

Housing

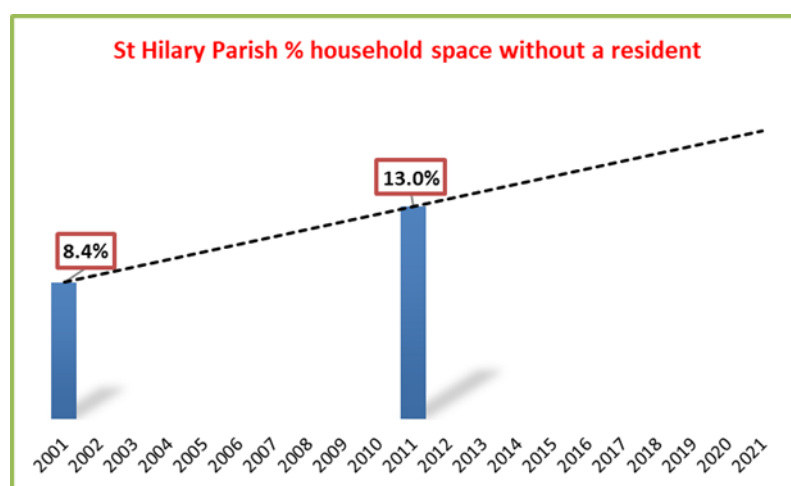
Key Statistics 2001 & 2011 Census												
	St Hilary Parish				Cornwall				England			
	2001	2011	Change	%	2001	2011	Change	%	2001	2011	Change	%
Population	785	821	36	4.6%	499,114	532,273	33,159	6.6%	49,138,831	53,012,456	3,873,625	7.9%
Household Space	346	369	23	6.6%	231,241	259,346	28,105	12.2%	21,262,825	23,044,097	1,781,272	8.4%
Households	317	321	4	1.3%	214,814	230,389	15,575	7.3%	20,451,427	22,063,368	1,611,941	7.9%
Household space without resident	29	48	19	65.5%	16,427	28,957	12,530	76.3%	811,398	980,729	169,331	20.9%
% household space without resident	8.4%	13.0%			7.1%	11.2%			3.8%	4.3%		
Population/household	2.48	2.56			2.32	2.31			2.40	2.40		
households/household space	91.6%	87.0%			92.9%	88.8%			96.2%	95.7%		
Population Density (persons/ha)		0.7				1.5				4.1		
Source: ONS												
	2001	Population (UV01)										
	2001	Housing Stock (UV53)										
	2011	Usual Resident Population (KS101EW)										

The Parish of St Hilary covers a relatively large area but has a relatively small population and stock of dwellings. Average population density is 0.7 persons per hectare compared with the average for Cornwall of 1.5 and England of 4.1 and is typical of a sparsely populated rural area.

The population per household according to the 2011 Census was 2.56. This is higher than average for Cornwall and England, and has increased slightly from the previous Census somewhat against regional and national trends.

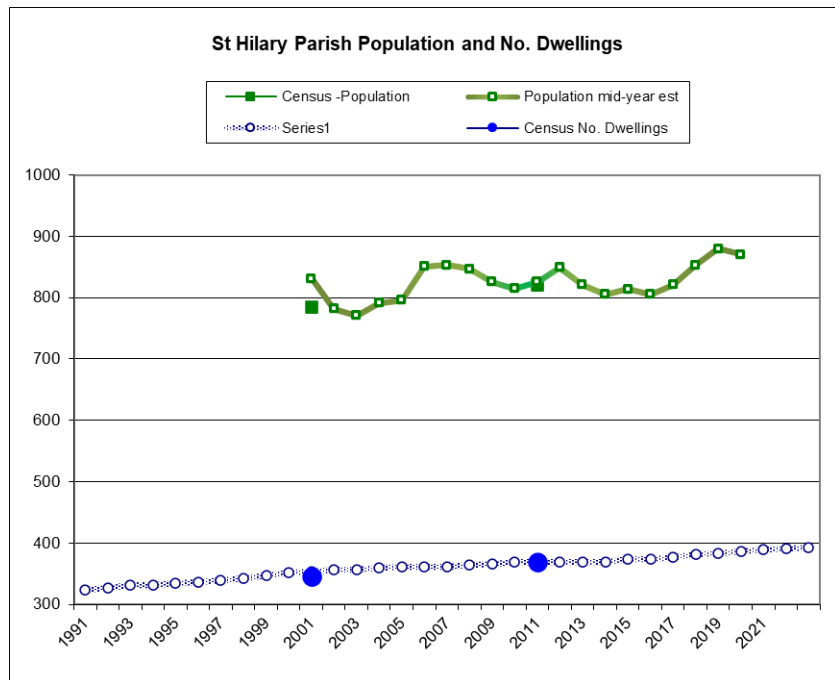
Resident population in the Parish between 2001 and 2011 increased by 4.6% compared with average for Cornwall of 6.6% and of 7.9% for England.

