

Padstow Parish

HOUSING NEED SURVEY

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Appendix 1 – Raw Data

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

1.1.2. In some circumstances (particularly in rural areas), it can be useful for the Affordable Housing Team to supplement its existing HomeChoice data with additional information from a localised Housing Need Survey. Housing Need Surveys provide a wealth of additional information from households within a specific area, on important issues such as the level of support for a proposed development. They can also provide further detail on the types of homes required by local people (both market and affordable), and are particularly useful in highlighting additional 'hidden' housing need that 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 West Registers, they are not updated when households' circumstances change. Consequently, the Affordable Housing Team considers them useful in specific circumstances where additional information is required on the type and scale of housing needed in an area. However, this is in circumstances where they complement the existing housing need data, or provide additional qualitative information. They should not replace information from HomeChoice, and parish councils should always request up to date housing need information from the Affordable Housing Team, rather than rely on an historic Housing Need Survey.

1.2. Survey purpose

1.2.1. Padstow is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish. In preparing this 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 143 households with a local connection to Padstow parish and who are principally seeking affordable rented housing. Significantly of the 143 households a high proportion, 106 households have stated a preference for living in the Parish. 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

Local Connection	Band	Council Min Bedroom Need				Grand Total
		1	2	3	4	
Padstow	Band A	0	0	0	0	0
Padstow	Band B	15	7	1	2	25
Padstow	Band C	9	12	3	4	28
Padstow	Band D	6	4	1	0	11
Padstow	Band E	41	27	9	2	79
Padstow Total		71	50	14	8	143

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 17 households that are seeking to buy an affordable home in the parish.

2.2.2. However, this only accounts for those households that indicated that they either live or work in the parish on their application form. Help to Buy South West do not routinely keep data on ex-residency or family connections as households seeking to buy an affordable home generally understand that they may need to move to other areas in order to secure a property (as fewer affordable sale homes are provided). As a result, the above figure is likely to underestimate the total local need for affordable sale homes if a comparable local connection definition were to be used in both circumstances.

3. Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Padstow is a premier holiday resort and ancient fishing port on the North Coast of Cornwall. It lies 14 kilometres (9 miles) north east of Newquay and 10 kilometres (6 miles) west of Wadebridge linked by the A389 to Wadebridge and B3276 coastal road to Newquay. The population of the parish is approximately 2,500, which includes nearby Trevone village. In the summer months this figure rises to around 5,500 and day visitors are in the region of 500,000 a year.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Padstow Town Council. It ran for 6 weeks from 29 January through to 11 March 2018. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

3.3. Survey structure

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

Topics within the survey included:

- Whether the respondent was in need of 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 West;
- 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'.

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 **1488** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **208** copies in total. This is equal to an overall response rate of **14%**.

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 Town Council and the Local Planning Authority regards housing need in the parish.

4.2. Analysis of sample

4.2.1. Of the **208** responses, **188** were recorded as 'complete'. The report therefore focuses on the **188** households that provided a complete response.

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

4.3. Households in 'housing need'

4.3.1. This report will mainly focus on those households that responded on the basis on being in housing need. This was covered by questions 13 to 26 and **52** households responded at the start of this section. In addition all respondents' thoughts on Affordable Housing development are covered in Section 5 of this report.

4.3.2. Current housing circumstance

Forty-two respondents answered this questions. Respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) **29%** (15) were in private rented
- b) **37%** (19) living with relative or friend

4.3.3. Local connection

This question asked respondents to identify the type of local connections that they had to the parish. The options was 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.

Of the forty-eight respondents who answered this question; 45 (**94%**) stated that they meet the local connection to the parish.

4.3.4. Reasons why a move is required

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

- Living with friends/family and would like to live independently **41%** (18)
- To move to a more affordable home **39%** (17)
- Currently renting, but would like to buy **20%** (9)
- To live with partner **20%** (9)

4.3.5. How soon households need to move home

Thirty-eight respondents answered this question with the majority **86%** (38) of respondents needing to move home within 2yrs. The remaining all but one respondents **11%** (15) stated that they need to move within 2-5yrs.

4.3.6. Where households would like to live

Forty-four respondents answered this question

- **48%** (21) want to live in Padstow
- **48%** (21) want to live in either Padstow or Trevone
- **4%** (2) want to live outside the parish

4.3.7. Tenure Type Preferences (multiple answers)

Forty-two respondents answered this question. The following trends were noted:

- a) **62%** (26) of households were seeking affordable rented homes;
- b) **26%** (11) of households indicated a preference for an intermediate sale homes;
- c) **50%** (21) of households were seeking Shared Ownership.
- d) **19%** (8) of households indicated an open market home would suit their needs

4.3.8. Property size

Forty-one respondents answered this question.

1 beds	24% (10)
2 beds	46% (19)
3 beds	20% (8)
4 beds	7% (3)
5 beds+	3% (1)

4.3.10. Specific house types required

Forty-one respondents answered this question. 37 of these respondents (90%) didn't required specific requirements; such as adaptations or older persons accommodation.

4.3.11. Affordable homeownership prices

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

- **32%** (13) stated they **do not wish to purchase**

Padstow Parish
Housing Need Survey Report

- **10%** (4) could afford to buy **under £80,000**
- **15%** (6) could afford to buy between **£81,000 - £100,000**
- **7%** (3) could afford to buy between **£101,000 - £125,000**
- **15%** (6) could afford to buy between **£126,000 - £155,000**
- **21%** (9) could afford to buy between **£156,000 - £200,000**

4.3.12. Deposits

Of the 28 households that were interested in purchasing a home:

- **41%** (12) households have access to up to **£5,000** for a deposit,
- **31%** (9) households are able to raise a deposit of **£6,000 - £10,000**
- **17%** (5) households have access to a deposit of **£11,000 - £20,000**
- **11%** (2) households have access to a deposit of **£21,000+**

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

4.3.13. Affordability of rental costs

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

Figure 2 - rental affordability

Answer Choices	Number
Do not wish to rent	6
Less than £400 pcm	7
£401 - £500 pcm	12
£501 - £600 pcm	6
£601 - £700 pcm	8
£701 - £800 pcm	2
£801+ pcm	0
Total	41

4.3.14. Are households registered for affordable housing?

Forty respondents answered this question. The majority **85%** (34) were not registered with HomeChoice or Help to Buy SW. **13%** (5) of respondents were registered with HomeChoice, and **3%** (1) of respondents were registered with Help to Buy South West, with none registered with both. Consequently the Housing Need Survey has identified **34 'hidden households'** that are not counted within the current registered housing need information.

4.4. Thoughts on Affordable Housing & Development

4.4.1. Support for Affordable Housing led development

150 respondents answered this question. The majority **75% (112)** said **“yes”** and a further **17% (26)** said **“maybe”** 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.

4.4.2. Types of supportable development

Of the 149 respondents answering this question, the following tenure choices were identified;

- **75%** (111) Affordable **rented** homes
- **68%** (101) Affordable homes to **purchase**
- **34%** (50) **Self-build** homes
- **13%** (20) **Open market** homes
- **11%** (17) **All** of the above
- **6%** (9) **None**

4.4.3. Number of homes built

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

- **18%** (26) **1-20** homes
- **12%** (18) **21-30** homes
- **16%** (24) **31-40** homes
- **19%** (28) **41+** homes
- **29%** (42) **Don't mind**
- **6%** (9) **None**

4.4.4. Primary Residence

147 respondents answered this question regarding whether they would support a Neighbourhood Development Plan policy to prevent new homes being owned other than as **primary residency**. **92%** (135) of respondents said they would either support or may support a policy to restrict occupation.

- **Yes** support **81%** (119)
- **May** support **11%** (16)
- **No** support **8%** (12)

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 **14%**.

5.1.2. The survey data has indicated that, as well as the **143** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South West seeking to buy an affordable home in the parish. There are an additional **34 "hidden" households** who would like an affordable home but are not currently registered with the Council.

5.2.6. In terms of "demand" for eligible households wishing to live in the parish. The survey identified **96%** of households seeking affordable housing wish to live in the parish. With regards the HomeChoice register, **106 (74%)** of the **143** eligible local households stated a preference for living in the Parish.

5.2.7. 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 West registers indicated alone.

5.2. Key statistical findings

5.2.1. The survey identifies **34** 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 (18), **96%** of respondents wish to live in the parish. Furthermore the bed size need is fairly evenly split, though there's a higher proportion **19 (46%)** for 2 bed homes and less larger family homes of 4+ bed.

5.2.3. The survey shows that, the main reasons why a move is required are (a) Living with friend or family and would like to live independently – 18 respondents (**41%**) and (b) To move to a more affordable home - 17 respondents (**39%**). Possible related is a significant proportion of respondents 15 (**29%**) currently living in private rented accommodation.

Of interest is that **1** respondent requires a home to wheelchair standards, **2** respondents require ground floor accommodation and a further **3** required older person's accommodation.

5.2.4. Of those who say they are interested in an affordable home to buy, none could afford a home over £200,000. Despite question 19 showing **8** respondents felt open market housing would be suitable to meet their household need. Given

high property values in the parish is unlikely that they would be able to afford an open market home at this time.

5.2.5. There is urgency in respondents need to move home, with **86%** stating that they would need to move within 2 years.

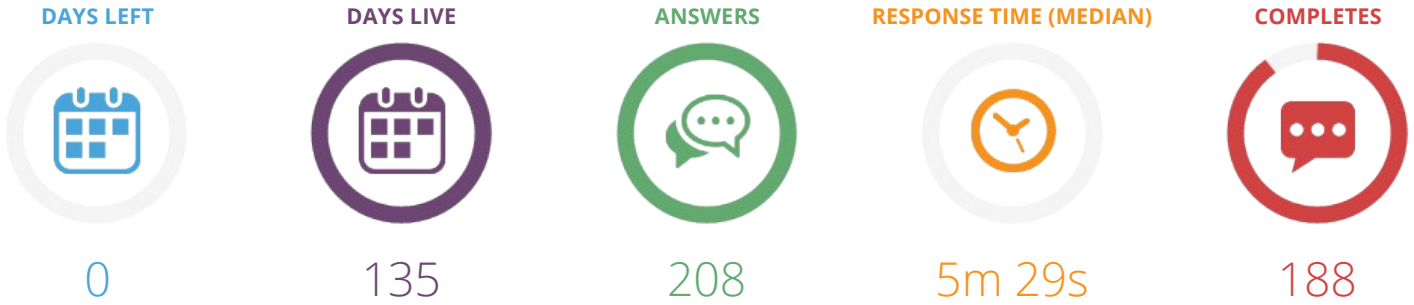
5.2.6. In conclusion the survey data has indicated that, as well as the **143** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South West seeking to buy an affordable home in the parish. There are an additional **34** **“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 West registers indicated alone.

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

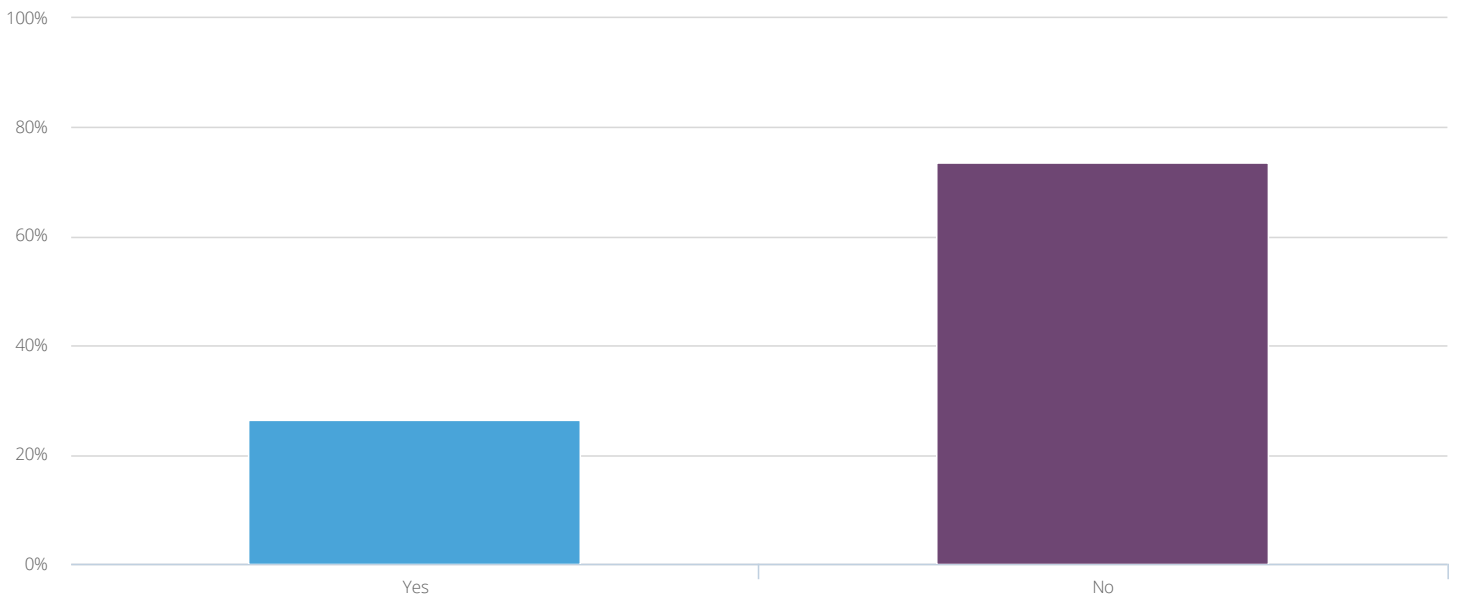
- With 92% of respondents supporting or may support affordable housing led development and an identified registered and surveyed housing need, requiring to be met. The NDP may wish to consider the allocating or zoning land for housing / affordable housing development. Undertaking a site finding exercise to demonstrate capacity and how the need will be met.
- Affordable housing delivery should cater for both affordable rent and intermediate homes for sale, reflecting the results of this survey and the registered local housing need.
- In addition the survey identified support for self-build – this could be explored further to understand the context and need; perhaps investigating not only self-build but other forms of community lead development including Community Land Trust delivery.
- Finally there was support for an NDP policy regarding Principle Residency, suggesting there is backing locally for the issue to be explored further through the NDP process.

