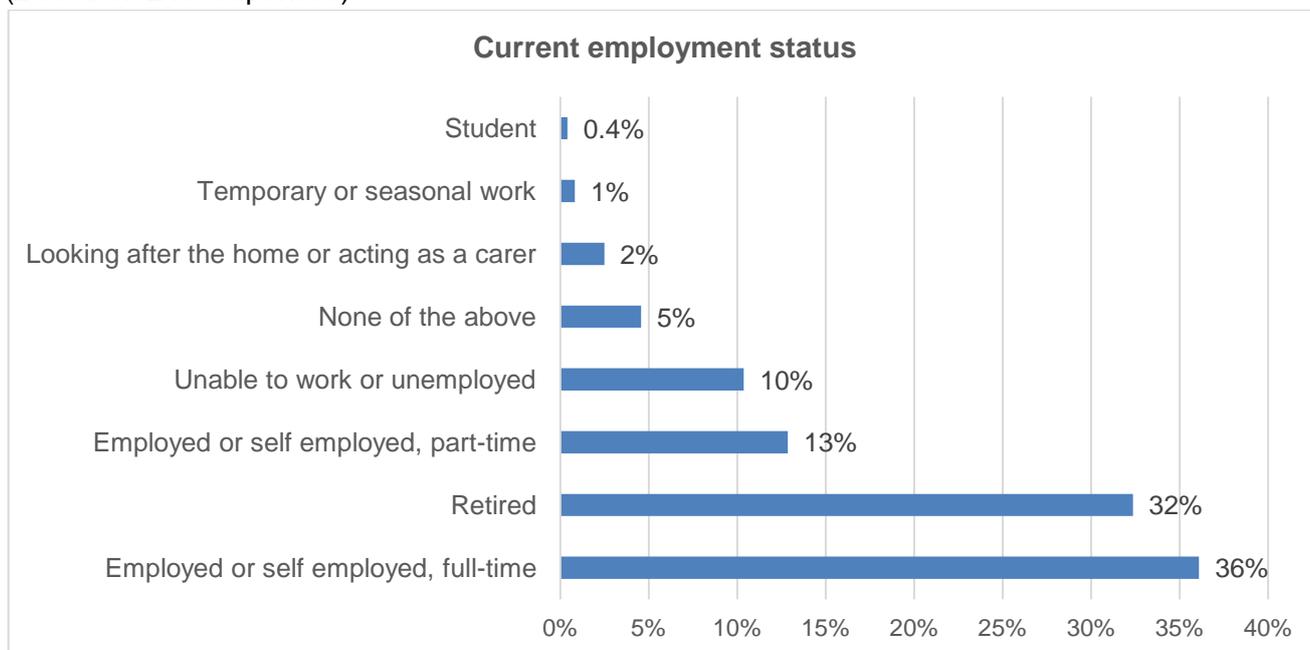
Economic Opportunities and Commercial Development

It is likely that many residents will want to encourage employment opportunities within the local area (and perhaps within St Erth itself). Yet at the same time there can be concerns about certain types of commercial development and their social or environmental impacts. The planning system must seek to balance such considerations.

At question 22 the survey asked respondents about their current employment status. 36% said they are employed or self-employed on a full-time basis, whilst another 13% said they are employed or self-employed on a part-time basis. Around a third of respondents are now retired. A tenth said they are unable to work or are unemployed. There are just a small number of others, such as carers and students. It may be interesting to compare this with 2011 Census data for the parish to see how representative this is of the total adult population.

Q22. What is your current employment situation?