The housing stock in the Parish increased by 6.6% compared with an average increase of 12.2% in Cornwall and 8.4% in England. The number of resident households (dwellings with at least one resident at time of Census) however increased by only 1.3% compared with the average increase of 7.3% in Cornwall and average 7.9% in England. As a consequence, the household space in the Parish without a resident increased by 66% between 2001 and 2011 and increased the percentage of housing stock in the Parish that does not have at least one resident person from 8.4% to 13%.



This trend appeared to have continued until 2017 with an increase in housing stock of 2.2% (8 new dwellings completed to end-March 2017) at same time as the resident population, according to the ONS mid-year population estimates remained largely stable at close to the Census figure of 821. This would indicate that the percentage of non-resident dwellings may then have increased to 15% of the Parish household space.

However, for 2018, 2019 and 2020 the ONS population estimates have been higher at 853, 880 and 870 respectively indicating an increase in the population of between 32 and 59 since the time of the 2011 Census. The housing stock has increased since 2011 with the completion of 18 new dwellings. If these new dwellings were all occupied as residential properties, then based on the average number of residents per household of 2.56 this could be expected to add around 46 residents to the parish's population and bring this up from the 821 at the last census to 867 which is close to the ONS latest estimate. With a further 3 new dwellings completed in 2020/2021 the population at the time of the 2021 Census might be expected to have risen to around 875. These are all estimates of course and we will have to wait for the 2021 Census data to be made available at a parish level to verify the veracity of the population estimates and the trend in usage of the housing stock in the parish.



In the household survey undertaken in March 2017 there was strong support from the respondents who represented 30% of households with 76% indicating that there should be a limit on the number of second homes within the Parish. There was also a majority in support of restricting the number of holiday lets with 59% indicating there should be restrictions.

With the trend of more dwellings in the Parish not being used as homes for residents but used as second homes and holiday lets and the level of support from the community for limiting the former and restricting the latter it is proposed to have a policy in the NDP which would only support new open market housing for use as a Principal Residence.

Given the level of extant planning permissions for dwellings already, 3 under construction with 16 not started, representing an additional 5% increase in housing stock from 2011, on top of the 6.2% increase from new dwellings already completed, and which would not be affected by the proposed policy, the impact of such a policy in force for the ten year duration proposed for the NDP would be limited to curtailing the trend of more dwellings in the Parish not being used as homes for residents to live in and would lead to any new dwellings at least being used as homes for residents who would be living in the Parish.

Our most recent research carried out in February 2020 on the main holiday letting websites showed 40 properties in the parish being offered as available for self-catering holiday lets which represents some 10.5% of the housing stock. In addition to these there will be other non-principal residencies that are second homes and not used for purpose of holiday letting.