Appendix 1 - Raw Data

Padstow Housing Need Survey

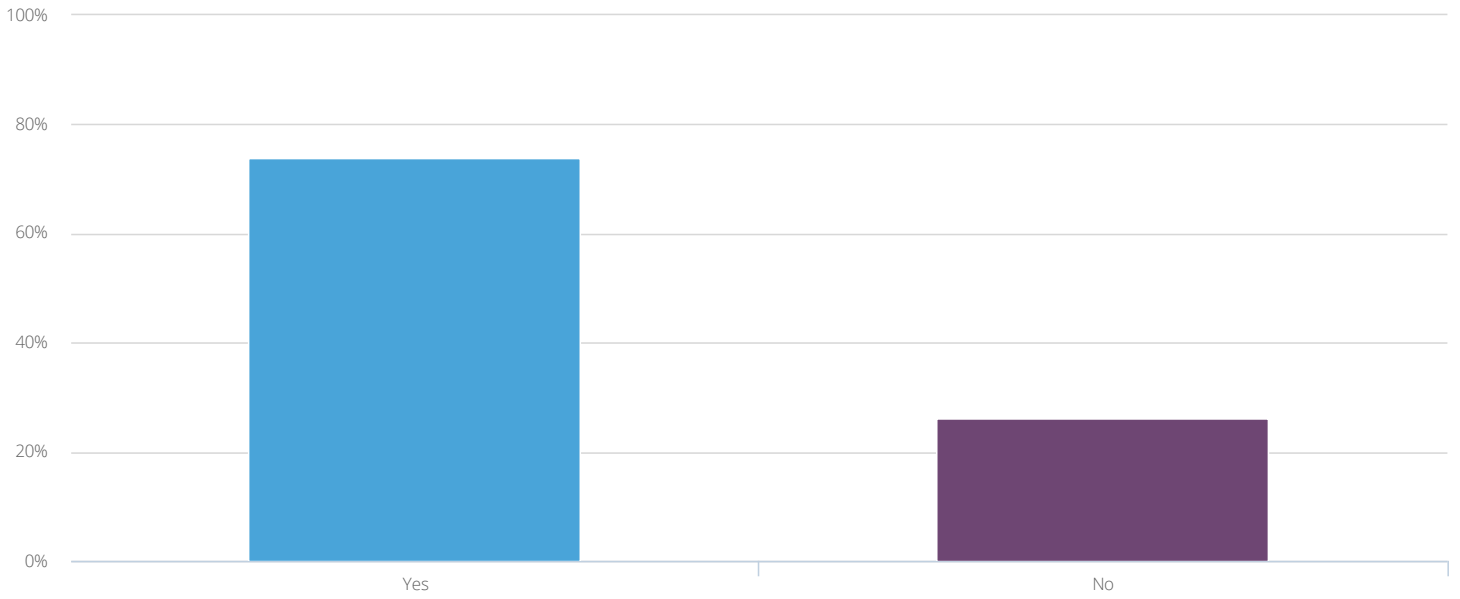


1. Does a member of your household require Affordable Housing?



1	Yes	55 (26.44 %)
2	No	153 (73.56 %)
Responses		208

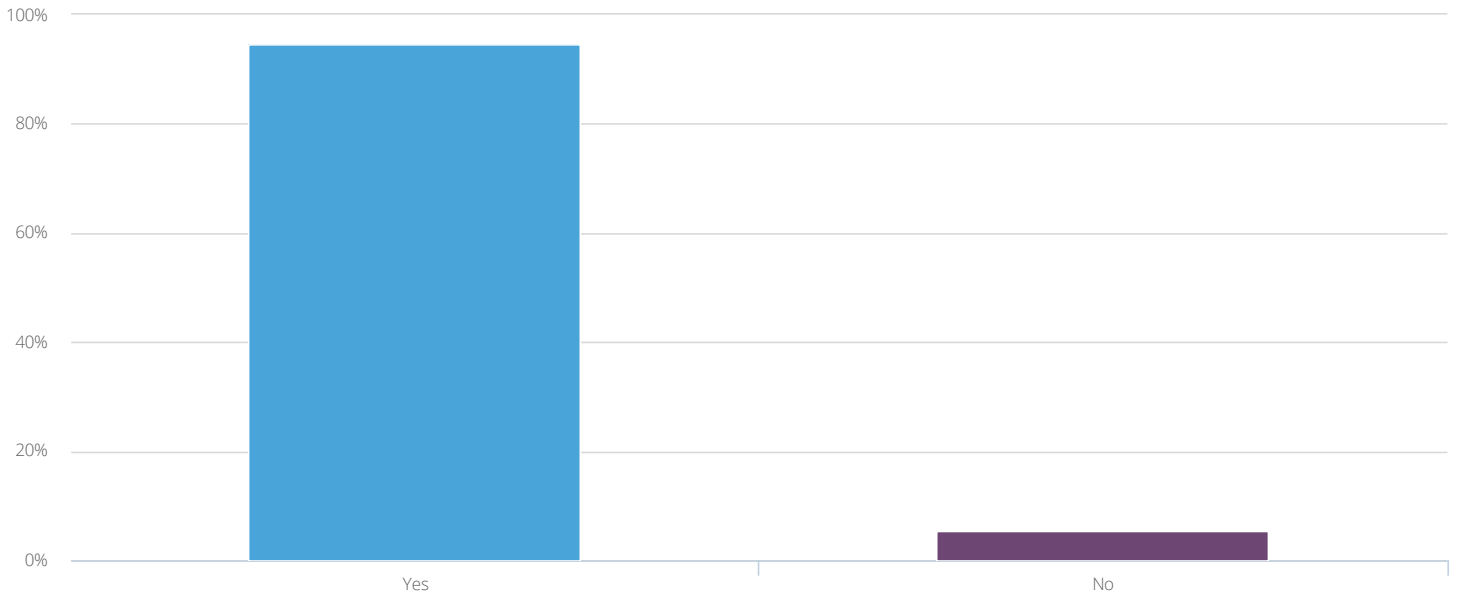
2. Does a member of your household live in the Parish?



1	Yes	113 (73.86 %)
2	No	40 (26.14 %)
Responses		153

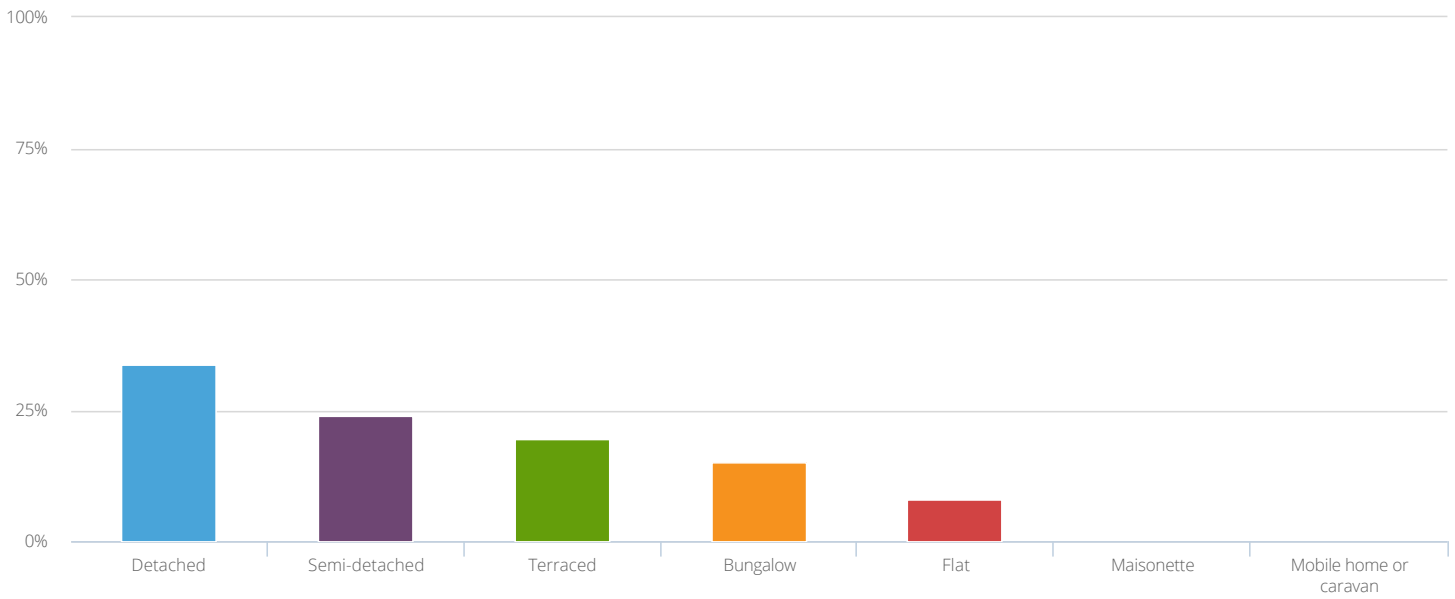
3. PART 1 General Housing Circumstances

Is your home in the Parish your main home?



1	Yes	107 (94.69 %)
2	No	6 (5.31 %)
Responses		113

4. What type of home do you live in?



1	Detached	38 (33.63 %)
2	Semi-detached	27 (23.89 %)
3	Terraced	22 (19.47 %)
4	Bungalow	17 (15.04 %)
5	Flat	9 (7.96 %)
6	Maisonette	0 (0 %)
7	Mobile home or caravan	0 (0 %)
Responses		113

Other (please specify)

semi-detached cottage

[Padstow HNS \(2018-01-29 13:50:37\)](#)

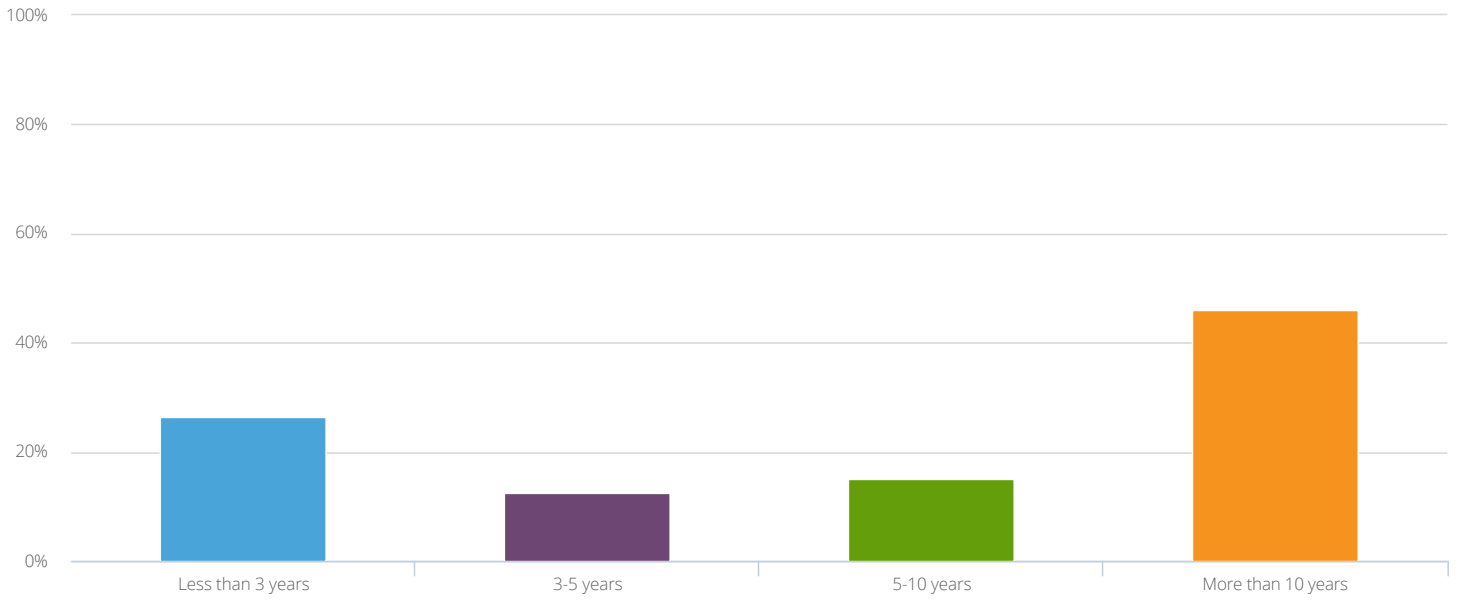
Granny flat

[Padstow HNS \(2018-01-29 14:53:17\)](#)

End of Terrace

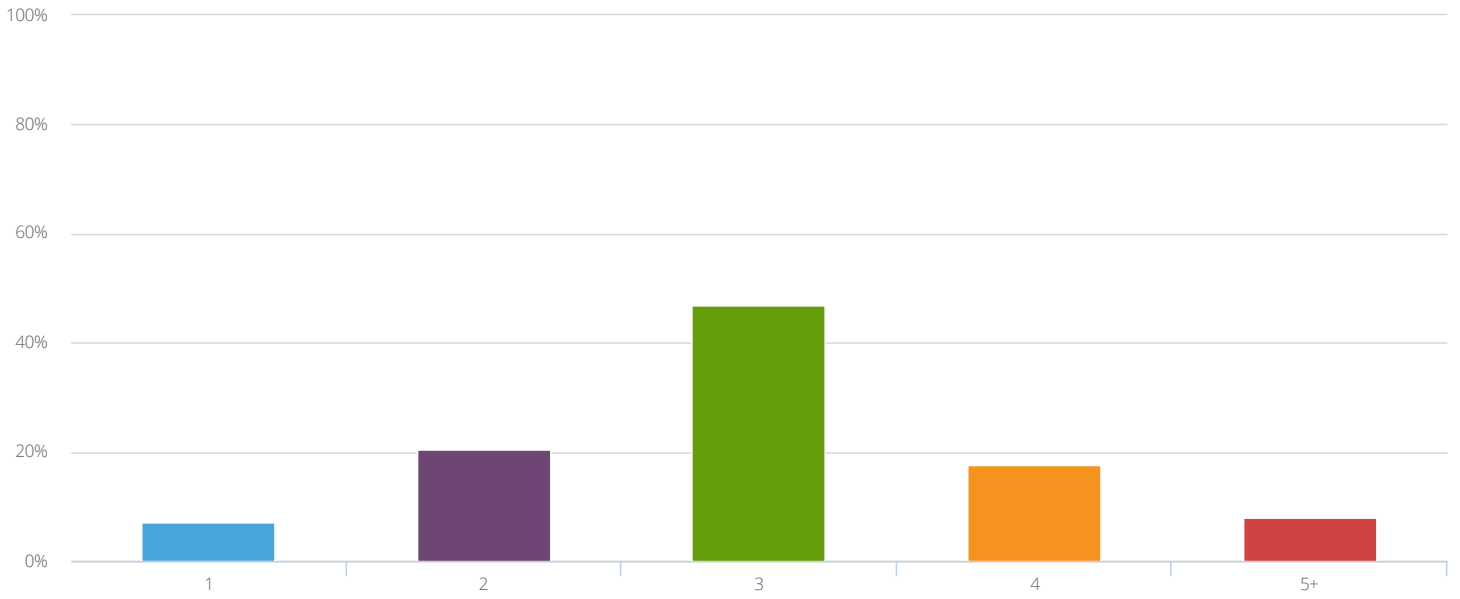
[Padstow HNS \(2018-01-30 09:55:18\)](#)

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



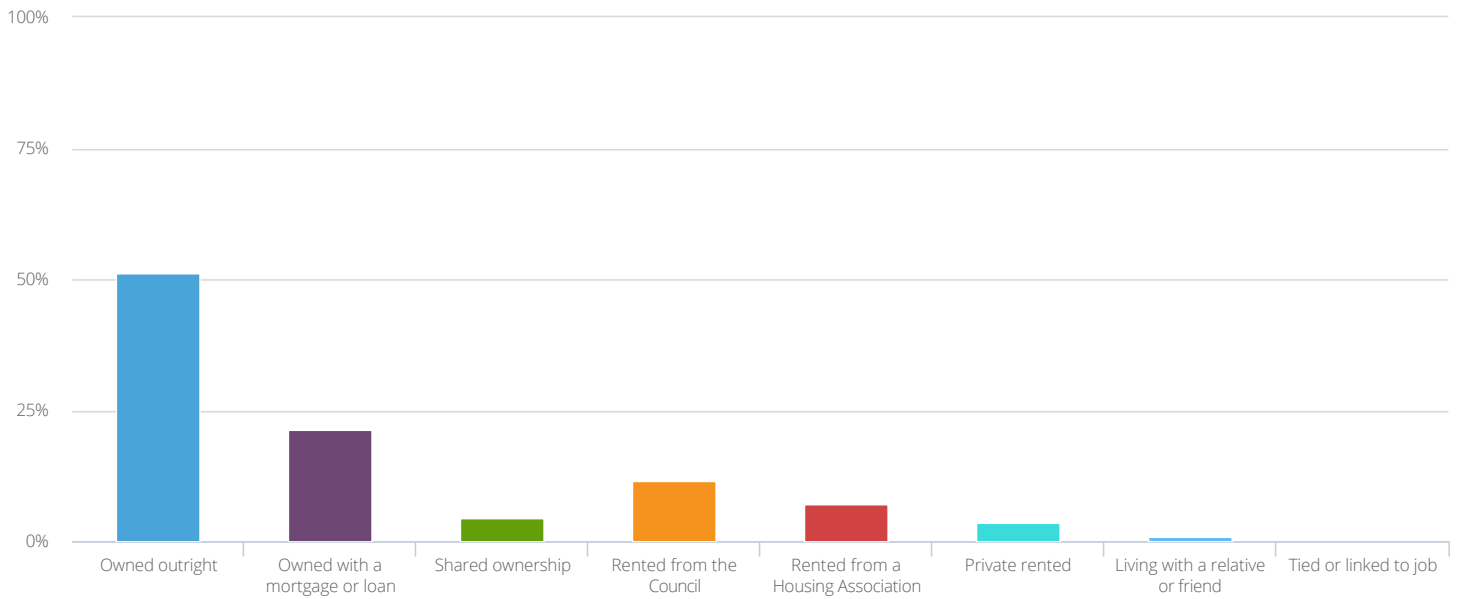
1	Less than 3 years	30 (26.55 %)
2	3-5 years	14 (12.39 %)
3	5-10 years	17 (15.04 %)
4	More than 10 years	52 (46.02 %)
Responses		113

