

St Blaise Neighbourhood Plan Survey 2017

Context

Throughout August, September and October 2017, the St Blaise Neighbourhood Plan working group conducted an in-depth household survey. The survey was available online and in addition a paper copy was sent to every household in the parish. Its aim was to investigate and understand the opinions of local residents on several topics; housing, natural environment and economy, which would help to shape the policies in the Neighbourhood Plan.

A total of 3,200 surveys were produced; 3,142 sent to all households and an extra 58 dotted around the parish. A total of 18 were undelivered and 316 copies of the survey were completed and returned. This is a response rate of 9.93% response rate.

This data should only be used to give a very approximate idea or initial starting point that indicates the preferences, interests and opinions of the people of St Blaise parish. It should be used alongside all the evidence that has been collected to date in the evidence report.

Age of respondents

The biggest age group of respondents was the over 65's, with a total of 190 people. This was closely followed by the 51-65 age group, with 161 people. 112 people were aged 31-50, there were 54 18-30 year olds and 39 were under 18.

Generally speaking, older age groups are much more likely to fill out surveys, perhaps due to less time restraints compared to the younger generation. Therefore answers will need to be taken with caution as needs will vary significantly according to age.

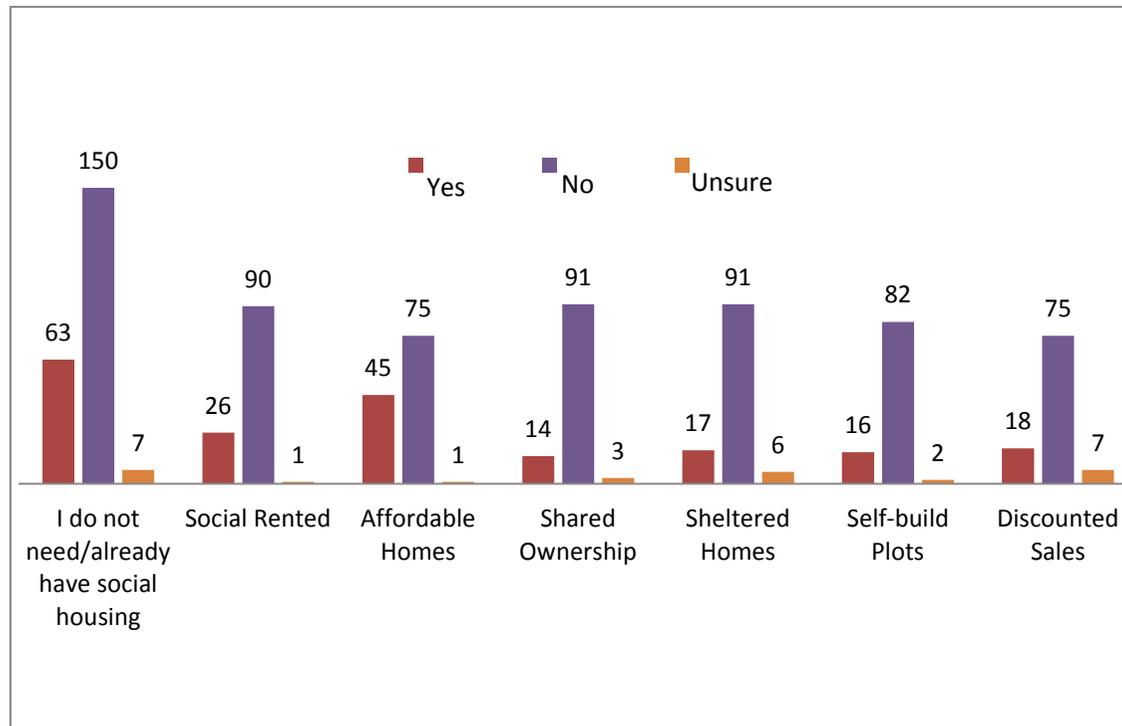
Affordable housing

Q1. Do you think you are currently in housing need? If so, what type of housing would meet your needs? (Tick all that apply)

243 people answered this question. After 'I do not need/already have social housing', the second highest option for what people think is needed in the parish is affordable homes (45 people), and thirdly social rented (26 people).