St Hilary Parish Housing Stock 1991-2023 and Population 2001-2020

	Housing Completions	Census No. Dwellings	Housing Stock Estimate (i)	Census Population Data	ONS Population Mid-Year Estimates
1991			324 (ii)		
1991/2	3		327 (ii)		
1992/3	4		331 (ii)		
1993/4	1		332 (ii)		
1994/5	3		335 (ii)		
1995/6	2		337 (ii)		
1996/7	3		340 (ii)		
1997/8	2		342 (ii)		
1998/9	6		348 (ii)		
1999/0	4		352 (ii)		
2000/1	2	346	354 (ii) (iv)	785	831
2001/2	2		356 (ii)		782
2002/3	0		356 (ii)		771
2003/4	4		360 (ii)		791
2004/5	1		361 (ii)		796
2005/6	0		361 (ii)		851
2006/7	1		362 (ii)		853
2007/8	2		364 (ii)		847
2008/9	2		366 (ii)		826
2009/10	3		369 (ii)		815
2010/11	0	369	369 (i)	821	826
2011/12	0		369 (iii)		849
2012/13	0		369 (iii)		821
2013/14	1		370 (iii)		805
2014/15	4		374 (iii)		814
2015/16	0		374 (iii)		805
2016/17	3		377 (iii)		821
2017/18	4		381 (iii)		853
2018/19	2		383 (iii)		880
2019/20	4		387 (iii)		870
2020/21	3		390 (iii)		
2021/22	1		391 (iii)		
2022/23	1		392 (iii)		
Extant Planning Permissions 31/03/2023					
W1/07/P/1388	Under construction	1	Land West Of Marazion By Pass Nursery Plain An Gwarry Marazion Cornw all		
PA17/04356	Not Started	1	Cherry Tree Lodge Plain An Gwarry Marazion Cornw all TR17 0DR		
PA18/00268	Not Started	1	Land Adj To Piskey Laden Gwallon Lane Marazion Cornw all TR17 0HJ		
PA18/03911	Under construction	1	Land And Buildings At Downs Farm Yard St Hilary TR20 9DJ		
PA21/04801	Not Started	1	Baytree Nurseries Long Lanes St Hilary Penzance Cornw all TR20 9EF		
PA19/08624	Not Started	1	Land And Buildings At Penberthy Cross Long Lanes St Erth Cornw all TR27 6JZ		
PA19/05650	Not Started	1	Land And Buildings South Of The Old Vicarage Churchtown St Hilary Cornw all TR20 9DQ		
PA19/05650	Under construction	1	Land And Buildings South Of The Old Vicarage Churchtown St Hilary Cornw all TR20 9DQ		
PA21/05842	Not Started	1	Land And Buildings North Of Little Tregear Trewella Lane Relubbus Cornw all TR20 9BZ		
PA19/10028	Not Started	2	Land NE Of Trewella Terrace Relubbus Lane St Hilary Cornw all		
PA18/10422	Not Started	1	Land Rear Of Ashlack New Road Higher Downs St Hilary Cornw all TR20 9EA		
PA20/04384	Not Started	1	Land To The West Of The Cottage Relubbus Penzance TR20 9EL		
PA21/04147	Not Started	1	Land South West Of Thatched Cottages Relubbus Hill Relubbus Penzance Cornw all TR20 9EN		
PA22/08472	Not Started	2	Land south of Oatley, Relubbus TR20 9EN		
PA22/06037	Not Started	1	Conversion of agric.building, The Barn Tregurtha Downs TR20 9LD		
PA22/06197	Not Started	2	Agricultural Barn conversion Barn at Wheal Prosper Plain AN Gwarry TR17 0DR		
U/C	Under construction	3			
NS	Not Started	16			
		19			
Housing Trajectory at 01/04/2023			411		
Planning Permissions Approved for new dwellings since 01/04/2023 - 15/08/2023					
Rolling Housing Trajectory at 15/08/2023			411		
Notes (i)					
(i) Data point used to estimate housing stock by year					
(ii) Census 2011 minus completions 2009/10 to 1991/92					
(iii) Census 2011 plus completions 2011/12 to 2022/23					
(iv) Discrepancy of 8 dwellings between estimate housing stock and 2001 Census data					

Housing Stock

There were 369 dwellings in the Parish according to the 2011 Census.

321 had at least one usual resident representing 87% of housing stock with the 48 with no usual resident (holiday lets, second homes or empty at time of Census) representing 13 % of the total housing stock.

Types of dwellings

Detached dwellings:	250 - 68%
Semi -detached dwellings:	81 - 22%
Terraced dwellings:	21 - 6%
Purpose built flats/ apartments:	1 – 0.3%
Converted flats/apartments:	6 – 1.6%
Flats/apartments in commercial building:	1 – 0.3%
Caravan, mobile home or temporary structure:	9 – 2.4%

Almost 70% of dwellings are detached and together with semi-detached dwellings make up 90% of the housing stock in the parish.