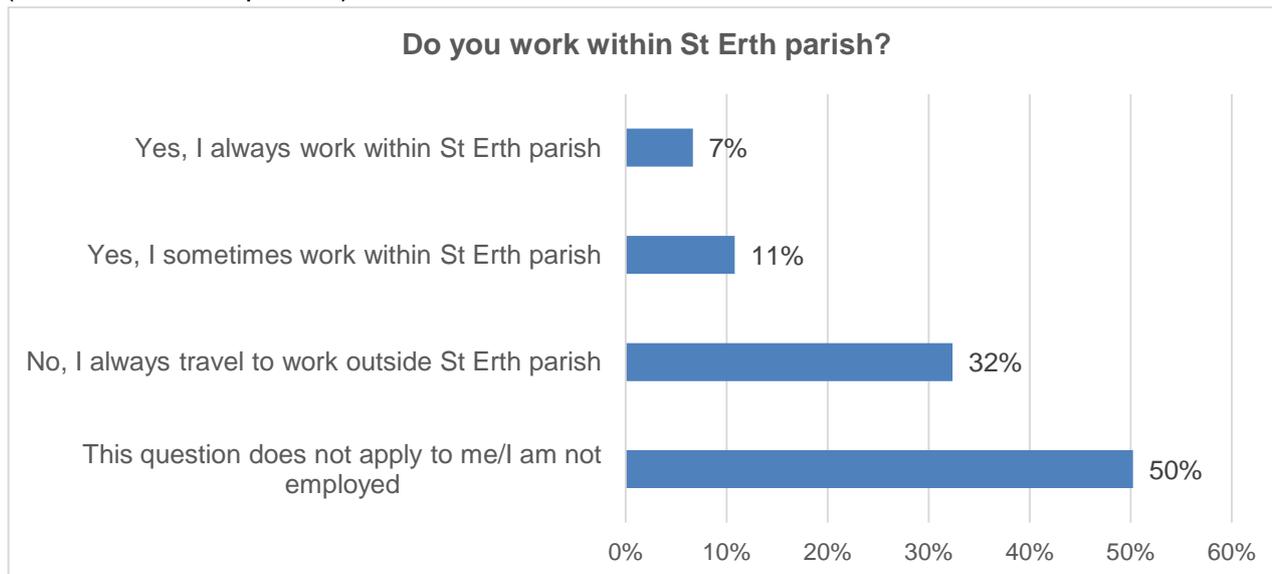
(Based on 241 responses)



The next question asked whether people's current employment was in St Erth parish or elsewhere. Taking only those who are employed, slightly over a third of them worked within St Erth, though most of these said that they sometimes worked in the parish rather than always working there. This could reflect people having home-working arrangements with their employers or that they have mobile jobs (including tradesmen) or that they have more than one job. Nonetheless, almost two-thirds said they always travelled to employment outside of the parish.

Q23. If you are currently employed, do you work within St Erth parish?

(Based on 241 responses)



Creating further job opportunities in the parish is generally viewed as being of some importance, with 39% rating it very important and another 38% rating it fairly important. That it isn't rated higher still may reflect the high number of retired respondents and could also reflect the relative proximity of St Erth to other employment centres.

Q24. How important do you think it is to create extra job opportunities in St Erth parish?

(percentages and *numbers*)

	Very important	Fairly important	Not important	Total
Responses	39% 93	38% 90	23% 56	100% 239

Countryside locations are seen as inappropriate for significant commercial or business development by a large majority (question 25). There is also a significant majority (two thirds) who view the village of St Erth as being an inappropriate location. In contrast 61% say that the area by the A30 and railway station is very appropriate for significant commercial development and only 8% consider that location to be inappropriate. This essentially supports the area's current pattern of commercial development and, indeed, could be seen as broadly in line with draft Cornwall Local Plan policy.

Q25. How appropriate do you consider each of the following locations within St Erth parish would be for significant commercial (business) developments? (percentages and *numbers*)

	Very appropriate	Fairly appropriate	In-appropriate	No opinion	Total
The village of St Erth	8% 19	16% 38	66% 156	10% 23	100% 236
By the A30/railway station	61% 145	27% 65	8% 19	4% 10	100% 239
Countryside areas	3% 6	14% 34	75% 176	8% 19	100% 235

Finally, the survey enquired (question 26) about the forms of transport that people used when travelling in and around the area. Perhaps unsurprisingly, use of a car is high. 91% of car users are daily users. Most of those who walk (68%) are similarly walking on a daily basis. Use of public transport is more occasional, with monthly use being the most common answer given.