91 people marked 'no' for both shared ownership or sheltered homes. Closely followed by self build plots (82) and discounted sales and affordable homes (75).

41 people marked 'other' and have provided comments. The majority of these comments consisted of people saying that they didn't need any, either because they have their own house or mortgage, or already live in private rented or social accommodation. Some extra options provided are: council houses, affordable homes for the younger generation, bungalows, help to buy scheme, bedsits/garages and caravans.



Analysis

It is important to note that this question focuses on what individual people need in the parish and is therefore very subjective. The answers provided should be taken with caution as they might not be truly representative. For example a higher proportion of older people answered this survey and are likely to have very different needs to the younger generation.

More research into housing need in the parish is required to give a broader picture and / or comparisons made to any housing need data held by Cornwall Council.

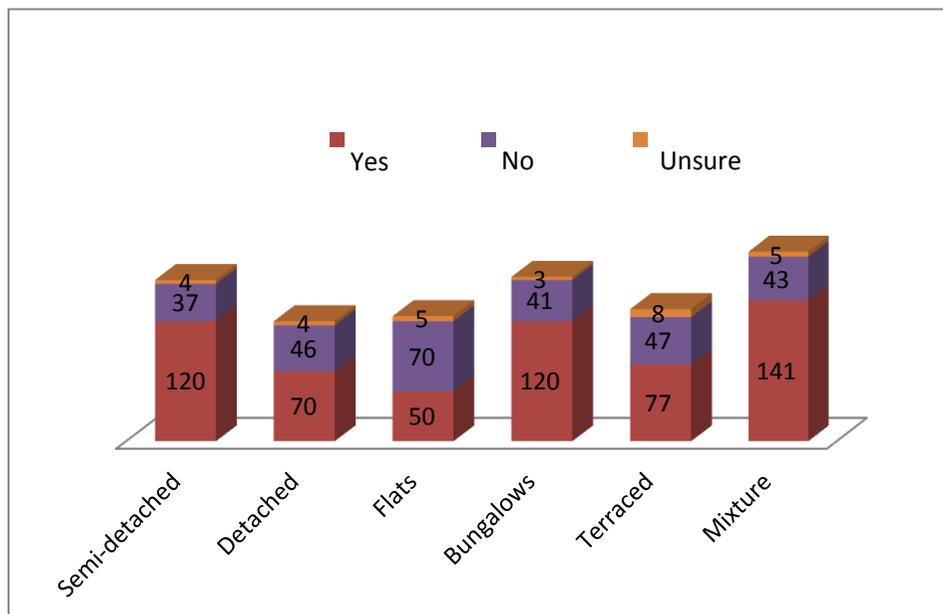
Q2. What type of new development would you encourage in the parish?

277 households replied to this question. The type of development that would be most encouraged in the parish is mixture (141), followed by bungalows and semi-detached (120).

Flats received the most amounts of marks for the type of housing people didn't want to see (70), followed by terraced (47) and detached (46).

43 provided other comments, a larger percentage stated that didn't want any as there is too much in the parish and the infrastructure can't cope. Others included:

- Self build plots for young people
- Accommodation for the elderly/disabled
- Affordable
- Mobile homes e.g caravans



Analysis

Whilst bearing in mind the possibility of potentially skewed data (given the proportion of older people completing the question) responses indicate that mixed development is preferable and a fairly significant dislike of flats as a housing solution. A further area of consideration for the group could be understanding why this is, for example lack of outdoor space or based on current experiences of poor housing stock. p.

Why?

245 people left comments as to why they had picked certain type of developments to be encouraged in the parish. Answers have been summarised below:

- Mixture – to meet changing needs (families, young people, people wishing to downsize). Everyone one has different needs to need to accommodate for them, this will help bring new people to the area and create a diverse community.
- None – we have enough already, too populated – more will mean the green belt will disappear.
- People need space.
- Keep its rural feel and retain heritage – avoid urbanisation/keep the village as a village/no flats.
- Constant reoccurring concern is the infrastructure in the parish – and the concern that this won't support more houses/more is needed.