266 (83%) of resident dwellings are owned either outright or with a mortgage

7 (2.2%) of resident dwellings are social rented

37 (11.5%) of resident dwellings are private rented

10 (3.1%) of resident dwellings are rent free and 1 (0.3%) is shared ownership

83% of resident dwellings are owned with 14% of resident households rented.

In households the average number of persons is 2.56 and average number of bedrooms is 3.2.

Number of bedrooms

The housing stock in the parish which are usual residencies is comparatively heavily weighted towards large properties with more bedrooms than the rest of Cornwall and England as a whole (see Table alongside based on data from the 2011 Census).

Residents Dwellings Number of bedrooms	St Hilary	Cornwall	England
	0%	0%	0%
1 bedroom	6%	9%	12%
2 bedrooms	19%	29%	28%
3 bedrooms	40%	42%	41%
4 bedrooms	27%	15%	14%
5 or more bedrooms	9%	5%	5%
	100%	100%	100%

St Hilary has relatively few one bedroom homes -

only 6% compared with the national average of 12% and 9% across Cornwall and also relatively few 2 bedroom homes-- only 19% compared with around 28-29% average across Cornwall and England.

The most common number of bedrooms in homes in England is three and St Hilary is in line with the national average of around 40%.

St Hilary has a comparatively large stock of larger properties with large numbers of bedrooms with almost double the national average of homes with 4 bedrooms and of those with 5 or more bedrooms.

Since the 2011 Census there have been 23 new dwellings added to the housing stock in the parish:- 8 with 1 bedroom; 7 with 2 bedrooms; 5 with 3 bedrooms; 2 with 4 bedrooms; 1 with 5 or more bedrooms. This has slightly improved the imbalance in smaller homes with the number of 1 and 2 bedrooms now being 27% of the housing stock and numbers of homes with 3, 4 and 5 or more bedrooms being reduced to 73%.

Housing Need – St Hilary Parish

Parish	Band	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
St Hilary	A	1						1
	B			1				1
	C	2	1	2	1			6
	D	1	1					2
	E	8		1				9
Total		12	2	4	1			19

The Home Choice registered local housing need for the parish of St Hilary as of 31.10.22 was for 19 households seeking affordable rented accommodation all of which were apparently aged 55 or over. Two households required a 1 and 4 bed self-assessed need accessible and adaptable dwelling.

Please note that the Help to Buy South West Register ceased in December 2019 when Help to Buy South took over. Former applicants were not notified of this change and the requirement to re-register. The registered numbers at the time 3.12.2019 was 12, at 8.9.2020 it was 9 and at 27.09.2021 it was 14.

The latest available local housing need is for 12 one-bedroom dwellings, 2 two-bedroom dwellings, 4 three-bedroom dwellings and 1 four-bedroom dwelling.

On the 20.02.23 there were extant planning permissions for 19 new dwellings in the parish with the indicative number of bedrooms as follows:

	1 bed	2 bed	3 bed	4 bed	5+bed	Unspecified
No. dwellings	2	1	8	2	-	6

The table includes the six extant planning permissions for which the number of bedrooms is unspecified.

Places, Settlements and Settlement Boundaries

According to Cornwall Council:

- A settlement is a place where people collectively live in permanent buildings
- Other than at the named towns there is no absolute definition
- smaller villages and hamlets should have a ***‘form and shape and clearly definable boundaries, not just a low density straggle of development’*** (paragraph 1.68 LP:SP)
- Open countryside is beyond the physical boundaries of existing settlements where they have a clear form and shape and is part of an expansive area before the next settlement
- The open countryside may include areas containing groups of dwellings which might not constitute a settlement, due to the lack of a clear form and shape

In Cornwall Council Hierarchy and Settlements Categories July 2012 St Hilary is clustered with Goldsithney and together classed as a Category D settlement which are smaller settlements that perform an important role in their local areas.

<https://www.sthilarypc.org.uk/wp-content/uploads/2022/01/Settlement-Strategy-Update-Final.pdf>

The parish is unusual in having a very dispersed pattern of places where people live collectively or settlements with no large or “central” main settlement. It has a mix of places where people live collectively, single, or a small groups of, dwellings and farmsteads. In a number of the places where people live collectively these have grown around places where people have worked and, in this parish, these are often farms and mines as well as geographic features such as river crossing and road junctions and cultural places such as places of worship.