6. How many bedrooms in your home?



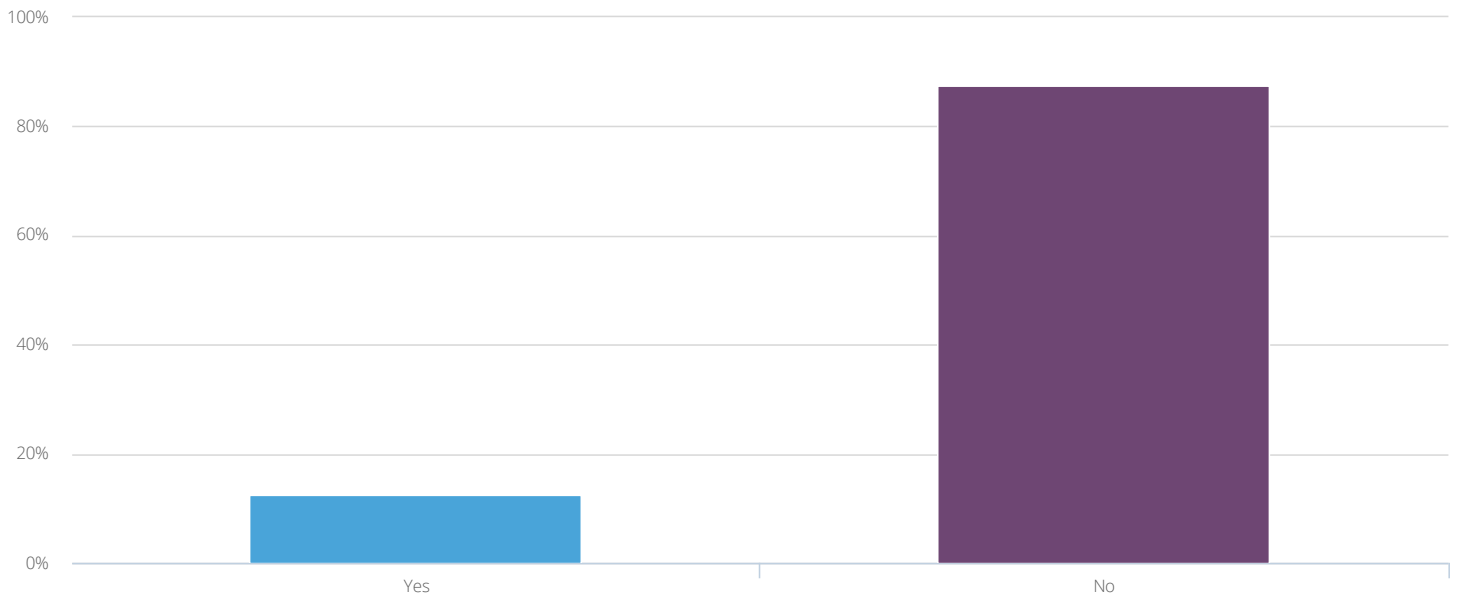
1	1	8 (7.08 %)
2	2	23 (20.35 %)
3	3	53 (46.9 %)
4	4	20 (17.7 %)
5	5+	9 (7.96 %)
Responses		113

7. Do you own or rent your home?



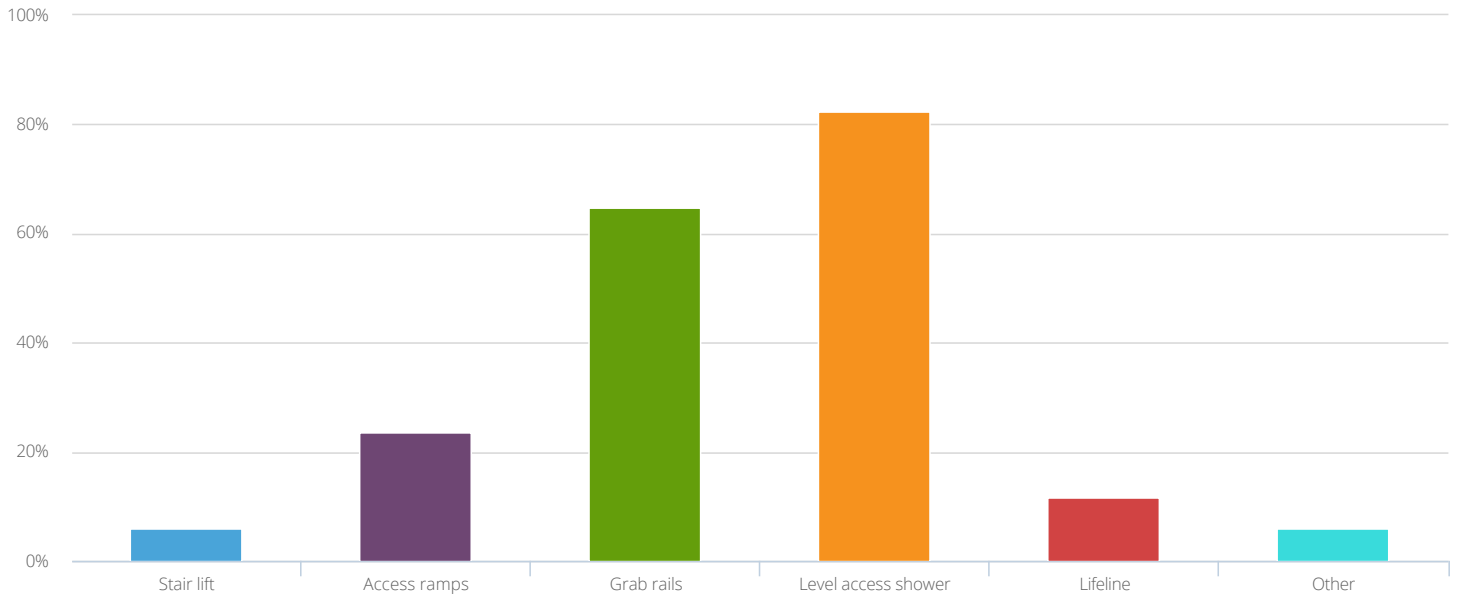
1	Owned outright	58 (51.33 %)
2	Owned with a mortgage or loan	24 (21.24 %)
3	Shared ownership	5 (4.42 %)
4	Rented from the Council	13 (11.5 %)
5	Rented from a Housing Association	8 (7.08 %)
6	Private rented	4 (3.54 %)
7	Living with a relative or friend	1 (0.88 %)
8	Tied or linked to job	0 (0 %)
Responses		113

8. Is your home adapted?



1	Yes	14 (12.39 %)
2	No	99 (87.61 %)
Responses		113

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

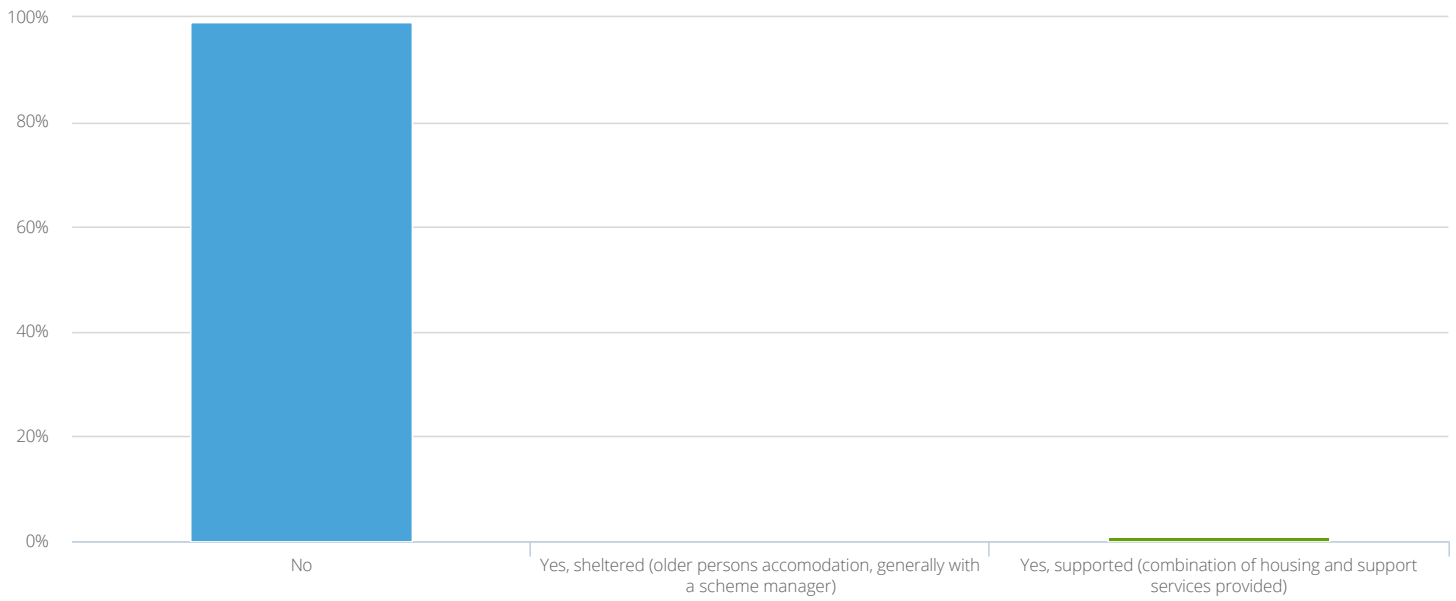


1	Stair lift	1 (5.88 %)
2	Access ramps	4 (23.53 %)
3	Grab rails	11 (64.71 %)
4	Level access shower	14 (82.35 %)
5	Lifeline	2 (11.76 %)
6	Other	1 (5.88 %)
	Responses	17

Wheelchair accessible ground floor rooms

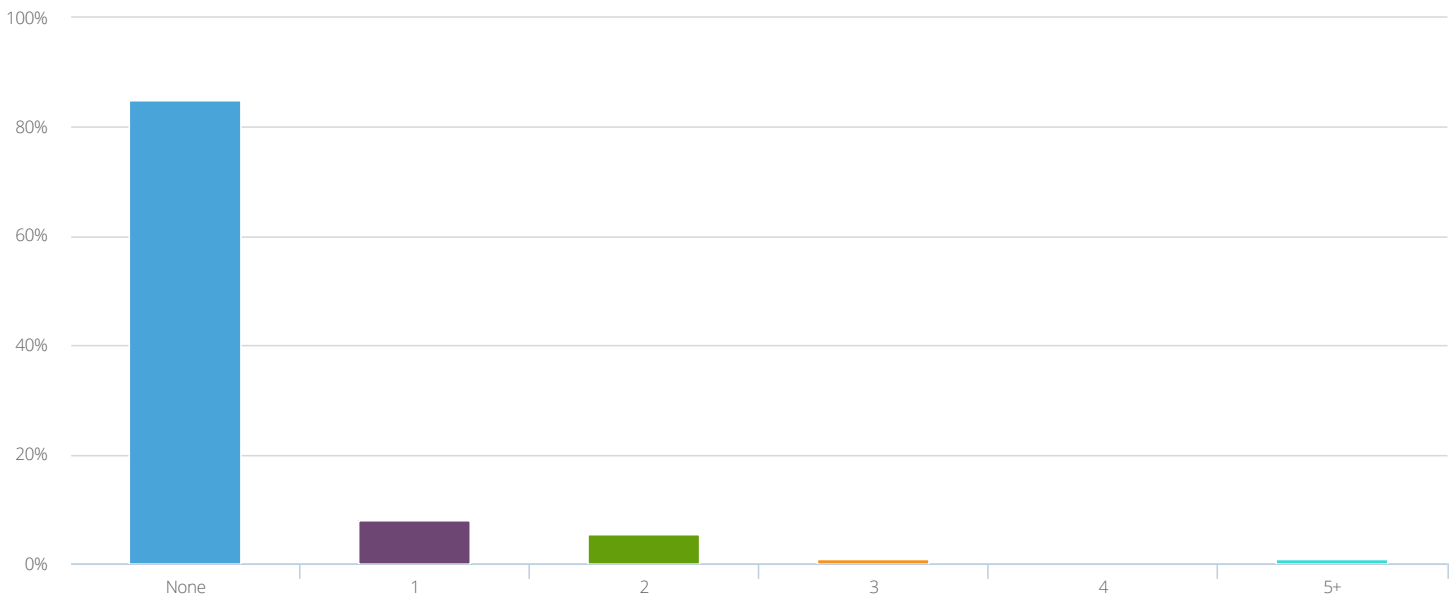
Padstow HNS (2018-01-30 16:51:11)

10. Is your property sheltered or supported accommodation?



1	No	112 (99.12 %)
2	Yes, sheltered (older persons accommodation, generally with a scheme manager)	0 (0 %)
3	Yes, supported (combination of housing and support services provided)	1 (0.88 %)
Responses		113

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



1	None	96 (84.96 %)
2	1	9 (7.96 %)
3	2	6 (5.31 %)
4	3	1 (0.88 %)
5	4	0 (0 %)
6	5+	1 (0.88 %)
Responses		113

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



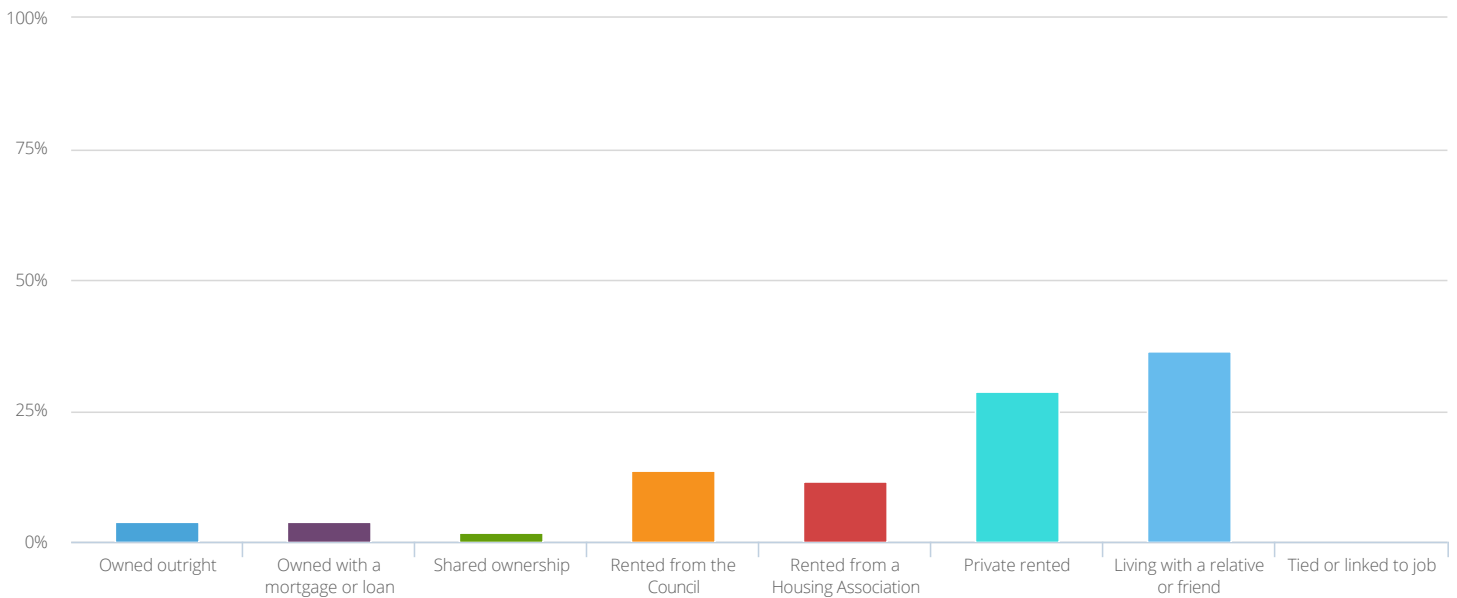
1	To move to cheaper accomodation	4 (23.53 %)
2	Previous home was too small	1 (5.88 %)
3	Previous home was too big	0 (0 %)
4	Access problems	0 (0 %)
5	Disrepair / condition of home	0 (0 %)
6	To live closer to employment	8 (47.06 %)
7	To live independently	8 (47.06 %)
Responses		17

13. PART 2 Affordable Housing Need Circumstances Only to be completed by or on behalf of a person in your household in housing need.

A "household" can be made up of a single occupier, a couple or family (include all those who need to move together).