Q3. Extra comments about housing

149 people provided extra comments about housing, these included:

- Ensure there is sufficient parking in all new developments.
- Make them affordable for local people.
- Keep developments varied and mixed to establish character and allow for a variety of people needs. Ensure they are of good quality and blend with existing (no more flats).
- Infrastructure – improve before anymore – services & sewers etc.
- Keep the environment in mind – need green spaces in the parish.
- Need council rented social housing.
- Tidy what is already here.
- No more second homes.
- Build on derelict/unused buildings.

Q4. Do you have any opinions/views on suitable locations for housing growth?

217 people responded to this question. A summary of all answers is below:

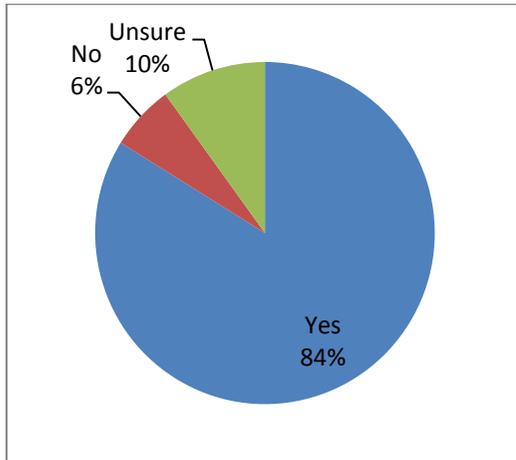
- Specific sites mentioned – Polgrean (redevelopment)/Par docks/Par harbour/ Par Moor road/Middleway/Polmear.
- Not enough green sites at the moment.
- Improve areas of social housing before building more.
- Redevelop old, industrial sites.
- Avoid areas with flood problems.
- Make for local people.
- Infrastructure is a reoccurring theme again – improve this before more.

If so, why?

- Roads at present are very dangerous.
- Parking is a big issue.
- Already overdeveloped.
- Infrastructure needs improving – not enough to cope with demand.
- Need to save the green areas we have now before its too late.
- Some comments are in favour of development as it will bring in new people, modernise the area and is the best use of land (is what people need).

Q5. Do you think the Neighbourhood Development Plan should have a policy about the design of new homes and other developments?

293 households answered this question, with a total of 551 residents. 462 (84%) ticked yes, 34 (6%) ticked no and 55 (10%) ticked unsure.



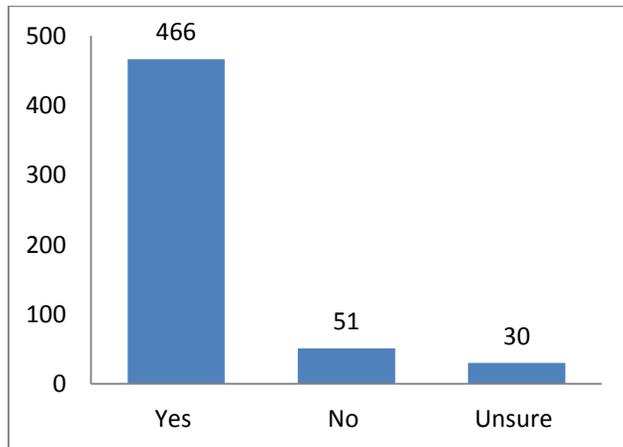
Q6. What do you think about recent developments in the parish? – Please give us your views on what has been good and/or bad and why?

220 households provided comments to this question, answers are summarised below:

- The number one concern for people is that the parish is starting to get overdeveloped and there are too many houses for the infrastructure to cope: doctors, schools. There is also a concern regarding the impact this is having on drainage and flood problems. And lastly, the roads – an increase in cars parking on roads/increase in numbers of cars, both causing congestion.
- A number of comments are suggesting new developments are boring – all look the same and are crammed in. Variety and more space is needed – lose of green landscape (natural environment).
- New developments should be in keeping with other buildings in parish. At the moment are very poor quality.
- Not affordable for local people.
- Wain Homes/Mountlea Drive/Par lane are generally disliked – although this is a subjective factor.
- There are some comments suggesting that new developments aren't too bad – but the main focus should be on infrastructure to cope.