In simple terms, we consider that there are seven distinct places in the parish where there is a collection of dwellings, with contiguous property boundaries, and that together fit the Cornwall Council definition of a ***‘form and shape and clearly definable boundaries, not just a low density straggle of development.’***

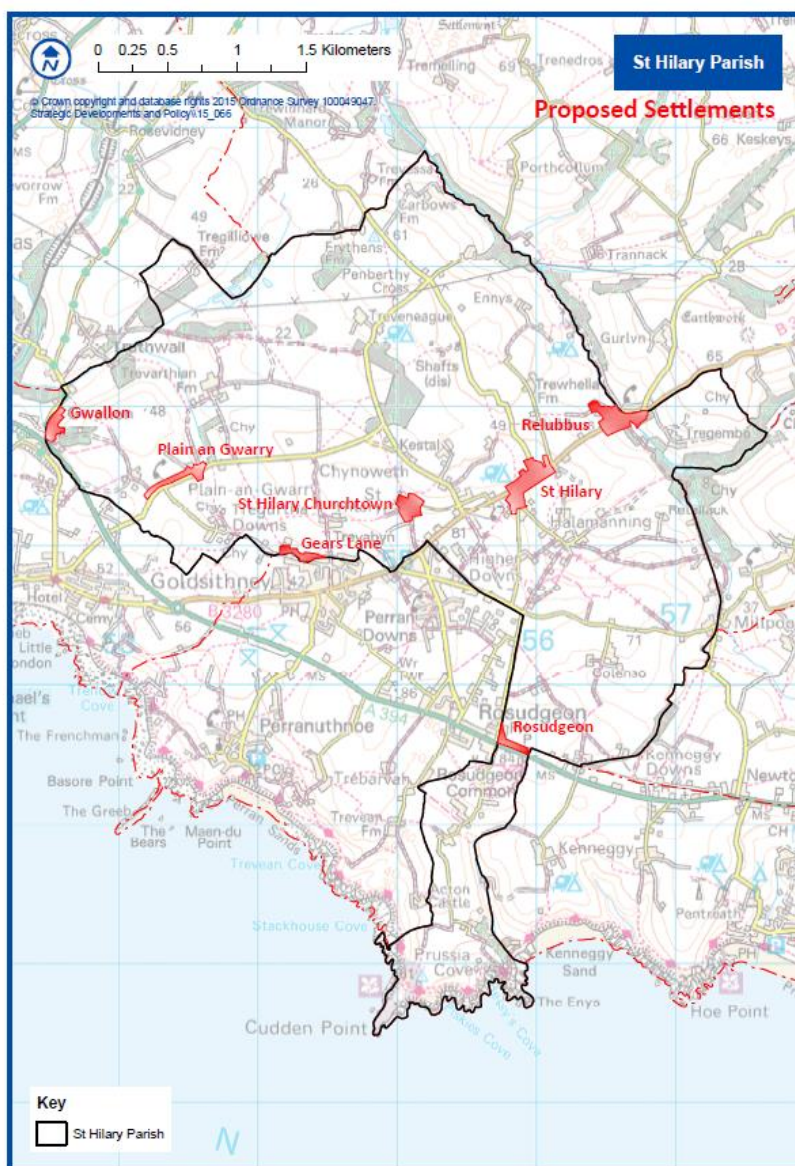
We have observed that these places have also been considered as settlements by Cornwall Council and the Planning Inspectorate in their decisions on applications for planning permission. However, in these decisions Cornwall Council do not define the boundary of the settlement. We have therefore taken the opportunity of the NDP to put forward a definable boundary for these seven settlements.

There are other places in the parish where people collectively live in permanent buildings, such as Halamanning and Tregurtha Downs, but which do not appear to have a form and shape and clearly definable boundary. We recognise however that decisions regarding settlement boundaries are highly subjective judgements and on which planning officers, planning committees and planning inspectors will often disagree.