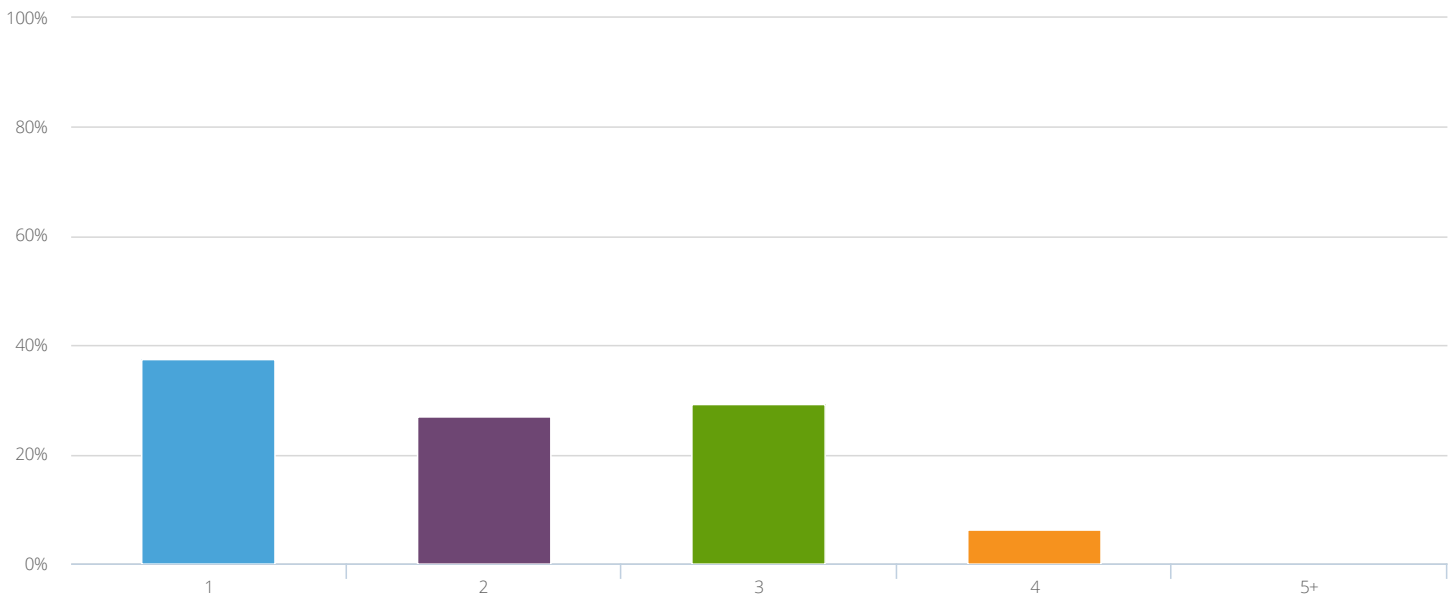
If there is more than one member of your household looking to live independently please request additional copies of the survey from the Affordable Housing Team 01872 326353 or affordablehousing@cornwall.gov.uk

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



1	Owned outright	2 (3.85 %)
2	Owned with a mortgage or loan	2 (3.85 %)
3	Shared ownership	1 (1.92 %)
4	Rented from the Council	7 (13.46 %)
5	Rented from a Housing Association	6 (11.54 %)
6	Private rented	15 (28.85 %)
7	Living with a relative or friend	19 (36.54 %)
8	Tied or linked to job	0 (0 %)
Responses		52

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

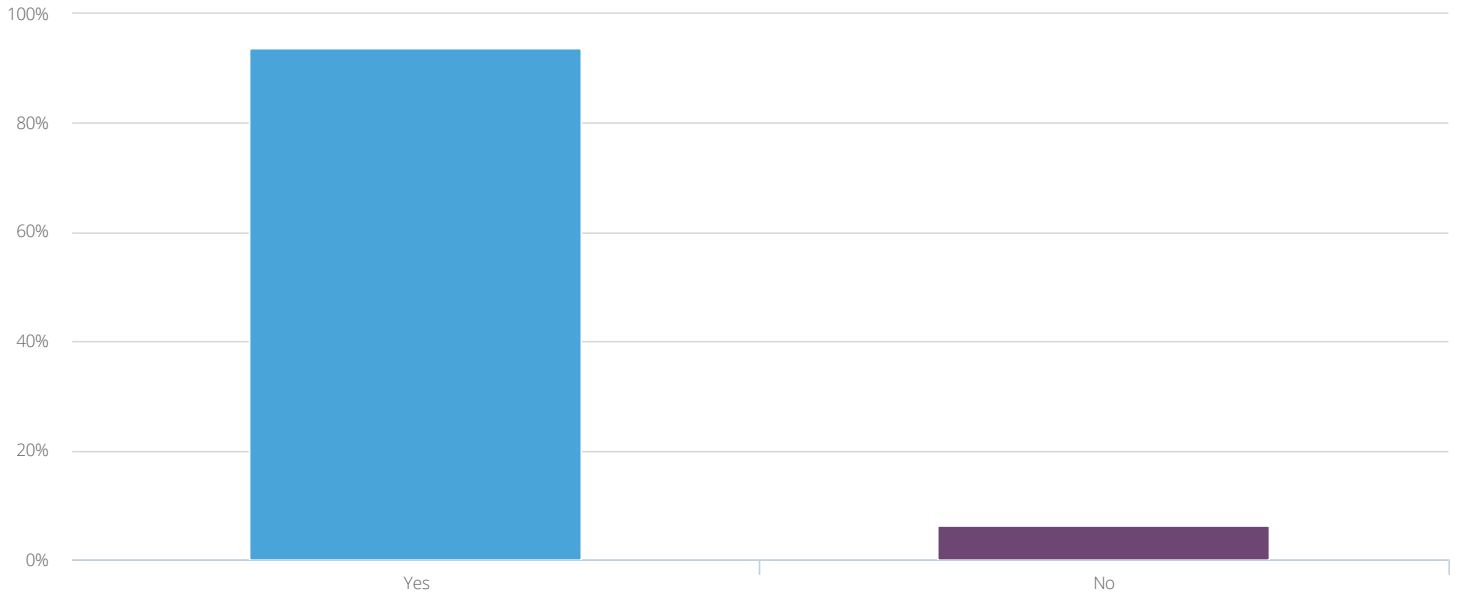


1	1	18 (37.5 %)
2	2	13 (27.08 %)
3	3	14 (29.17 %)
4	4	3 (6.25 %)
5	5+	0 (0 %)
Responses		48

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

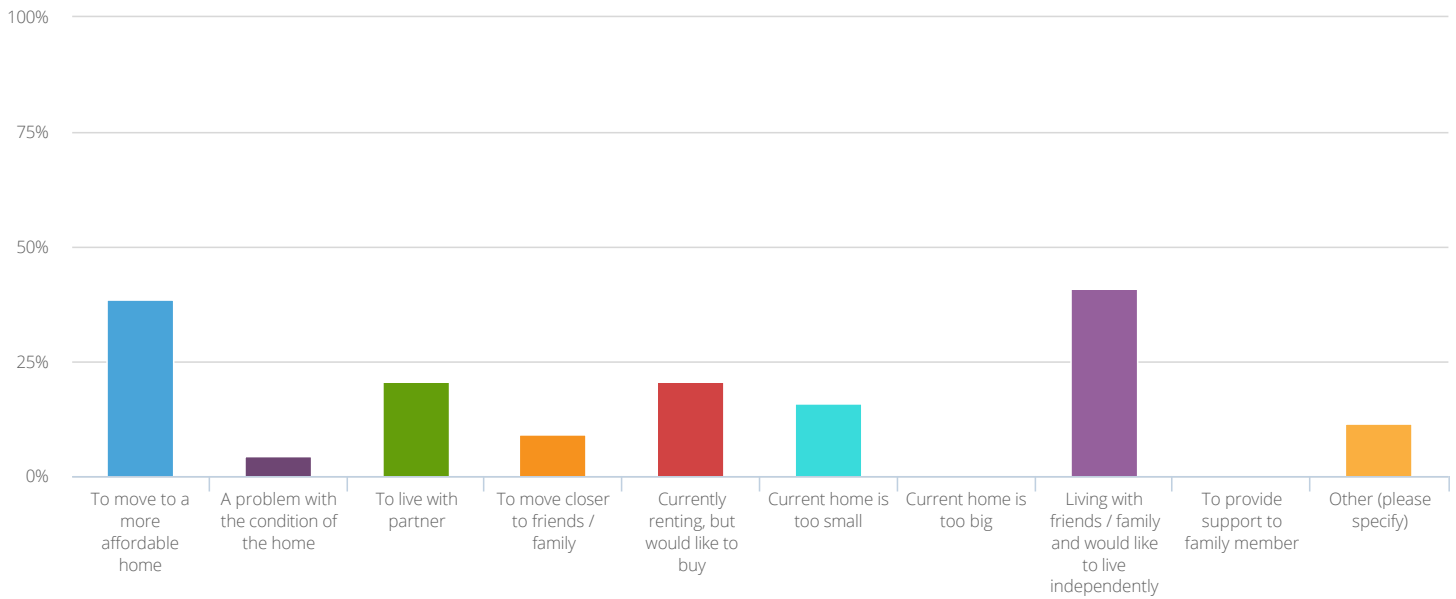
- a) Living in the parish for the last 3 years or more.
- b) Working in the parish of the last 3 years or more.
- c) Previously lived in the parish for 5 years or more.
- d) Have a family member who has lived in the parish for 5 years or more.

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



1	Yes	45 (93.75 %)
2	No	3 (6.25 %)
Responses		48

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



1	To move to a more affordable home	17 (38.64 %)
2	A problem with the condition of the home	2 (4.55 %)
3	To live with partner	9 (20.45 %)
4	To move closer to friends / family	4 (9.09 %)
5	Currently renting, but would like to buy	9 (20.45 %)
6	Current home is too small	7 (15.91 %)
7	Current home is too big	0 (0 %)
8	Living with friends / family and would like to live independently	18 (40.91 %)
9	To provide support to family member	0 (0 %)
10	Other (please specify)	5 (11.36 %)
Responses		44

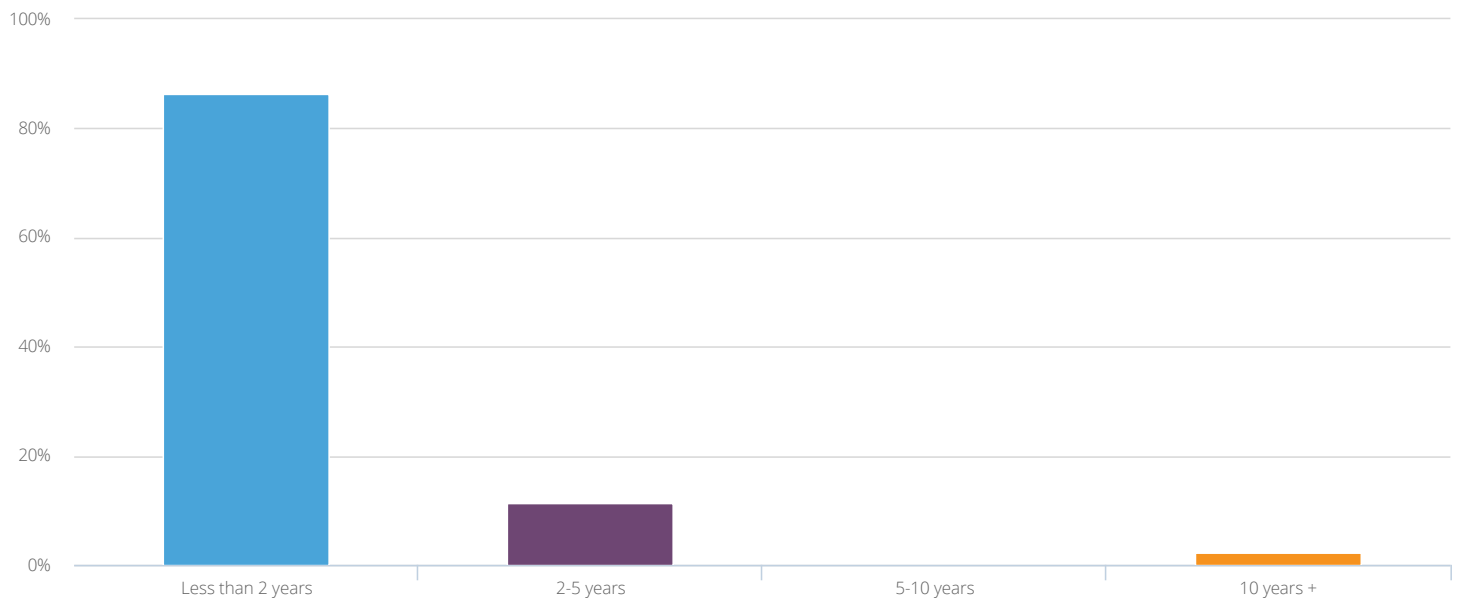
would like a place of there own
[Padstow HNS \(2018-01-29 12:41:30\)](#)

Like to get married have children
[Padstow HNS \(2018-01-29 17:47:43\)](#)

Security
[Padstow HNS \(2018-02-15 12:36:02\)](#)

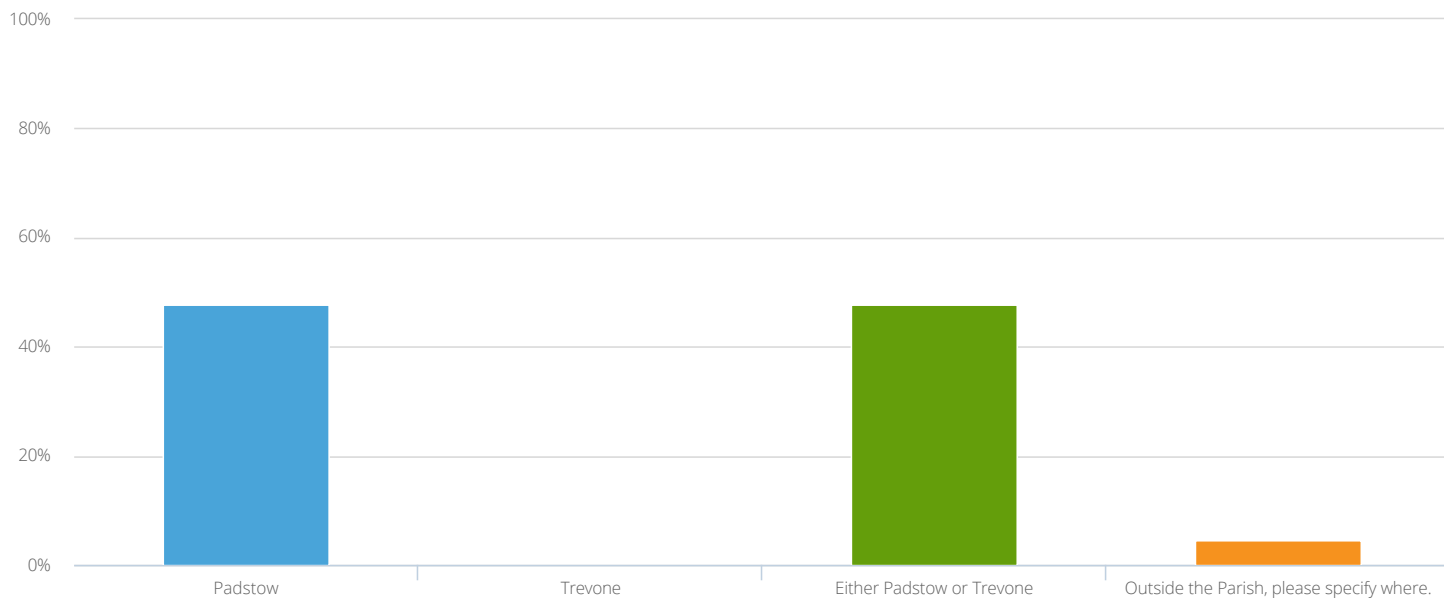
Divorce
[Padstow HNS \(2018-03-11 23:04:58\)](#)

17. When does the household need to move?



1	Less than 2 years	38 (86.36 %)
2	2-5 years	5 (11.36 %)
3	5-10 years	0 (0 %)
4	10 years +	1 (2.27 %)
Responses		44

18. Where would the household like to live?



1	Padstow	21 (47.73 %)
2	Trevone	0 (0 %)
3	Either Padstow or Trevone	21 (47.73 %)
4	Outside the Parish, please specify where.	2 (4.55 %)
	Responses	44