Q7. Would there need to be more recreational or community facilities available if any new development takes place?

547 residents answered this question.



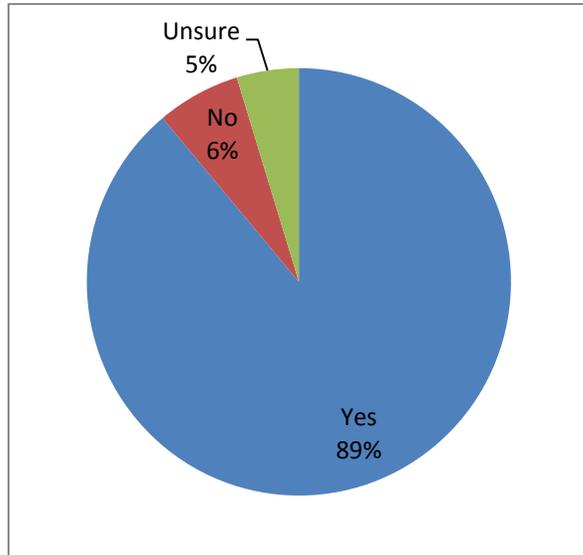
119 provided extra comments:

- Enhance, improve and update what we already have already.
- Need to retain open spaces.
- More community activities/facilities for all ages – increase community socialisation.
- Improve infrastructure – doctors, schools etc.

Parking

Q8. Should new developments have minimum parking requirements?

549 residents answered this question; 488 marked yes, 35 ticked no and 26 answered that they were unsure.



Q9. If yes, what should the ratio be?

274 households answered this question.

For one bedroom houses, the most widely selected option for the number of parking spaces was 'one', with a total of 250 votes.

Residents marked that for new developments with two bedrooms, it should have a total of two car parking spaces (220 votes).

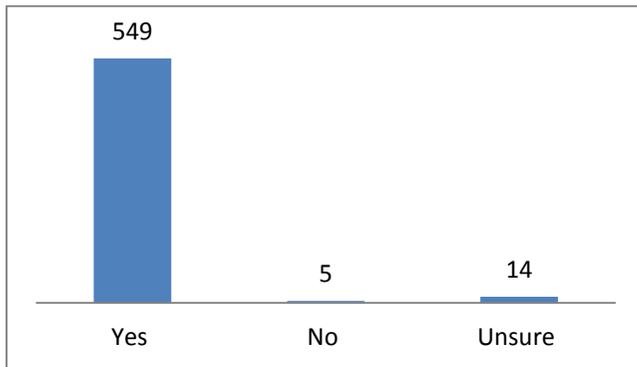
Three bedroom houses are expected to have two parking spaces (210 votes).

And, finally for 4 bedroom houses, the most popular ratio would be 2 parking spaces (128 votes), closely followed by three (98 votes).

Green Open Spaces

Q10. Do you think the Neighbourhood Plan should seek to protect important green spaces in the parish, such as, King Edward Gardens?

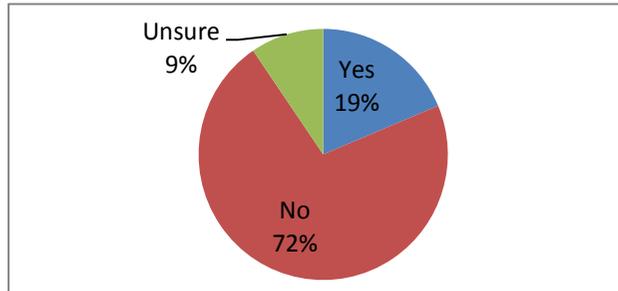
305 households answered this question, with a total of 568 residents giving their opinion. 549 ticked yes the plan should seek to protect important green spaces in the parish.