The apparent relatively low level of public transport use could likely evidence the fact that the village minibus service, the only public transport available in the village itself, is not seen as adequate for accessing regular work/school/college timescales, with the result that some would-be users switch to other means. (This viewpoint appears to be supported by comments made by those completing the survey form.) It is also possible that some public transport users did not tick that box because of the way they interpreted the survey question i.e. they did not see a bus journey to Hayle, Marazion or Penzance as being travel that was “in and around the St Erth area”.

Q26. Which forms of transport do you typically use when travelling in and around the St Erth area? (percentages and *numbers*, though percentages not shown where numbers very small)

	Daily use	Weekly use	Monthly use	Totals
Own (or company) car or van	91% 200	7% 15	2% 4	100% 219
Motorcycle	2	3	5	10
Public transport e.g. bus, taxi	22% 14	34% 22	45% 29	100% 65
Bicycle	31% 18	45% 26	24% 14	100% 58
Walking	68% 119	27% 48	5% 9	100% 176
Mobility scooter or wheelchair	3	2	3	8

Respondents were given the opportunity to leave other comments at the end of the survey form and 92 respondents took the opportunity to do so. Those comments are inevitably varied and are not presented in detail here, but they have been captured for consideration by the Parish Council as it takes forward its neighbourhood planning and other work. They include a need:

- ❖ To upgrade and/or modernise some community facilities;
- ❖ For footpaths to be made safer and kept in better repair;
- ❖ For more affordable housing, and in particular that it should go to local people;
- ❖ To upgrade infrastructure if more housing is to take place (including roads and sewers);
- ❖ To retain the rural village scale and feel of St Erth;
- ❖ To address traffic, parking and congestion issues, especially parking on-street and pavements. This issue attracted the most comments;
- ❖ To take more account of residents’ views when considering planning applications;
- ❖ To improve the bus service, which is inadequate to reach jobs and services, and which isolates older people; and
- ❖ To restrict the spread of solar farms on agricultural land.

Appendix – Copy of the St Erth (Cornwall) Residents Survey form

The survey form starts on the next page.



Parish of St Erth (Cornwall) 2014 Residents' Survey

Dear Resident,

Thank you for taking this survey (which can also be completed via our website www.sterth-pc.gov.uk)

- but please read this introduction before you start.

St Erth Parish Council wants to create a Neighbourhood Plan because the Government has given local communities more power to influence decisions about where they live through a process called Neighbourhood Planning.

A St Erth Neighbourhood Plan will set some objectives and planning policies to guide development and land use in the area which could, for example, indicate what type and where new houses should go and protect certain buildings from change of use.

Like everywhere else, St Erth is likely to see some new housing built over the next decade or so, albeit on a fairly modest scale. This survey therefore asks a few questions about housing development.

Even though the Neighbourhood Plan will need to comply with national and county planning policies, it will become a unique part of Cornwall Council's Local Plan and they will use it when deciding planning applications in St Erth.

Over the coming months we will start to develop a St Erth Neighbourhood Plan and this survey is an important first step in that process by gathering some initial information. The Plan needs to reflect the views of the local community, so your involvement is really important - and you will have more opportunities later on to help decide what policies should go into the Plan.

Please complete the survey by **no later than 30th November 2014** and please only one survey per household. You can complete it either online at www.sterth-pc.gov.uk or as a paper copy. Instructions for returning paper copies are given at the end of the survey.