Wadebridge

[Padstow HNS \(2018-01-31 20:51:27\)](#)

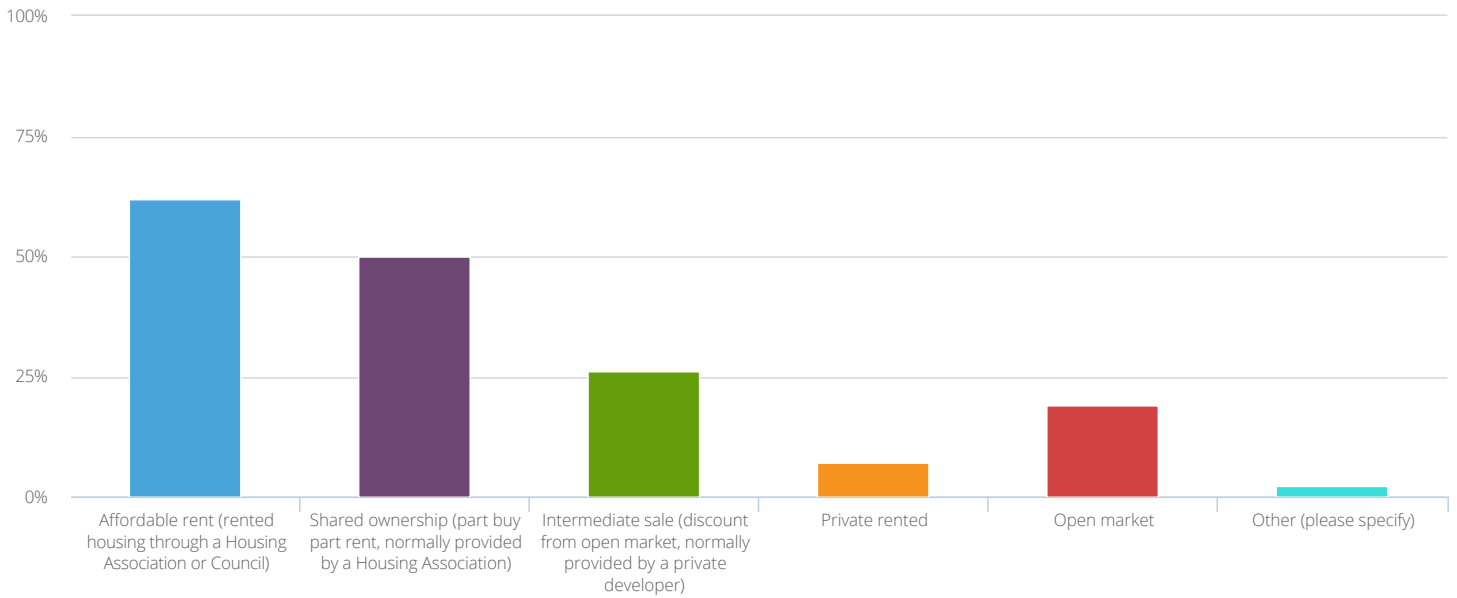
St Merryn

[Padstow HNS \(2018-03-13 12:24:50\)](#)

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

cornwallhousing.org.uk/housingoptions

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

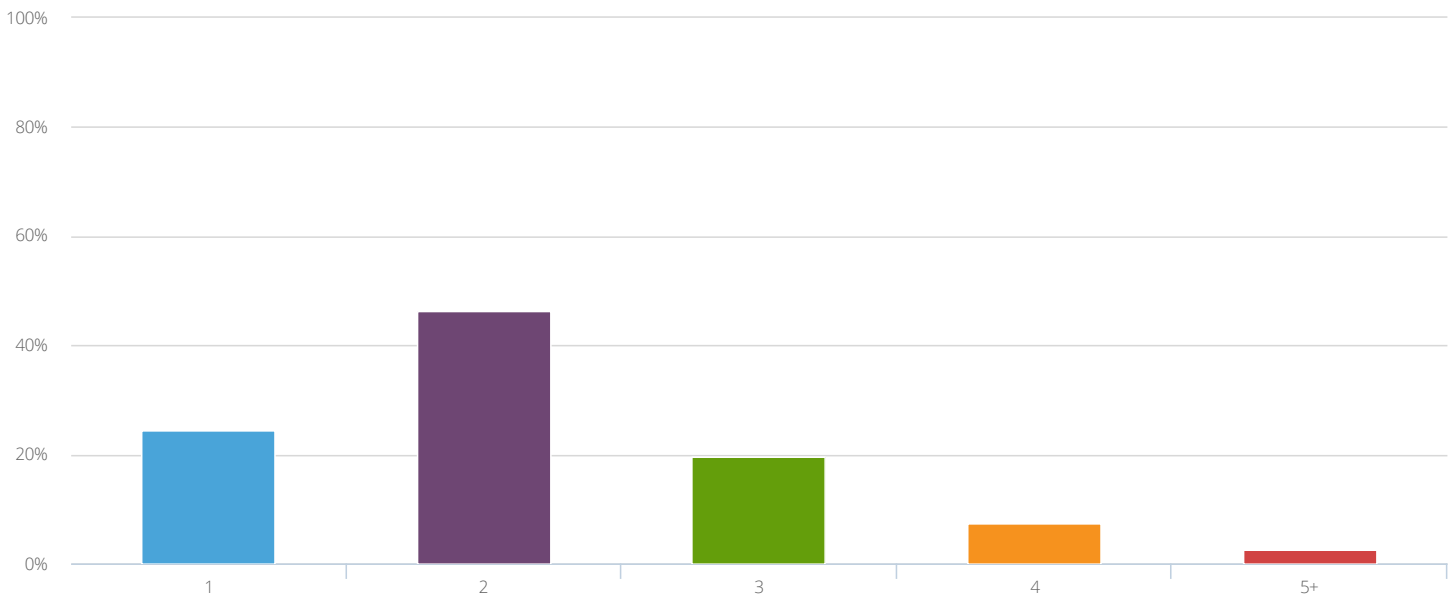


1	Affordable rent (rented housing through a Housing Association or Council)	26 (61.9 %)
2	Shared ownership (part buy part rent, normally provided by a Housing Association)	21 (50 %)
3	Intermediate sale (discount from open market, normally provided by a private developer)	11 (26.19 %)
4	Private rented	3 (7.14 %)
5	Open market	8 (19.05 %)
6	Other (please specify)	1 (2.38 %)
Responses		42

Warden assisted

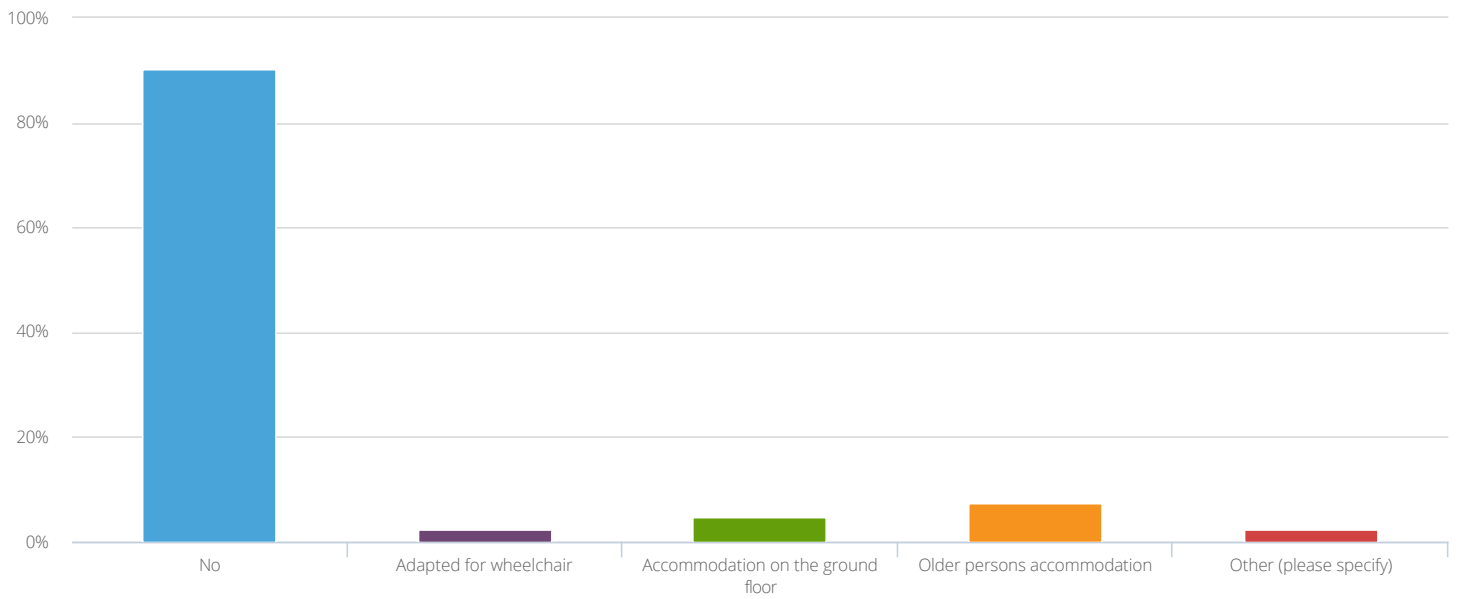
Padstow HNS (2018-01-31 20:51:27)

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



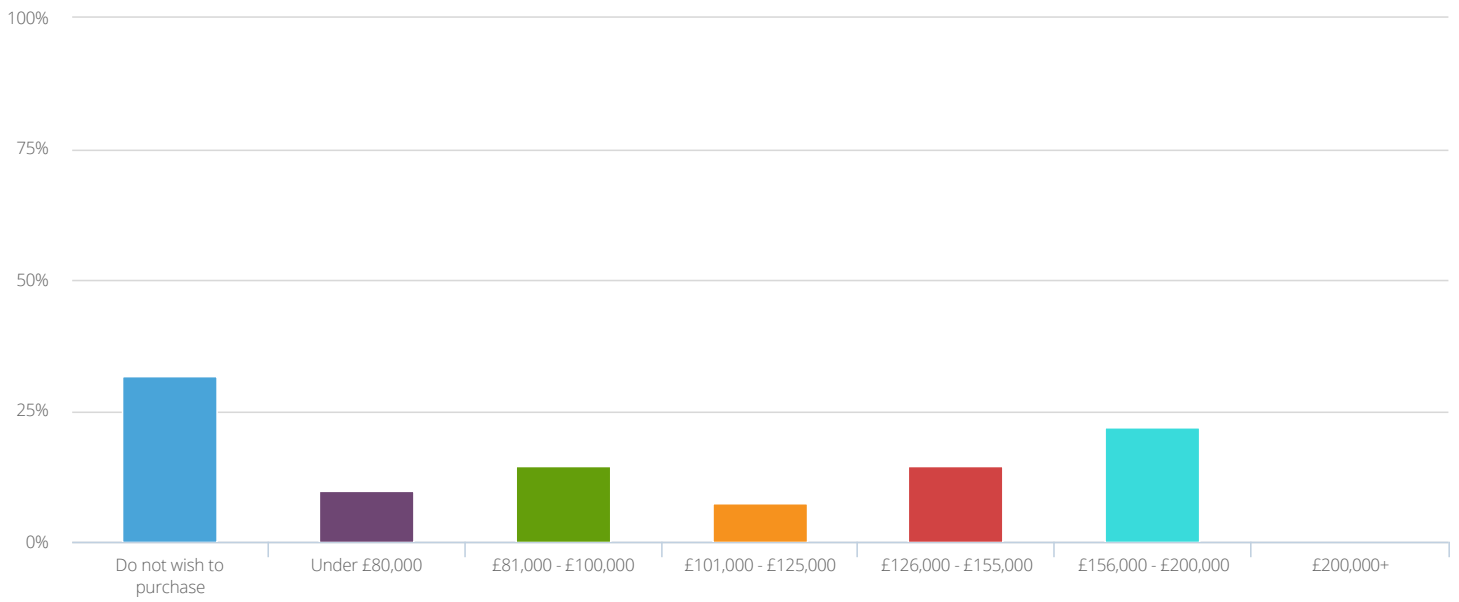
1	1	10 (24.39 %)
2	2	19 (46.34 %)
3	3	8 (19.51 %)
4	4	3 (7.32 %)
5	5+	1 (2.44 %)
Responses		41

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



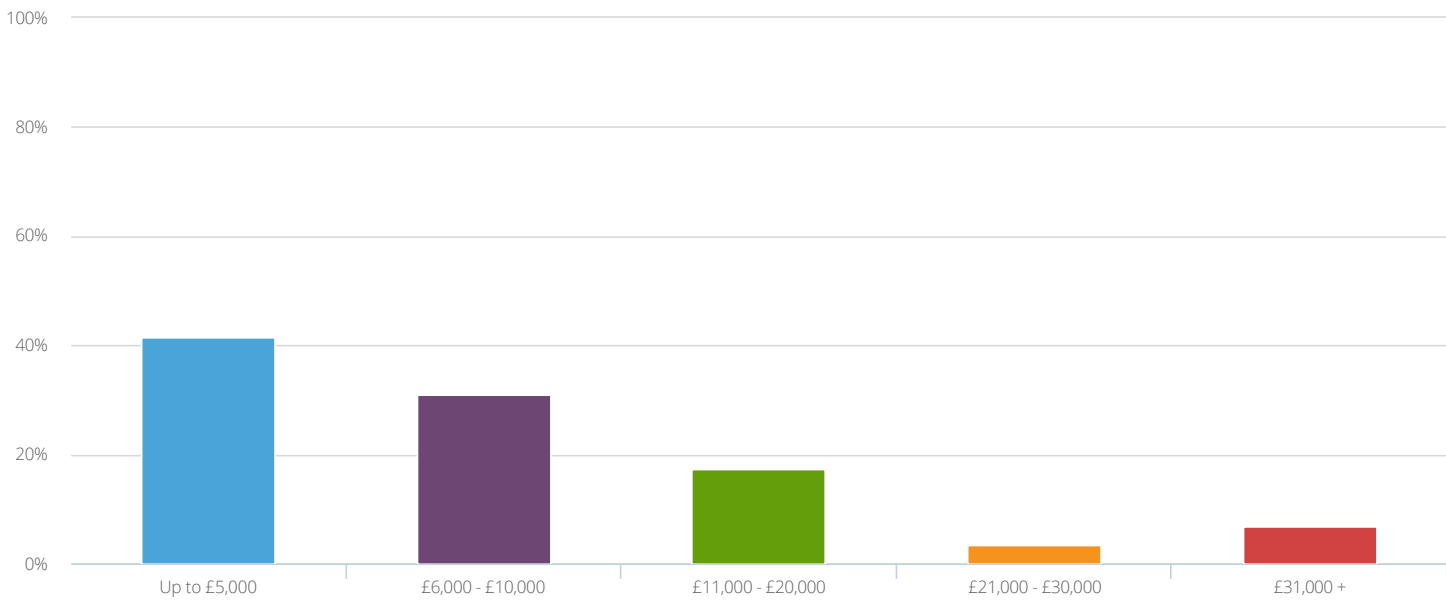
1	No	37 (90.24 %)
2	Adapted for wheelchair	1 (2.44 %)
3	Accommodation on the ground floor	2 (4.88 %)
4	Older persons accommodation	3 (7.32 %)
5	Other (please specify)	1 (2.44 %)
Responses		47