Q11. Are there any other sites in the parish that are of value to you, and why? (Please state in the box below)

- A lot of comments suggested all green/open areas should be protected for future generations and because it's a beautiful location e.g. beaches (spit beach), coastline, docks, canal, Par river path, cemeteries, The Mount, bunny fields and woods, footpaths/bridleways, duck pond, Luxulyan Valley, Pontsmill valley.
- Protection of heritage buildings within the parish – roundhouse, churches etc
- All play areas around the parish for younger generation and families.
- All current community facilities to aid community interaction/socialisation – Burrows centre/library/the Traingle (Polgrean) community gardens/Par running track/football club/local shops.

Q12. Would you use an allotment if it was available in the community?



The highest percentage of people ticked that they wouldn't use an allotment if it was available in the community (408 residents). 106 marked that they would and 54 were unsure.

Analysis

This answer may not be truly representative of the current situation – a lot of people answering this survey perhaps already have a garden space so therefore wouldn't need to use an allotment. The % of people who said they would use one is still quite high – more research into current allotment waiting lists/vacancies will be able to provide a clearer picture of whether this is needed.

Q13. Do you feel the parish would benefit from any new uses of the green sites?

195 extra comments were given on this question. They include:

- There was a real mix of opinion on this question, a lot of people said no and some yes. Perhaps the question wasn't properly understood as to what the 'new uses' meant.
- No – need to preserve and maintain what we have first
- Yes – as long as they are kept as green sites – allotments/community gardens (like Par Green), spaces for wildlife.
- Need more recreational facilities for young people and families e.g. bike trails, community cafes/event spaces.
- Only if small scale.

Q14. Do you support a policy for protecting the green corridor/open space between St Blazey and St Austell to keep them visually and spatially distinct?

304 households answered this question with a total of 562 residents. 501 marked yes they would like to see a policy that supports the green corridor/open space between St Blazey and St Austell. 19 marked no and 42 were unsure.

Heritage Sites

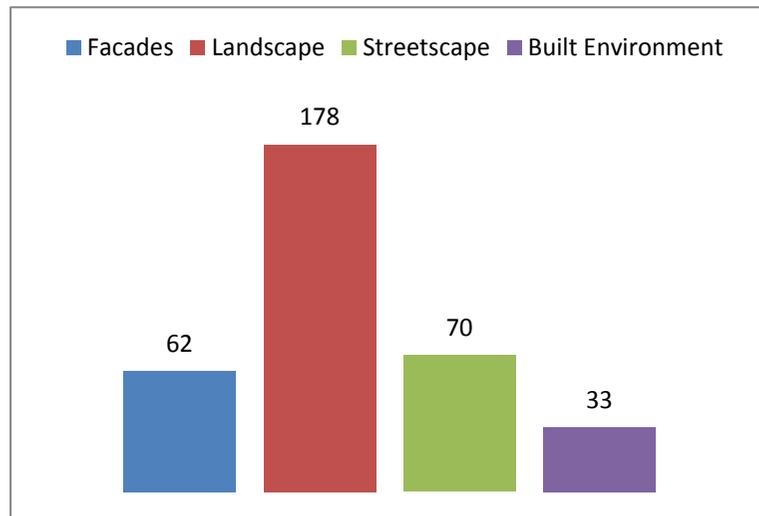
Q15. Tell us of any specific buildings/features/monuments that you value in the parish?

175 households provided comments to this question; they are summarised below:

- There was huge support for the value of the local, natural environment and old historic buildings/features that are still present in the parish.
- Specific places that have been mentioned include; all churches & cemeteries; Gott Hall; Station road; Church park; town hall/ King George V gardens; fountain; Roundhouse; St Blazey triangle; parks; duck pond; turntable; Burrows centre; Alexandra Hall; Fourways youth centre; war memorials; Luxulyan Valley; The Mount.

Q16. Are there any specific features that add to the character of the area that you value?

196 households responded to this question; a total of 343 residents. Answers are shown the graph below.