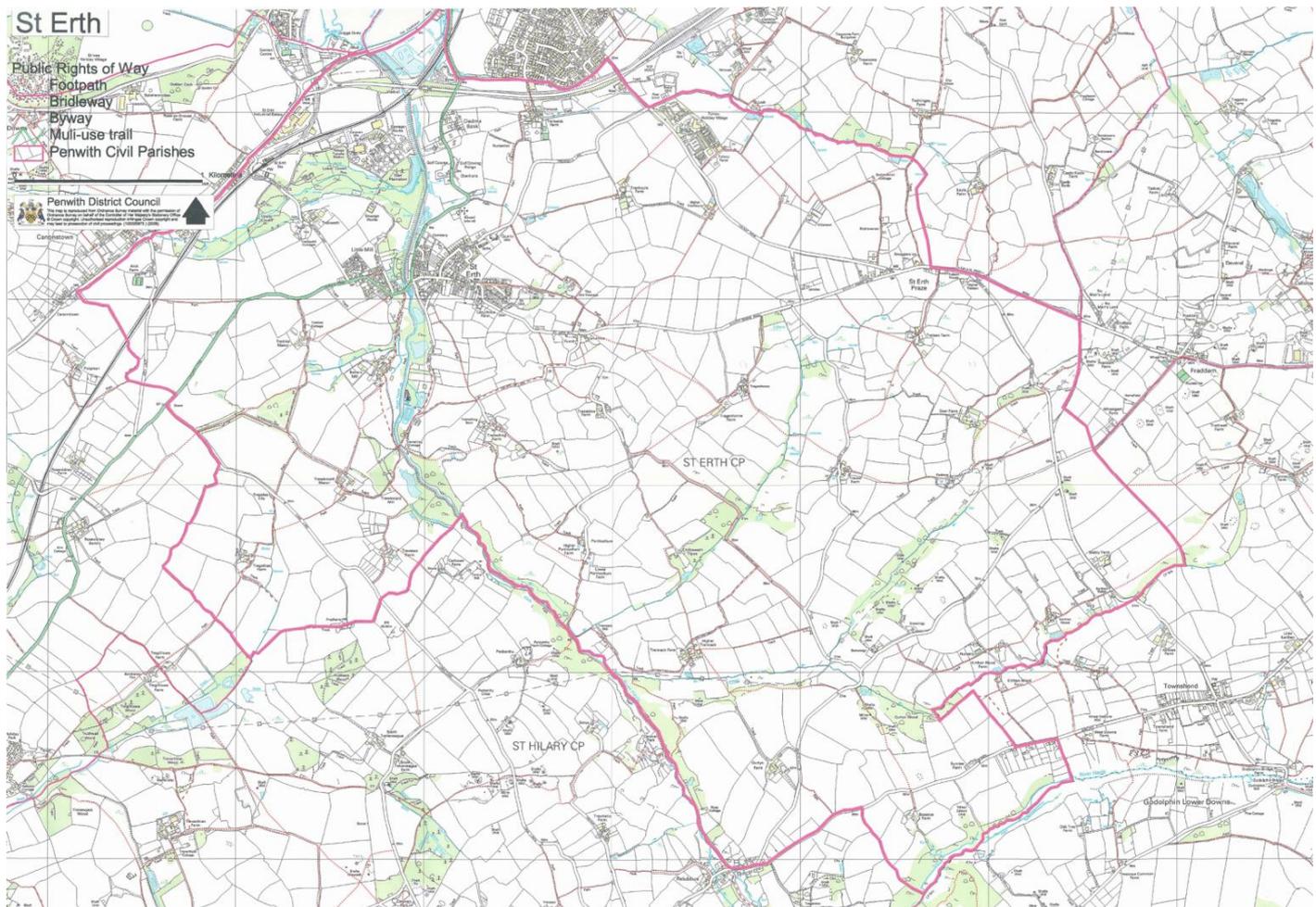
Rest assured that your response will be treated confidentially. We will not share copies of your survey response with anyone else.

And finally please check our website (www.sterth-pc.gov.uk) for updates and join the growing list of residents who wish to receive our forthcoming e-newsletters.

Keep informed and join the conversation!