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



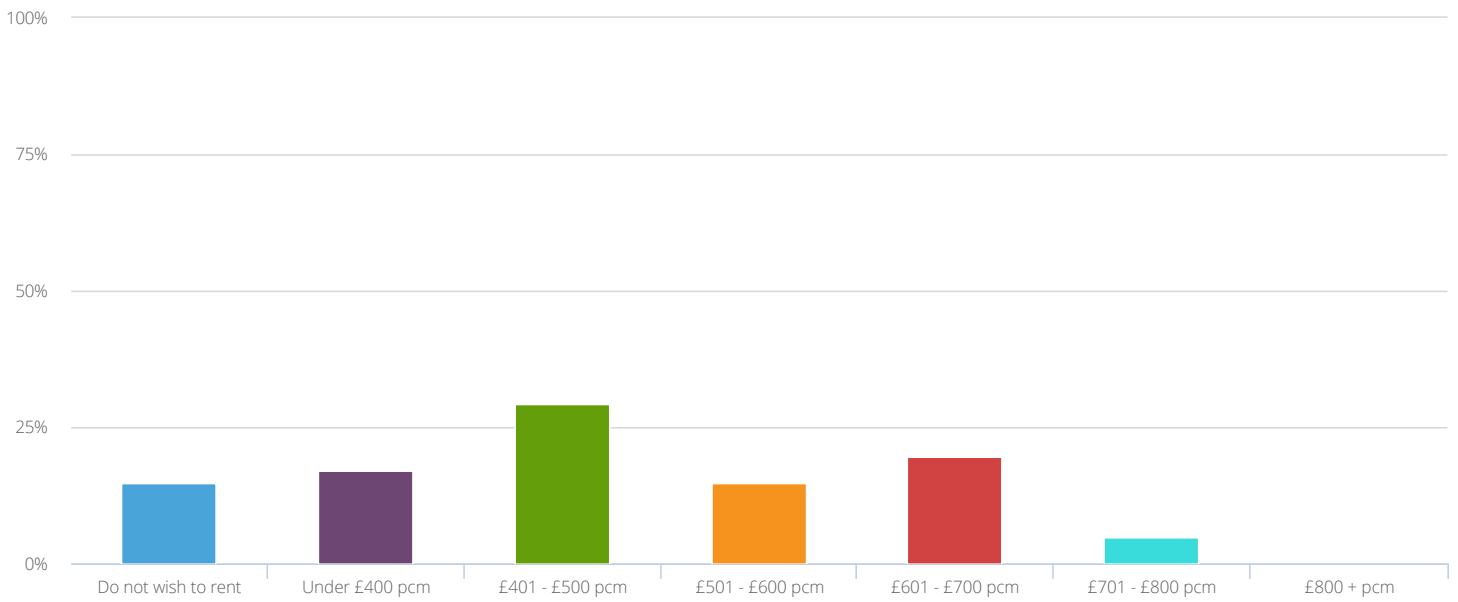
1	Do not wish to purchase	13 (31.71 %)
2	Under £80,000	4 (9.76 %)
3	£81,000 - £100,000	6 (14.63 %)
4	£101,000 - £125,000	3 (7.32 %)
5	£126,000 - £155,000	6 (14.63 %)
6	£156,000 - £200,000	9 (21.95 %)
7	£200,000+	0 (0 %)
Responses		41

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



1	Up to £5,000	12 (41.38 %)
2	£6,000 - £10,000	9 (31.03 %)
3	£11,000 - £20,000	5 (17.24 %)
4	£21,000 - £30,000	1 (3.45 %)
5	£31,000 +	2 (6.9 %)
Responses		29

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



1	Do not wish to rent	6 (14.63 %)
2	Under £400 pcm	7 (17.07 %)
3	£401 - £500 pcm	12 (29.27 %)
4	£501 - £600 pcm	6 (14.63 %)
5	£601 - £700 pcm	8 (19.51 %)
6	£701 - £800 pcm	2 (4.88 %)
7	£800 + pcm	0 (0 %)
Responses		41

25. If the household is not currently registered, you can contact and/or apply through:

HomeChoice

Tel: 0300 1234 161

Email: info@cornwallhousing.org.uk Web: cornwallhousing.org.uk/homechoice

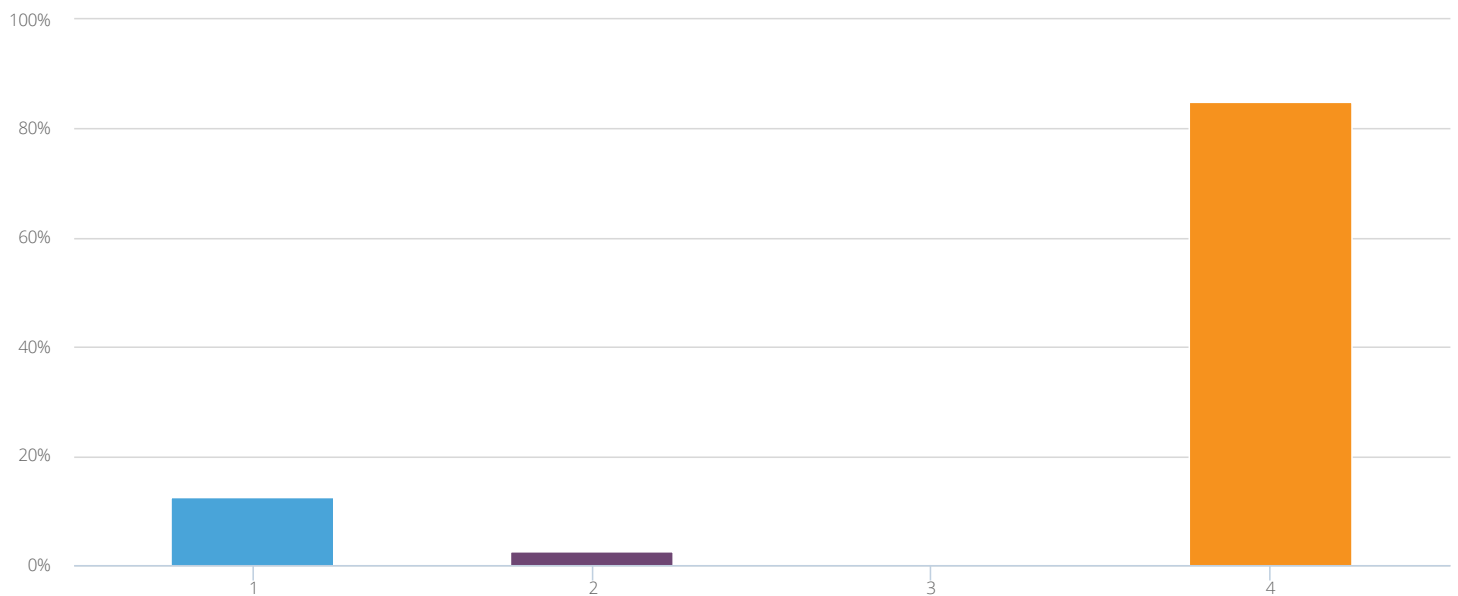
Help To Buy South West

Tel: 0300 100 0021

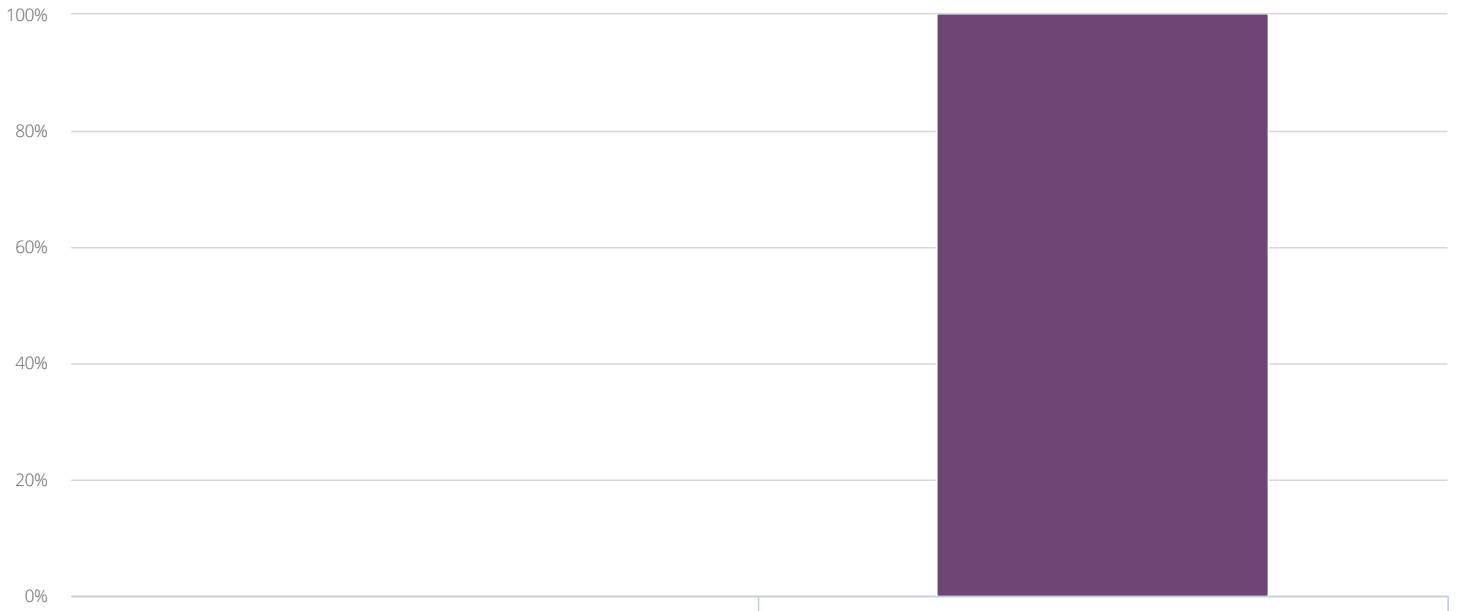
Email: info@helptobuysouthwest.org.uk

Web: helptobuysouthwest.org.uk

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



1	Yes, HomeChoice (rented properties through a Housing Association (HA) or Council)	5 (12.5 %)
2	Yes, Help To Buy South West (shared ownership (HA) and/or intermediate sale through a private developer)	1 (2.5 %)
3	Yes, both	0 (0 %)
4	Neither	34 (85 %)
Responses		40



1

2

Responses

0 (0 %)

1 (100 %)

1

26. **If so, please provide your registration number.**

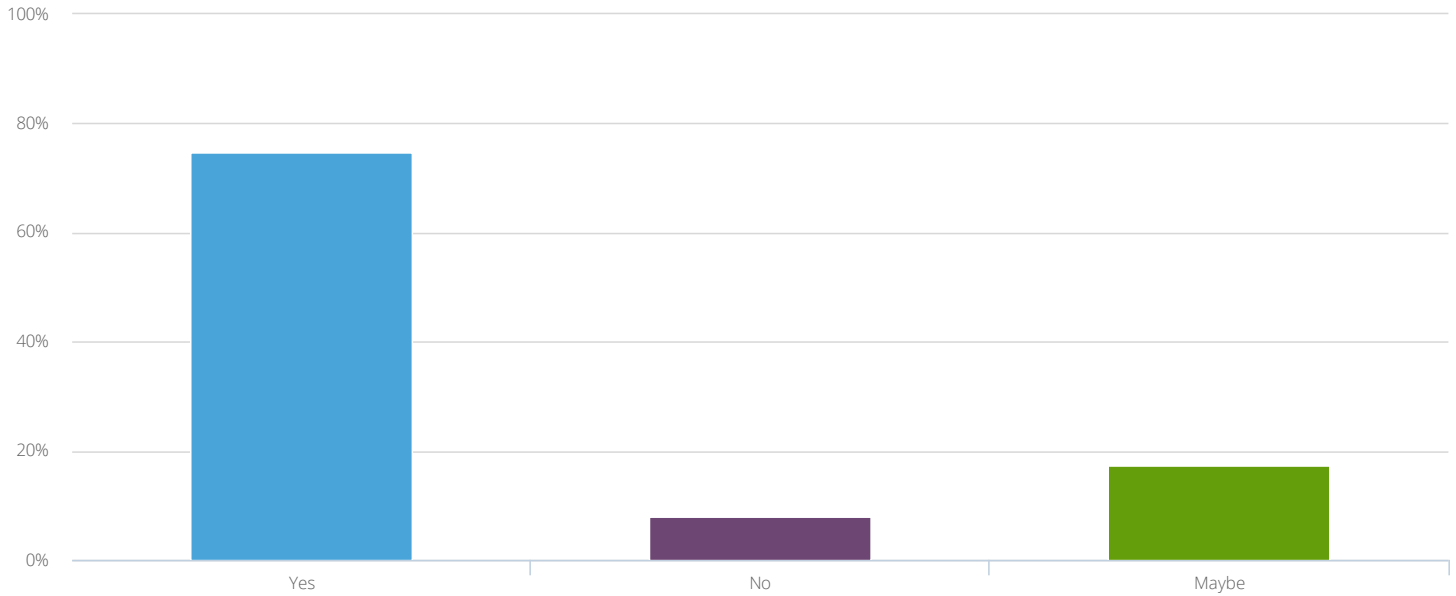
HomeChoice

Help to Buy South West

No answers

27. PART 3 Your thoughts on Affordable Housing and Development.

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



1	Yes	112 (74.67 %)
2	No	12 (8 %)
3	Maybe	26 (17.33 %)
Responses		150

Please provide reasons for your response

Depends on the cost. My tax bill is already too high.

[Padstow HNS \(2018-01-29 10:20:01\)](#)

In order that local people can remain and contribute to this community.

[Padstow HNS \(2018-01-29 11:17:08\)](#)

Poor transport links and few job opportunities

[Padstow HNS \(2018-01-29 11:51:44\)](#)

However 'shared ownership' is a very expensive affordable housing, they are also 99 leasehold and a limited selection of mortgage lenders are available, discounted market value is a much better leg up onto the housing ladder.

[Padstow HNS \(2018-01-29 12:13:19\)](#)

Cornish born children need to be able to live in the county of their birth.

[Padstow HNS \(2018-01-29 12:19:51\)](#)

the tories have destroyed housing everywhere

[Padstow HNS \(2018-01-29 12:33:26\)](#)

youngsters cant ford new home too many second home

[Padstow HNS \(2018-01-29 12:52:55\)](#)

Too many houses are second homes or holiday accomodation

[Padstow HNS \(2018-01-29 13:22:53\)](#)

give local youngsters a chance!

[Padstow HNS \(2018-01-29 13:44:18\)](#)

grandchildren have no chance of an affordable property in Padstow and there are not enough affordable rented properties either.

[Padstow HNS \(2018-01-29 13:50:37\)](#)

Because it is very much needed. It's a shame when local people have to move away from their families because they cannot afford a house

[Padstow HNS \(2018-01-29 13:58:11\)](#)

Affordable housing in Cornwall is not affordable to local people

[Padstow HNS \(2018-01-29 14:25:19\)](#)

The need to keep local young people in their hometown

[Padstow HNS \(2018-01-29 14:34:15\)](#)

Grandchildren unable to afford to buy

[Padstow HNS \(2018-01-29 14:39:10\)](#)

!. Support in principle? 2. Support financially? 1. Yes 2.No

[Padstow HNS \(2018-01-29 14:46:40\)](#)

Keep our young people in Padstow

[Padstow HNS \(2018-01-29 14:53:17\)](#)

only if it is in the right location

[Padstow HNS \(2018-01-29 15:29:24\)](#)

To many second homes and holiday lets. Our proper local people can't get a home in the town their families have lived in for generations.

[Padstow HNS \(2018-01-29 15:47:19\)](#)

Houses are too expensive for locals

[Padstow HNS \(2018-01-29 15:57:36\)](#)

Ifeel affordable housing is essential to retain young first time renters and buyers in their own community

[Padstow HNS \(2018-01-29 16:16:54\)](#)

Local people cannot afford the inflated Padstow prices (due mostly to second-home owners)

[Padstow HNS \(2018-01-29 16:32:27\)](#)

house prices are too expensive for first time buyers

[Padstow HNS \(2018-01-29 17:01:26\)](#)

the young people who were born here and workhere do not earn enough money to get a morgage because the houses in Padstow are out of the question because of the influx of second home owners .

[Padstow HNS \(2018-01-29 17:07:02\)](#)

Prices in this area are absurd, the lowest wages and standard of living in the country and the highest house prices. My have 3 children that live in Padstow and they can't afford to buy. They see moving out of the area as there only option.

[Padstow HNS \(2018-01-29 17:48:35\)](#)

Many of the c houses currently available are not affordable for anyone on average income. We bought our house before the rise in prices; we would not have been able to afford it now.

[Padstow HNS \(2018-01-29 17:53:05\)](#)

We need more affordable housing, we can't afford to be a first time buyer in Padstow

[Padstow HNS \(2018-01-29 19:26:23\)](#)

Not required in my parish at the moment.

[Padstow HNS \(2018-01-29 19:59:20\)](#)

I think the young people of Padstow have many full time employment difficulties and need family/friends support to enable even a modest lifestyle. Provision of local affordable housing will facilitate this.

[Padstow HNS \(2018-01-29 20:30:21\)](#)

Too many people can not afford to buy a property in and around Padstow because of the high cost of housing and people buying second homes, it is losing its identity.