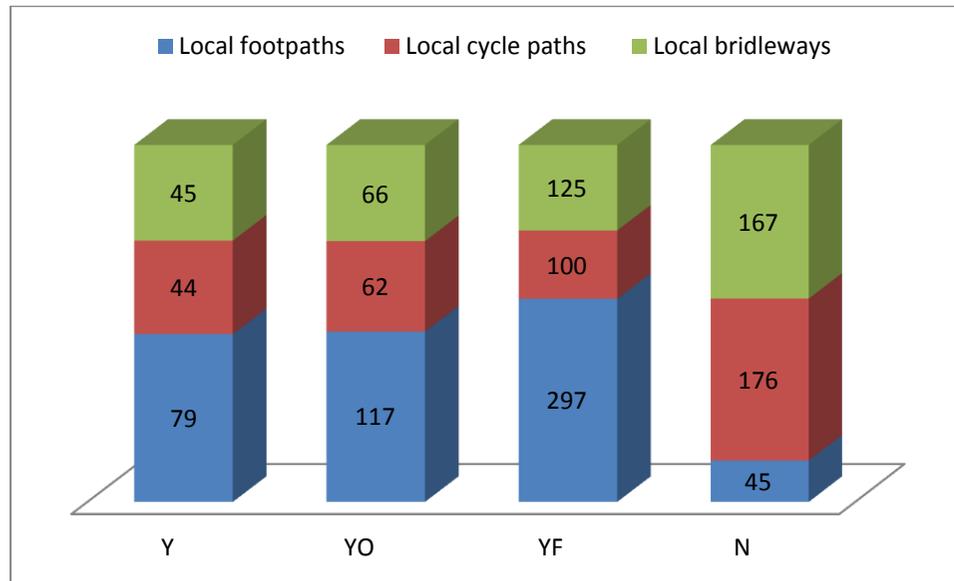
Comments

People were given the option to provide extra comments to this question, they are summarised below:

- Any old buildings/facades in the parish that add positively to the area.
- Natural environment is considered to be of high value e.g. coast/open spaces etc.
- Specific places include: Market house/old schools & vicarages/engine house/turntable/granite cottages/slate roofing/Cornish hedges/Shell house/Fore street/Market inn/fountain.

Connectivity

Q17. Do you currently make use of:



Q18. Are there any specific places that could benefit from being better connected?

The general consensus is that paths around the parish are important; need to be maintained. Specific places (not limited to) include:

- Par docks to Par market
- St Blazey to Eden project
- Footpaths around new estates
- Middleway to Manor view
- More coastal paths – specifically to Spit beach
- Biscovey & Par to the Mount
- Station Road/Polgreen/Lamellyn road areas
- Town centre areas
- Connecting local facilities
- Connections to further a field areas e.g. St Austell/Bodmin/Fowey/Lostwithiel/Tywardreath

Economy

Q19. As part of efforts to regenerate St Blazey, would you support a focus on a specific area, to help create a 'town centre' and if so, where do you think this centre should be?

467 residents replied to this question; 220 marked yes, 123 ticked no and 124 were unsure.

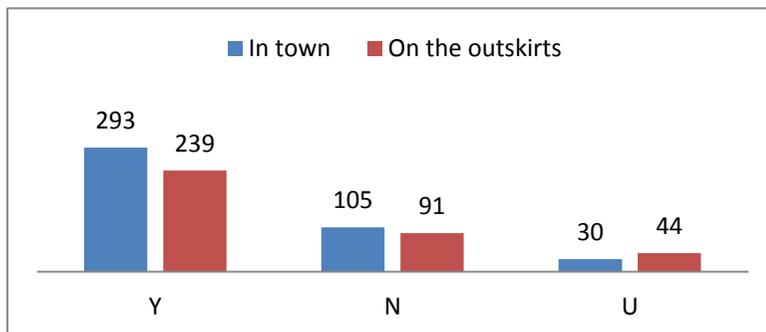
- Specific locations include; Middleway, near Alexandra hall, Station road, Bridge street, Par, derelict areas, near coop, Fore street, Roundhouse.
- There was a mix of opinion on this question. Some comments stated no because the parish isn't big enough to have a centre – don't want to spoil the area/don't want it to become a town.
- A few comments suggested it will need to have adequate parking.