Proposed Settlements with form and shape and clearly definable boundaries

- St Hilary
- St Hilary Churchtown
- Relubbus
- Plain-an-Gwarry
- Rosudgeon
- Gwallon
- Gears Lane

Four of our seven settlements are on the parish boundary and in three of these the settlement is shared entity with a neighbouring parish.



Guiding Principles for proposed settlement boundaries

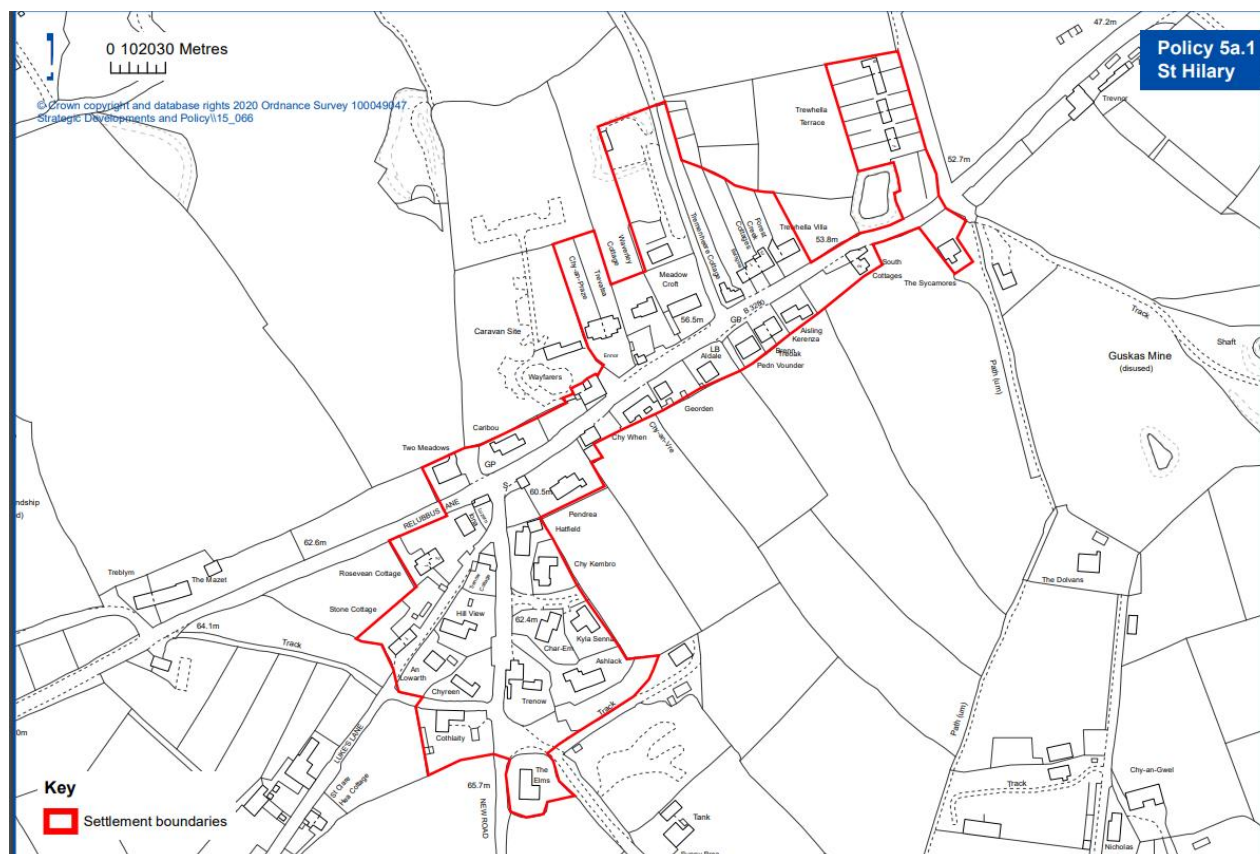
Included

- Existing clear boundary features for example; hedges, roads, streams and walls
- Gardens and property curtilages unless there are particularly large gardens which are considered to extend into the open countryside and open on more than two sides
- Consider impact on historic assets – conservation areas
- Current extant planning permissions for dwellings
- Where there are contiguous property curtilages/boundaries

Excluded

- curtilages of properties which have the capacity to extend the built form of the settlement such as large residential gardens, paddocks and fields that are open on more than two sides
- recreational or amenity space at the edge of settlements which primarily relate to the countryside in form or nature
- isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations)