[Padstow HNS \(2018-01-29 22:05:34\)](#)

Padstow prices are inflated by 2nd homes

[Padstow HNS \(2018-01-29 22:20:16\)](#)

Local youngster need to be able to live where they come from

[Padstow HNS \(2018-01-29 23:17:23\)](#)

I have benefited from local affordable housing as have many of my friends I grew up with. Without it most of us would have been priced out of padstow

[Padstow HNS \(2018-01-30 00:38:14\)](#)

too many 2nd homes, prices unaffordable in area

[Padstow HNS \(2018-01-30 09:22:53\)](#)

More affordable homes needed for young people.

[Padstow HNS \(2018-01-30 09:26:13\)](#)

To give others the same opportunity that I have had to remain in / move back to their home Parish

[Padstow HNS \(2018-01-30 09:55:18\)](#)

Most of Padstow Parish is in the AONB and I don't support any new housing development whether affordable or otherwise on AONB land. Any new housing developments should be on land outside the AONB.

[Padstow HNS \(2018-01-30 10:20:46\)](#)

Because we need to help our generation to stay within their parish

[Padstow HNS \(2018-01-30 12:30:56\)](#)

As long as it was actually for local people and not used up by people who can afford full rent or mortgages.

[Padstow HNS \(2018-01-30 12:43:57\)](#)

My council house is surrounded by empty second homes. The sense of community is lost in the Road, which is senseless when there is a local housing deficit

[Padstow HNS \(2018-01-30 13:14:34\)](#)

Not convinced current initiatives really are affordable and secured for those who genuinely need. Am otherwise supportive

[Padstow HNS \(2018-01-30 16:51:11\)](#)

Need affordable locals housing both for rent and for sale

[Padstow HNS \(2018-01-30 17:23:07\)](#)

I would support development of housing for local people and people who are going to live in and contribute to the community and be a part of it. I. E. Not second homes.

[Padstow HNS \(2018-01-30 17:26:05\)](#)

There is not enough development for local people, or when there is it is a token few houses to ensure companies can build more for sale to outside the parish

[Padstow HNS \(2018-01-30 17:28:30\)](#)

The housing market in Padstow is completely skewed due to the number of second homes, this clearly pushes up prices across all types of housing preventing first time buyers on local wages from accessing the housing market and preventing those who need to the ability to move further up as they are unable to compete with the prices second home owners are able to pay.

[Padstow HNS \(2018-01-30 17:31:01\)](#)

With 2nd home owners making housing to expensive for young familys with children.

[Padstow HNS \(2018-01-30 17:39:41\)](#)

2nd homes are making the town unaffordable for local people

[Padstow HNS \(2018-01-30 17:47:52\)](#)

If we don't Padstow will be no more !!! Nobody lives here anymore and something needs to the exodus.

[Padstow HNS \(2018-01-30 17:58:11\)](#)

More affordable and rental properties needed

[Padstow HNS \(2018-01-30 18:11:40\)](#)

Very important to maintain sustainable communities in high level holiday areas.

[Padstow HNS \(2018-01-30 18:46:57\)](#)

We are lucky enough to own our home but our children who are in their twenties have had to move away from Padstow to be able to live independently, they cannot afford the exaggerated rents in the town. There are young families from the town who are having to move out of the local area, but families from out of the county are being housed in council accommodation.

[Padstow HNS \(2018-01-30 19:11:55\)](#)

The influx of second home owners has driven prices beyond levels that are within the budgets of most people who work in the area.

[Padstow HNS \(2018-01-31 09:34:56\)](#)

Everyone should have a home rented or owned

[Padstow HNS \(2018-01-31 12:23:46\)](#)

depends on the location and services

[Padstow HNS \(2018-01-31 15:14:44\)](#)

need for housing for key workers

[Padstow HNS \(2018-01-31 18:45:23\)](#)

it must be affordable for local people only, too many locals are being forced to live elsewhere, whilst others are moving into the town.

[Padstow HNS \(2018-01-31 20:57:30\)](#)

Young people in this parish are not able to get on the property ladder as property in Padstow is way out of their range I am angry about this as it seems people from up the country seem to be the only ones who can afford to buy also the properties that are quoted to be affordable is a joke being that wages here are lower shelf course let's not forget the deposit needed young people just cannot afford to save such an enormous amount ever if they never go out

[Padstow HNS \(2018-01-31 21:21:42\)](#)

To have a reliable workforce living nearby

[Padstow HNS \(2018-02-01 11:42:39\)](#)

It took me 7 years to get my house so can understand how difficult it is for locals to get housing when others from outside of Padstow get housed first.

[Padstow HNS \(2018-02-01 12:53:23\)](#)

To enable local people to live in the area

[Padstow HNS \(2018-02-01 13:46:41\)](#)

Affordable Housing is a con. All housing should be affordable and will only become so when second home owners and buy to let landlords are prevented from boosting house prices to unrealistic levels.

[Padstow HNS \(2018-02-01 13:51:42\)](#)

It is especially hard for young, local people in Padstow to find a home

[Padstow HNS \(2018-02-01 16:03:12\)](#)

more information needed

[Padstow HNS \(2018-02-01 17:31:43\)](#)

There is nowhere for young people

[Padstow HNS \(2018-02-01 21:45:16\)](#)

I'm sceptical as previous attempts at this for example Sarah's View and Raleigh Road have ended up as the properties being holiday houses a few years down the line.

[Padstow HNS \(2018-02-04 12:25:34\)](#)

I would support one or more small developments but not a large one which would impact on the environment and services available.

[Padstow HNS \(2018-02-04 18:09:59\)](#)

All our children have had to move away to surrounding areas

[Padstow HNS \(2018-02-05 13:54:43\)](#)

Son lives in a shared ownership property in Padstow

[Padstow HNS \(2018-02-05 16:51:03\)](#)

Because I've struggled to get on the housing ladder, but have been lucky enough to get a shared ownership property

[Padstow HNS \(2018-02-05 22:02:24\)](#)

Not sure that recent developments have been targeted at the right people

[Padstow HNS \(2018-02-07 20:18:27\)](#)

For my children to stand of having a house in the town

[Padstow HNS \(2018-02-08 16:41:58\)](#)

Depends what is considered affordable. If its based on average local income ,thats fine , but local means Padstow.

[Padstow HNS \(2018-02-09 08:35:12\)](#)

we need to have locals living in the community, we just have holiday homes around us

[Padstow HNS \(2018-02-09 15:52:29\)](#)

We need to keep the younger generation to work and contribute to the community, and they need affordable housing

[Padstow HNS \(2018-02-10 19:08:49\)](#)

affordable housing is in very short supply

[Padstow HNS \(2018-02-11 16:07:55\)](#)

We need to provide affordable housing for our community to thrive

[Padstow HNS \(2018-02-13 17:35:33\)](#)

For the younger generation and school

[Padstow HNS \(2018-02-15 18:09:14\)](#)

Dependent on where it was and to the extent of the build.

[Padstow HNS \(2018-02-15 18:17:12\)](#)

Because first time buyers need help

[Padstow HNS \(2018-02-16 07:10:43\)](#)

As long as development is sympathetic,necessary and has infra structure to support it.

[Padstow HNS \(2018-02-17 12:31:00\)](#)

Local people will get any people will be brought in from away as usual

[Padstow HNS \(2018-02-18 11:50:25\)](#)

For the community to remain vibrant and supportive of the tourism industry in the town there is clearly a need for Cornish people to live in the town. They are unlikely to be able to afford to buy houses, and so will need help to find accommodation

[Padstow HNS \(2018-02-22 12:01:07\)](#)

prices in this area are often too high for local people to afford

[Padstow HNS \(2018-03-01 16:51:41\)](#)

too many times, local people are told that there is to be a development in their loacality, which end up becoming accomodation (permanent or otherwise) for anyone but people who need it. Local families have sons/daughters who cnot leave home, as there is nothing for them to afford to rent, let alone buy. maybe putting a cap on how many staff accomodation there is and how many dwellings, just not lived in, may be a start. Endlessly building 'new' homes is not always the right answer.

[Padstow HNS \(2018-03-03 15:54:44\)](#)

there is a shortage of affordable housing for local people

[Padstow HNS \(2018-03-08 10:01:21\)](#)

not sure what it entails

[Padstow HNS \(2018-03-08 10:26:24\)](#)

So long as it is well designed and fits the character of Padstow.

[Padstow HNS \(2018-03-08 12:52:11\)](#)

Because soon there will be no proper local people living in Padstow, just incommensurables.

[Padstow HNS \(2018-03-08 13:36:54\)](#)

Affordable housing is required but also a selection of property must also be made available

[Padstow HNS \(2018-03-09 18:27:33\)](#)

Already enough affordable housing developments in and near Padstow (i.e. Padstow, Trevone, St Merryn).

[Padstow HNS \(2018-03-10 20:29:30\)](#)

- There has already been lots and lots of new and affordable homes built in Padstow and neighbouring village like St Merryn and also at Trevone. - There are not enough well-paid jobs here. - All this building comes at the cost of destruction to the environment.

[Padstow HNS \(2018-03-10 20:44:40\)](#)

I would support only decent local housing without more houses being built to become second homes.

[Padstow HNS \(2018-03-11 09:35:28\)](#)

depends where. define affordable

[Padstow HNS \(2018-03-11 15:18:19\)](#)

Size and location dependant

[Padstow HNS \(2018-03-11 20:51:28\)](#)

If you live here or have connections here it would be nice to be able to afford to live here. The development at the top of Trevone is in keeping with the area and has brought families into the village.

[Padstow HNS \(2018-03-11 23:04:58\)](#)

Would support for existing Padstow residents in need of housing but not for non local people at expense of Padstow expanding. Do not support any development in areas of Outstanding Natural Beauty or areas of S.S Interest.

[Padstow HNS \(2018-03-13 12:32:05\)](#)

Very few really affordable homes. Affordable in terms of the average local income.

[Padstow HNS \(2018-03-13 12:38:38\)](#)

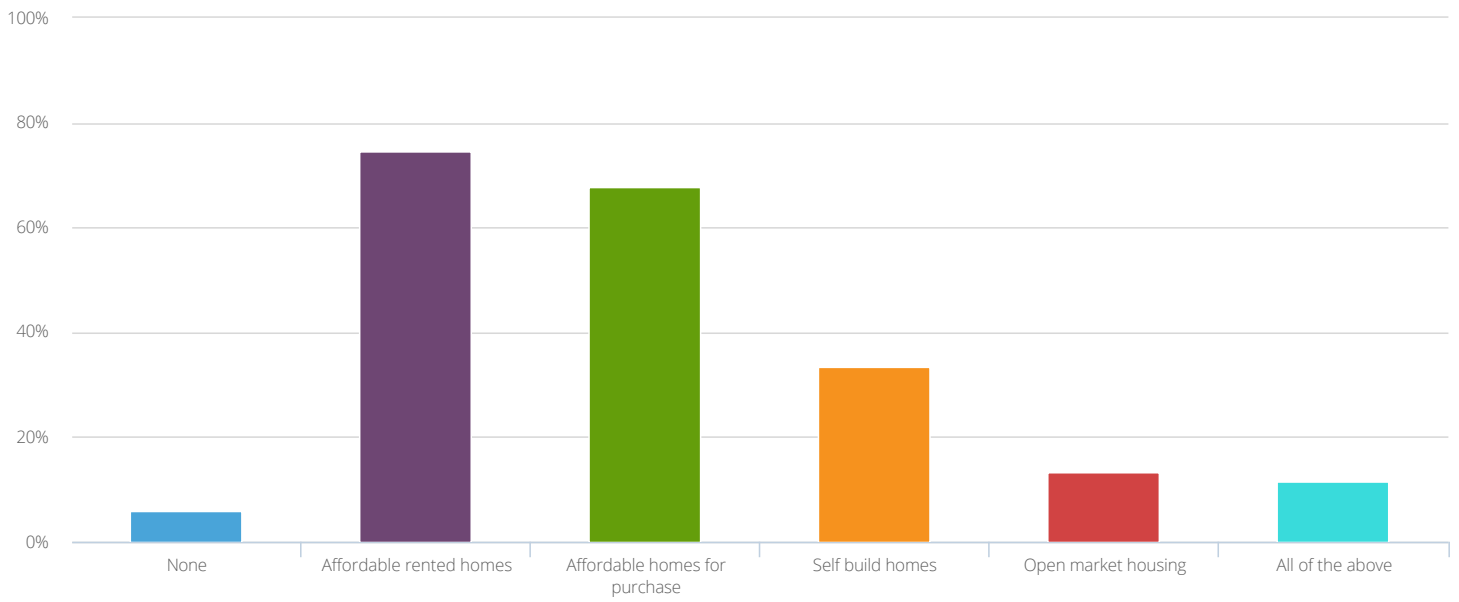
Currently there are very limited private rent properties available and those that are available are too high in rent and unaffordable. Pushing locals out of Padstow and having to travel to take my daughter to school.

[Padstow HNS \(2018-03-13 12:44:05\)](#)

Housing need for young people to enable them to stay in Parish if they wish - if jobs available

[Padstow HNS \(2018-03-19 15:35:52\)](#)

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



Netigate

1	None	9 (6.04 %)
2	Affordable rented homes	111 (74.5 %)
3	Affordable homes for purchase	101 (67.79 %)
4	Self build homes	50 (33.56 %)
5	Open market housing	20 (13.42 %)
6	All of the above	17 (11.41 %)
Responses		149

Other (please specify)

Available to people from the parish not the whole of Cornwall and elsewhere

[Padstow HNS \(2018-01-29 14:25:19\)](#)

Local people only. No homes for holiday letting. Not sure how you might achieve this but it must be done.

[Padstow HNS \(2018-01-29 14:46:40\)](#)

we need more affordable housing that is aimed at locals, not more open market houses that will be snapped up as second homes

[Padstow HNS \(2018-01-29 17:01:26\)](#)

Rent to buy, dedicated retirement / later living / assisted living developments

[Padstow HNS \(2018-01-30 09:55:18\)](#)

Social housing

[Padstow HNS \(2018-01-30 13:14:34\)](#)

Affordable eco homes (low utility bills)

[Padstow HNS \(2018-01-30 16:51:11\)](#)

For true locals only

[Padstow HNS \(2018-01-31 20:51:27\)](#)

Affordable housing for local wages not £150000 and above.

[Padstow HNS \(2018-02-01 12:53:23\)](#)

There is, currently, a complete overbuild in the Padstow environs. As the current district stands, it is saturated already.

[Padstow HNS \(2018-02-02 22:12:43\)](#)

Shared ownership

[Padstow HNS \(2018-02-05 16:51:03\)](#)

important to include parking in the plan, and to provide improved community facilities particularly for older children and teenagers

[Padstow HNS \(2018-02-10 19:08:49\)](#)

Homes suitable for people with disabilities

[Padstow HNS \(2018-03-07 11:08:59\)](#)

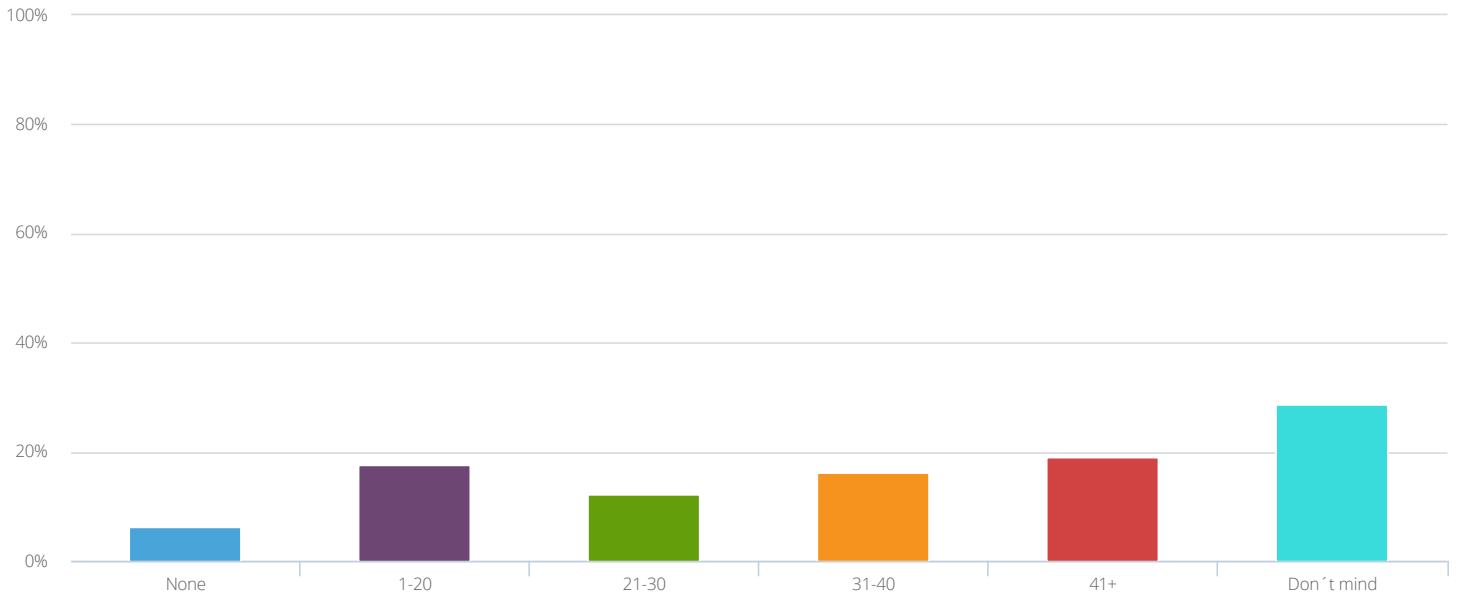
only within an approved NDP site

[Padstow HNS \(2018-03-11 15:18:19\)](#)

Though to support existing population.