Q20. What type of economic development is needed in the parish? E.g. Retail, Light Industrial, Offices.

There was support for all 3 types of economic development.

- Any that provides local employment and is sustainable and does not spoil the existing natural environment.
- Redevelop existing or ensure they are fully occupied before building more.
- Small scale and local.
- Industrial – towards the outskirts of parish.
- Encourage small, independent companies.

Q21. Would you support a policy that favoured retail development:



Both options; in the town and in retail developments on the outskirts of the parish received a huge amount of support.

Q22. Would you support economic re-development in the following areas?

The location that had the most support for economic re-development was the 'Roundhouse, Par and St Blazey Depot' (306 votes), 71 people marked no and 81 were unsure.

The option that received the most votes against economic re-development was 'Middleway/Station Road, St Blazey' (258 votes), 104 said no and 70 were unsure.

Residents were most unsure about 'Middleway/St Blazey Road, St Blazey' (238 votes), 84 said no and 87 were unsure.

Extra comments include:

- Par docks/Middleway/Station road
- Depends on the type of development – don't want it to ruin the historic buildings or environment of the parish.
- Roundhouse area needs to be improved but ensure vital original features and character is retained.

Analysis

There was no general consensus throughout this section. Although there were a high percentage of people who ticked that they would favour economic development, there were a lot who didn't want to see it and were unsure about this type of development. Anecdotally this is not uncommon in household surveys for Neighbourhood Plans, it is a complex area of consideration and therefore likely difficult for individual residents to make decisive comments. However the working group has good contacts and involvement from local businesses that can help shape this area of the Neighbourhood Plan.

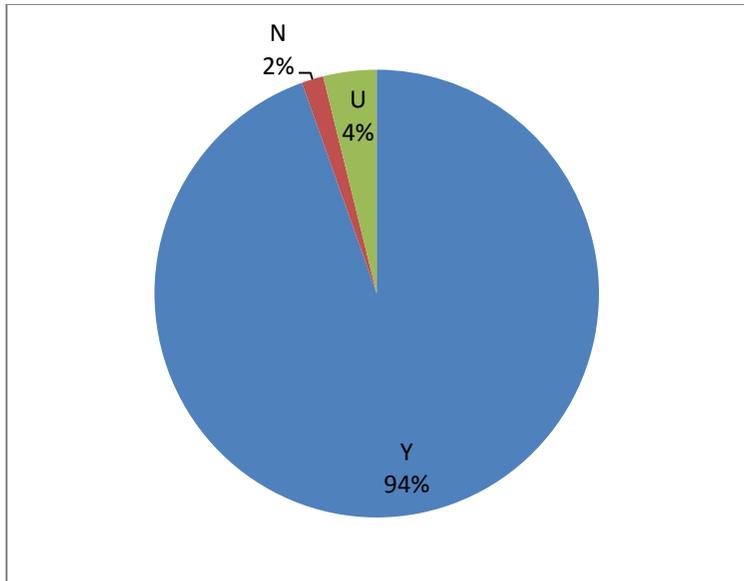
Flooding

Q23. Would you support measures to reduce flooding in St Blaise parish?

567 residents answered this question. Out of those, 536 ticked yes, 9 ticked no and 22 were unsure.

Extra comments:

- Amelioration of flooding would be a factor in encouraging businesses into the area
- Stop building houses in prone flood areas
- Yes a must!
- Par Moor road is a nightmare