St Erth Parish

Source: Cornwall Council



Please complete the survey questions starting here

Q1 Where do you currently live?

Tick only one box.

Within the village of St Erth	
Around the A30 and railway station	
Elsewhere in the parish of St Erth	
Outside the parish of St Erth	

Q2 Is this your primary place of residence i.e. your main home?

Yes it is	
No it isn't	

Questions about development in Cornwall and the local area

In Cornwall Council's draft Local Plan, it is intended to allow a minimum of 47,500 new homes to be built in Cornwall, between 2010 and 2030. For the area of St Erth, Gwinear-Gwithian and Towednack, this means that a minimum of 350 new homes could be built over the same period.

Q3 How concerned are you about each of the following?

Tick one box in each row.

	Very concerned	Quite concerned	Not concerned	No opinion
47,500 new homes in Cornwall				
350 new homes in St Erth, Gwinear-Gwithian and Towednack				

Q4 How important do you feel new housing development in St Erth is for each of the following?

Tick one box in each row.

	Very important	Quite important	Not important	No opinion
To help young people remain in the area				
To support local businesses and services				
To support community activities and clubs				
To bring new people into the area				
To help older people remain in the area				
To secure the future of the primary school				

Q5 If new housing is built in St Erth, how concerned would you be about each of the following?

Tick one box in each row.

	Very concerned	Quite concerned	Not concerned	No opinion
The effect on flooding and drainage				
The effect on open countryside and biodiversity				
Whether it fits visually with existing building styles				
Having more housing built within the existing village				
The impact on car parking spaces				
The effect on congestion, road traffic and pedestrian safety				
The demand on local services e.g. schools, health services				

Q6 If new housing is built in St Erth, which of these would you prefer?

Tick only one box.

That it is concentrated onto one or two larger sites	
That it is spread among a greater number of small sites	

When answering questions 7, 8 and 9 below, you may also wish to think about the views of others in your household.

Q7 What priority would you give to different types of new housing in St Erth?

Tick one box in each row.

	High priority	Medium priority	Low priority	No opinion
Large family houses (4+ bedrooms)				
Smaller family houses (2 or 3 bedrooms)				
Small starter houses or apartments (1 bedroom)				
Houses adapted for older people with specific needs				
Houses that include some dedicated workspace				

Q8 What priority would you give to different tenures for new housing in St Erth?

Tick one box in each row.

	High priority	Medium priority	Low priority	No opinion
Houses to rent from a private landlord				
Houses to rent from a housing association				
Houses to buy on the open market				
Houses that can be part bought and part rented				
Houses to buy at a discount (for eligible groups)				
Houses that are self built				

Q9 What priority would you attach to the following features for new housing developed in St Erth? Tick one box in each row.

	High priority	Medium priority	Low priority	No opinion
It is designed to match existing house styles				
It is energy efficient housing				
It has a reasonable sized garden				
It has off-street car parking				
It contains a mix of house types and sizes				

Questions about housing needs

Q10 How would you describe your current household?

Tick only one box.

Female living alone	
Male living alone	
Couple	
Family with mainly young children (up to age 10)	
Family with mainly older children (age 11 to 18)	
Family with mainly grown up children (age 19+) living at home	
Another type of household	

Q11 How long have you lived in St Erth?

Tick only one box.

Less than a year	
1 to 5 years	
6 to 10 years	
11 years or more	

Q12 What is the tenure of your current home?

Tick only one box.

Rented from a private landlord	
Rented from a housing association	
Owner occupied (either owned outright or with a mortgage)	
Tied accommodation that comes with a job	
Shared ownership (part owned and part rented)	
Other	

Q13 Have you or any member of your household (even if they don't live with you now) had a recent problem finding suitable accommodation *in the parish*?

Tick only one box.

No	
Yes, currently	
Yes, within the last year or so	
No, but I anticipate a problem within the next five years	

If you answered 'yes' at Q13 please complete Q14, Q15 and Q16. If you answered 'no' skip these and go straight to Q17.