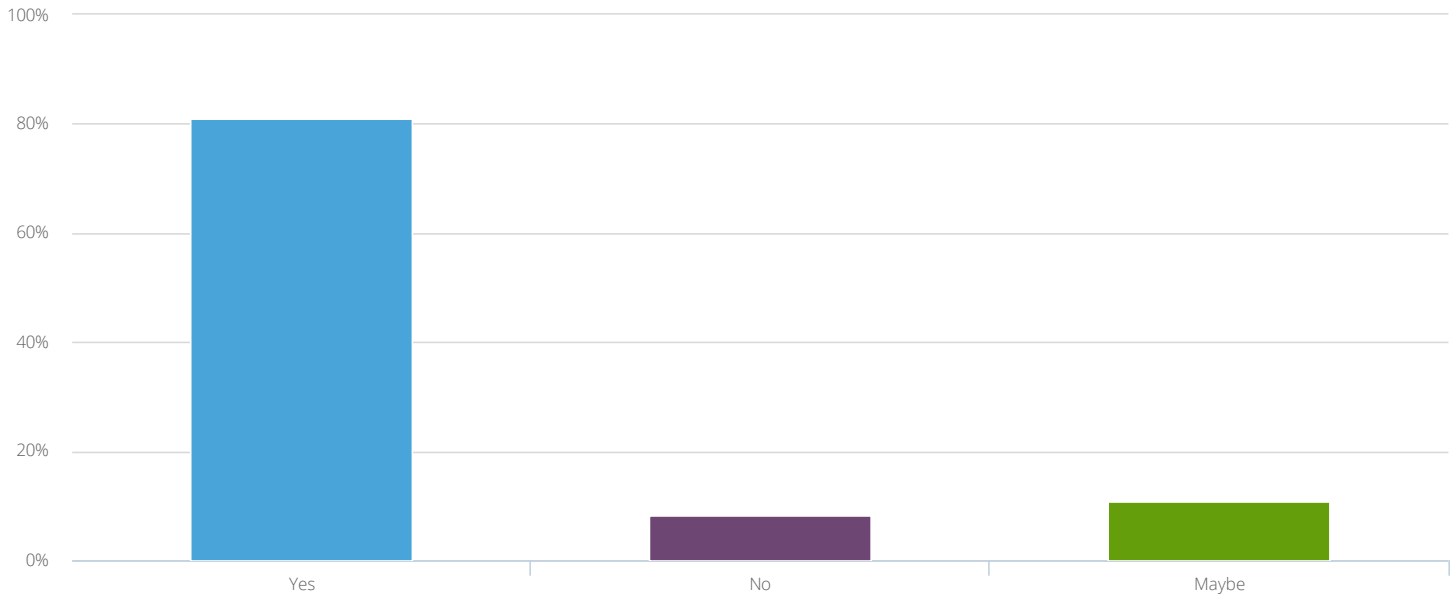
[Padstow HNS \(2018-03-13 12:32:05\)](#)

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



1	None	9 (6.12 %)
2	1-20	26 (17.69 %)
3	21-30	18 (12.24 %)
4	31-40	24 (16.33 %)
5	41+	28 (19.05 %)
6	Don't mind	42 (28.57 %)
Responses		147

30. Do you think the Neighbourhood Development Plan for Padstow Parish should have policies for additional new houses so that they can only be primary residences?



1	Yes	119 (80.95 %)
2	No	12 (8.16 %)
3	Maybe	16 (10.88 %)
Responses		147

Please provide reasons for your response:

The new houses should not be available for renting out as holiday homes. They should be available for people living and working in the community.

[Padstow HNS \(2018-01-29 11:17:08\)](#)

Far too many holiday homes in the area

[Padstow HNS \(2018-01-29 11:51:44\)](#)

absolutely! Primary OCCUPIED residences only, otherwise we are fueling the current housing problem

[Padstow HNS \(2018-01-29 12:13:19\)](#)

this is padstow and nobody cares

[Padstow HNS \(2018-01-29 12:33:26\)](#)

Allready too many empty homes in the winter

[Padstow HNS \(2018-01-29 13:22:53\)](#)

Need to stop second homes

[Padstow HNS \(2018-01-29 13:44:18\)](#)

locals need to be put first. Too many 2nd homes

[Padstow HNS \(2018-01-29 13:50:37\)](#)

We hear so many stories about people buying theses houses and then renting them out. I think there should be follow up scheme to check that this not happening

[Padstow HNS \(2018-01-29 13:58:11\)](#)

To stabilise local house prices. No parish should have more than 10% second homes

[Padstow HNS \(2018-01-29 14:25:19\)](#)

to many holiday homes

[Padstow HNS \(2018-01-29 14:39:10\)](#)

We have too many holiday homes already

[Padstow HNS \(2018-01-29 14:53:17\)](#)

Too many second homes so it needs to be rebalanced

[Padstow HNS \(2018-01-29 15:29:24\)](#)

To many second homes and holiday lets.

[Padstow HNS \(2018-01-29 15:47:19\)](#)

Locals have been priced out of the market by second home owners

[Padstow HNS \(2018-01-29 15:57:36\)](#)

To avoid too many absentee owners

[Padstow HNS \(2018-01-29 16:20:17\)](#)

Second homes push up house prices which are not affordable for local people. Primary residences mean that people live in, work in, and are part of the community.

[Padstow HNS \(2018-01-29 16:32:27\)](#)

100% agree that if you buy a home here it should not be your second/holiday home

[Padstow HNS \(2018-01-29 17:01:26\)](#)

we have enough second homes here . we need to keep young local people here.

[Padstow HNS \(2018-01-29 17:07:02\)](#)

More social housing is a must to keep local people in this area.

[Padstow HNS \(2018-01-29 17:48:35\)](#)

I am not sure how this would be enforced. Too soon to see how schemes in other places (e.g.St Ives)have worked out.

[Padstow HNS \(2018-01-29 17:53:05\)](#)

2nd homes are driving prices up and means local people can't afford a home

[Padstow HNS \(2018-01-29 19:26:23\)](#)

This seems to be consistent with the well publicised housing shortage.

[Padstow HNS \(2018-01-29 20:30:21\)](#)

There are far to many holiday lets.

[Padstow HNS \(2018-01-29 22:05:34\)](#)

There are too many second homes/holiday lets all ready

[Padstow HNS \(2018-01-29 22:20:16\)](#)

Too many second homes in the parish

[Padstow HNS \(2018-01-29 23:17:23\)](#)

Yes without doubt

[Padstow HNS \(2018-01-30 00:38:14\)](#)

too many 2nd homes

[Padstow HNS \(2018-01-30 09:22:53\)](#)

Too many holiday homes

[Padstow HNS \(2018-01-30 09:26:13\)](#)

Whilst I support the concept of all new homes having a primary connection, in reality no developments will be built because the mortgage availability on an open market unit that is restricted on who can buy it will mean that developers won't be able to finance the development, and it is the open market units that cross-subsidise the affordable so ultimately nothing gets built to the detriment of all those needing an affordable home. It will also just shift the

problem to purchasers buying existing unrestricted open market housing stock so doesn't ease the pressure from outside buyers.

[Padstow HNS \(2018-01-30 09:55:18\)](#)

We need to be able to the youth for ever to keep them and their families within their parish

[Padstow HNS \(2018-01-30 12:30:56\)](#)

I am surrounded by second homes which are empty a lot of the time. This is a waste and ethically wrong

[Padstow HNS \(2018-01-30 13:14:34\)](#)

Plenty of old housing exists for holidaymakers and new affordable housing is needed for residents

[Padstow HNS \(2018-01-30 16:51:11\)](#)

As I have stated before, for and by people who live in them all year and whose children live in town and who help maintain the community and pay for local transport etcetera.

[Padstow HNS \(2018-01-30 17:26:05\)](#)

Too many houses sitting empty

[Padstow HNS \(2018-01-30 17:28:30\)](#)

Affordable housing will only be provided where new market housing is provided, if new housing can be provided which remains in local ownership in perpetuity then this can only benefit the local economy, enabling local residents to live and work in Padstow and support the economy all year round.

[Padstow HNS \(2018-01-30 17:31:01\)](#)

Local padstonians cannot afford local house prices

[Padstow HNS \(2018-01-30 17:39:41\)](#)

It's appropriate

[Padstow HNS \(2018-01-30 18:46:57\)](#)

Our town is becoming a theme park of sorts, with more and more holiday homes creeping into previously residential areas, along with the hell of staff housing.

[Padstow HNS \(2018-01-30 19:11:55\)](#)

There is a risk that certain areas are becoming mere holiday areas.

[Padstow HNS \(2018-01-31 09:34:56\)](#)

There are already too many empty second homes

[Padstow HNS \(2018-01-31 11:40:59\)](#)

Affordable housing should always remain identified as affordable housing and not be allowed to sell on later at market price.

[Padstow HNS \(2018-01-31 11:47:55\)](#)

The problem us that the rich locals buy wait for then wait till the time they can sell

[Padstow HNS \(2018-01-31 20:51:27\)](#)

no affordable homes should be bought by people to then rent out at a later date

[Padstow HNS \(2018-01-31 20:57:30\)](#)

There are already too many houses bought by people who do not live here and they are second homes after all I feel that if houses were more affordable then young people would be able to buy or even rent at an affordable rent of course

[Padstow HNS \(2018-01-31 21:21:42\)](#)

If it was local link only

[Padstow HNS \(2018-02-01 12:53:23\)](#)

Affordable houses only for local people working locally

[Padstow HNS \(2018-02-01 13:46:41\)](#)

The town has been ruined by second home owners and buy to let landlords. I estimate that 80% of house in the town are empty for 90% of the year. Totally unacceptable.

[Padstow HNS \(2018-02-01 13:51:42\)](#)

any additional new homes built should be for you, local people and families and only as a primary residence

[Padstow HNS \(2018-02-01 16:03:12\)](#)

limited space, use for full-time residents

[Padstow HNS \(2018-02-01 17:31:43\)](#)

Far to many 2nd and holiday homes

[Padstow HNS \(2018-02-01 21:45:16\)](#)

Most definitely if they were to be built. The planners are creating empty neighbourhoods.

[Padstow HNS \(2018-02-02 22:12:43\)](#)

We have enough holiday homes. I previously wrote to Dan Rogerson asking if the law to change to require change of use to change a residential home to a holiday home so that the amount of second homes could be controlled.

[Padstow HNS \(2018-02-04 12:25:34\)](#)

There is a local need for housing for those who live and work in the parish and insufficient affordable housing for them

[Padstow HNS \(2018-02-04 18:09:59\)](#)

Already to many second home/holiday lets in Padstow

[Padstow HNS \(2018-02-05 13:54:43\)](#)

Too many second homes

[Padstow HNS \(2018-02-05 16:51:03\)](#)

so as to reduce the number of houses that are occupied only intermittently

[Padstow HNS \(2018-02-08 16:28:20\)](#)

Enough second homes in the town

[Padstow HNS \(2018-02-08 16:41:58\)](#)

I'm against holiday homes. Or 2nd homes when local people cannot afford a their own home, or their are no rentables homes available.

[Padstow HNS \(2018-02-09 08:35:12\)](#)

a mixture, e.g perhaps some holiday flats to keep the economy going and houses for locals

[Padstow HNS \(2018-02-09 15:52:29\)](#)

Need to think through the implications, may end up dividing the community further as prices for existing property could go up even faster if demand remains from incomers, but could also reduce prices if the new housing detracts from the appeal of Padstow

[Padstow HNS \(2018-02-10 19:08:49\)](#)

We have far too many rental holiday accommodation already

[Padstow HNS \(2018-02-13 17:35:33\)](#)

For local young people

[Padstow HNS \(2018-02-14 16:30:27\)](#)

To ensure the local community dont have to move out.

[Padstow HNS \(2018-02-15 18:09:14\)](#)

Because that would be unfair for people who have invested down here and who earn their income from long term letting or holiday lets.

[Padstow HNS \(2018-02-15 18:17:12\)](#)

None needed

[Padstow HNS \(2018-02-18 11:50:25\)](#)

The idea of primary residences is attractive, but many Padstow residents have over many years gained by selling their homes as second homes. Maybe put a time limit on the primary home restriction?

[Padstow HNS \(2018-02-22 12:01:07\)](#)

too many homes are empty too much of the year

[Padstow HNS \(2018-03-01 16:51:41\)](#)

yes i do. Too many young local people who are ready to leave home, need places to live.

[Padstow HNS \(2018-03-03 15:54:44\)](#)

as someone who has retired here after years of being a holiday visitor I can see both sides of the arguement. Without holiday homes the tourist industry would suffer, but there is a great need for local affordable housing for young families.

[Padstow HNS \(2018-03-07 11:08:59\)](#)

need homes for locals not more holiday homes

[Padstow HNS \(2018-03-08 10:26:24\)](#)

There are enough 2nd homes in Padstow.

[Padstow HNS \(2018-03-08 12:52:11\)](#)

Most of the houses in my road are holiday houses charging massive rentals,they are no longer family homes .

[Padstow HNS \(2018-03-08 13:36:54\)](#)

To control the number of second/holiday rental homes the council needs to increase the rates on second homes. This would bring more money into the Padstow Parish, enabling better services and ability to help people requiring affordable housing.

[Padstow HNS \(2018-03-09 18:27:33\)](#)

There has already been lots and lots of new and affordable homes built in Padstow and neighbouring village like St Merryn and also at Trevone. At what point is it enough?

[Padstow HNS \(2018-03-10 20:44:40\)](#)

Having lived here all my life we are desperately in need of housing for our own children to be able to live in the place they call home. New builds should be for our community only not for second home use.

[Padstow HNS \(2018-03-11 09:35:28\)](#)

The current supply of properties for investors is adequate. Encouraging families and people with ties to the area to remain is important.

[Padstow HNS \(2018-03-11 23:04:58\)](#)

Second homes bring in employment and tourism. Padstow is beauty spot - it doesn't need expanding.

[Padstow HNS \(2018-03-13 12:32:05\)](#)

2nd homes especially are left unoccupied for most of the year adding little to the local economy. There are enough "holiday homes" already with some 70% on our estate alone!

[Padstow HNS \(2018-03-13 12:38:38\)](#)

Because there are enough second homes as it is. Local people who work and live here and have been born here are pushed out by people who have no input in the history of the town.

[Padstow HNS \(2018-03-13 12:44:05\)](#)

It is now only fair to the residents of the parish. We have second homes.

[Padstow HNS \(2018-03-19 15:32:34\)](#)

To many houses already being sold for 2nd homes - changes the community

[Padstow HNS \(2018-03-19 15:35:52\)](#)

Because in teh area there are so many holiday and second homes which are most of the time empty. Some of these houses were once council but bought and let out. Which means there is les and less social housing avialable. Which means locals looking for housing have to move away.

[Padstow HNS \(2018-03-19 15:39:20\)](#)