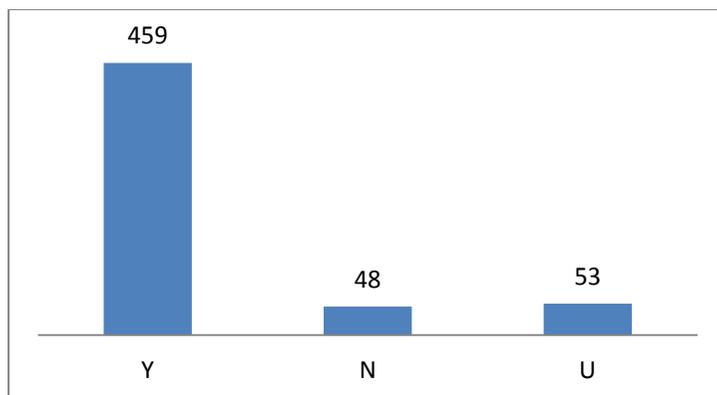


Q24. Would you support measures to direct flood water to green spaces within the town at extreme times to prevent flooding of homes and businesses as long as the recreational use of those facilities is subsequently restored?

There were 560 responses from the St Blaise residents to this question. Again, there is huge support to direct flood water to green spaces within the town.

Extra comments:

- If this helps preserve and value green spaces and trees.
- The above no is the only answer to give as no matter where you redirect people would still be flooded!
- Only if done imaginatively - wetlands could become an asset to St Blazey
- Build less.
- Ensure drains & waterways are clear first - sort the problem at Cornhill.
- Not in order to make areas favourable for building.
- There was a bit of uncertainty to this question about how long places would be restored and how this could be done.

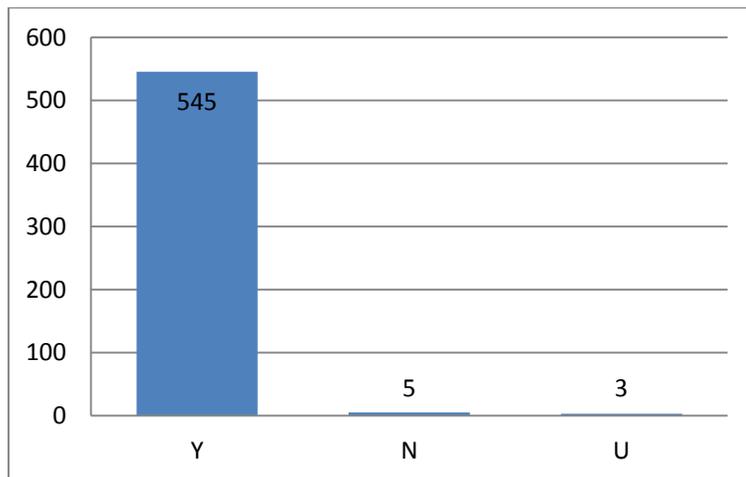


Q25. Do you agree that all new development should be built in a way that helps to manage water drainage and actively reduces the impact and likelihood of flooding?

553 residents answered this question. Yet again there was a huge amount of support for new developments to be built in a way that manages water drainage and reduces the chances of flooding.

Extra comments:

- No more new builds - can't cope with more developments because of lack of infrastructure.
- Don't build where there is more than a risk – if there is not a likely solution, shouldn't be allowed to develop and ignore consequences.
- The waterways should be cleared of silt built up from drainage from estates



Community

Q26. Are there any current areas relating to traffic management problems that need to be considered if new development happens in the parish?

- Specific places mentioned; Middleway, Roundabout Par end, Trenovissick to Par lane, Polmear hill , Station road, harbour road, the Mount, Cornhill road, Biscovey school area.
- More developments, mean more cars on the road, can't stop that unless building stops. Keep developments towards the outskirts of town to avoid it becoming worse.
- Provide more off road parking – parking on the road causes congestion/stops big lorries going through.
- Put measures in place for roads/driveways pulling onto main roads/stop people parking near junctions that cause obstructions.
- Ensure there are sufficient parking spaces for all new developments.
- Traffic management measures – speed bumps/flashing signs.
- Improve infrastructure.

Q27. Can you tell us a magic wish or ONE improvement that you would like made in the parish?

- General tidy up of area/maintenance of footpaths
- Keep our natural environment
- Traffic calming measures – speed cameras etc/money spent on road improvements
- More/better facilities for all ages particularly youth
- Improvements to parish parking in town and developments
- Improve all infrastructure – schools, doctors etc
- More affordable housing