Q14 If you answered yes at Q13, what is the nature of the problem finding suitable accommodation? Tick all boxes that apply.

Lack of large enough houses	
Lack of small enough houses	
Lack of houses to <i>buy</i> at an affordable price	
Lack of houses to <i>rent</i> at an affordable price	
Lack of houses suitable for special needs e.g. limited mobility	
Some other problem	

Q15 If you answered yes at Q13, what size of property would realistically suit the person or people with a problem finding suitable accommodation?

Tick only one box.

One bedroom property	
Two bedroom property	
Three bedroom property	
Four bedrooms or more property	

Q16 If you answered yes at Q13, would the person or people with the problem be happy to move outside St Erth parish to find suitable accommodation?

Tick only one box.

No, they wouldn't	
Yes, but only to other nearby areas	
Yes, including to areas further away	
Don't know	

Questions about areas of open green space

Q17 How important do you consider each of the following places in St Erth to be as areas which can be enjoyed as open green (unbuilt) space? Tick one box in each row.

	Very important	Fairly important	Not important	No opinion
The riverbank/Green Lane				
Vicarage Gate field				

Q18 How often do you or your family visit each of the following open green (unbuilt) spaces in St Erth?

Tick one box in each row.

	Daily	Weekly	Monthly	Never or hardly ever
The riverbank/Green Lane				
Vicarage Gate field				

Q19 Are there any other open green (unbuilt) spaces in St Erth that you or your family especially value and would like to see protected? Please write in the box.

Questions about community facilities

Q20 How important do you consider each of the following St Erth facilities and services to be to the local community? Tick one box in each row.

	Very important	Fairly important	Not important	No opinion
The Old School Room				
Village shop/post office				
Pubs				
Youth club				
Chapel Hall				
Vestry Rooms, Fore Street				

Q21 How often do you or your family use each of the following St Erth facilities and services? Tick one box in each row.

	Daily	Weekly	Monthly	Never or hardly ever
The Old School Room				
Village shop/post office				
Pubs				
Youth club				
Chapel Hall				
Vestry Rooms, Fore Street				

Questions about economic opportunities and commercial development

Q22 What is your current employment situation?

Tick only one box.

Employed or self employed, full-time	
Employed or self employed, part-time	
Temporary or seasonal work	
Unable to work or unemployed	
Retired	
Looking after the home or acting as a carer	
Student	
None of the above	

Q23 If you are currently employed, do you work within St Erth parish?

Tick only one box.

Yes, I always work within St Erth parish	
Yes, I sometimes work within St Erth parish	
No, I always travel to work outside St Erth parish	
This question does not apply to me/I am not employed	

Q24 How important do you think it is to create extra job opportunities in St Erth parish?

Tick only one box.

Very important	
Fairly important	
Not important	

Q25 How appropriate do you consider each of the following locations within St Erth parish would be for significant commercial (business) developments? Tick one box in each row.

	Very appropriate	Fairly appropriate	Inappropriate	No opinion
The village of St Erth				
By the A30/railway station				
Countryside areas				

Q26 Which forms of transport do you typically use when travelling in and around the St Erth area? Tick all boxes that apply.

	Daily use	Weekly use	Monthly use
Own (or company) car or van			
Motorcycle			
Public transport e.g. bus, taxi			
Bicycle			
Walking			
Mobility scooter or wheelchair			

Q27 If there is any other issue you wish to raise which has not been covered by the previous questions? Please write it briefly in the box below.

If you would like to be kept informed of progress with the Neighbourhood Plan and other Parish Council news, please provide an email address in the box below.

That completes the survey – thank you!

Returning this form

If you are returning this form as a paper copy you can either:

**post it through the door at the top of the steps at the Vestry Rooms, 25 Fore Street, St Erth;
or**

leave it for collection at the shop/post office in the village; or

send it in the envelope provided (no stamp needed)