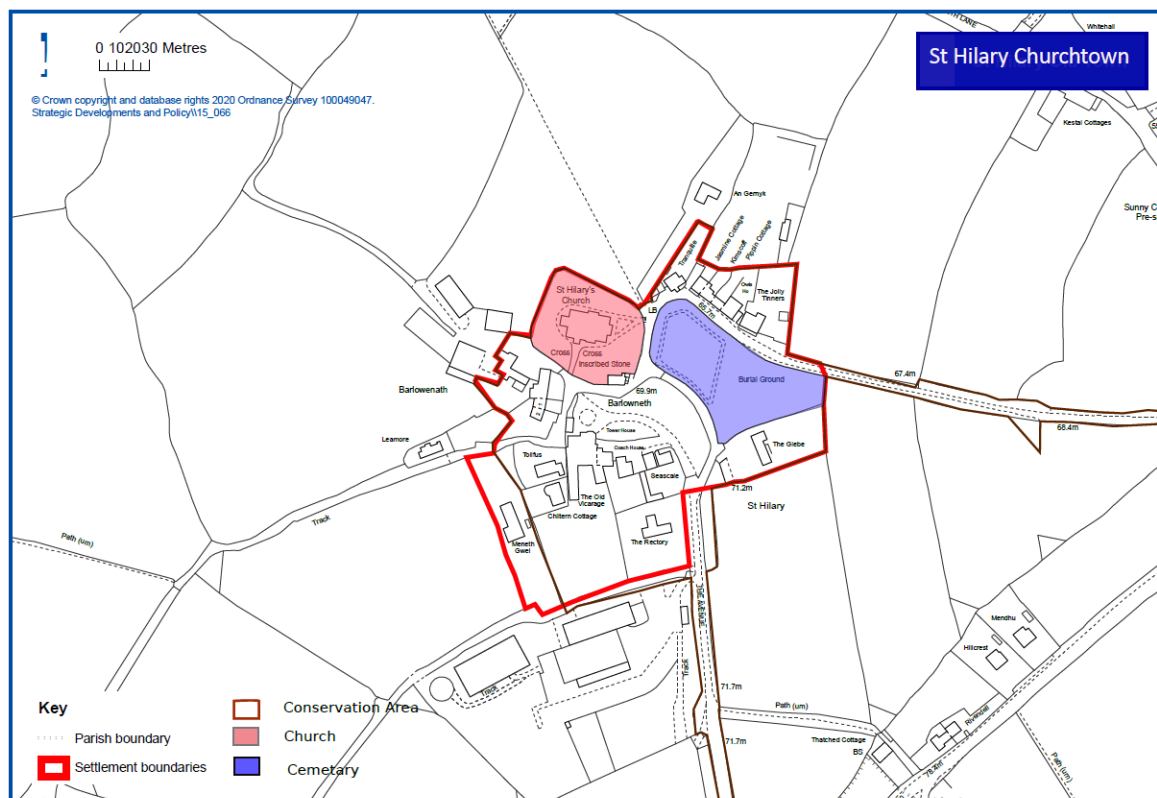
St Hilary



A settlement on the B3280 Goldsithney to Praze-an-Beeble road around the junction of Long Lanes from St Erth, New Road from Rosudgeon and Lukes Lane from Perran Downs. Mainly linear development along the roads at and around the junction with some nunucalted development off the roads.

St Hilary	
Number of dwellings:	About 45
Population:	100-115
Distance to services and facilities:	
Shop	1.7 km in Goldsithney
Post Office	1.7 km in Goldsithney
Public House	1.7 km in Goldsithney
School	0.5 km to St Hilary School (Primary & Pre-school) 10> km to Secondary Schools
Church	1 km to St Hilary Parish Church
Community centre/hall	1 km in St Hilary Churchtown
Doctors' surgery	3.8 km in Marazion
Pharmacy	4.3 km in Marazion
Classified road	0 km to B3280
Public transport - bus	0 km on B3280 #39A
Public transport - train	6 km to St Erth
Cycle Route	4 km to NCR#3 at Rosevidney
Caravan site	0 km to 35 pitches

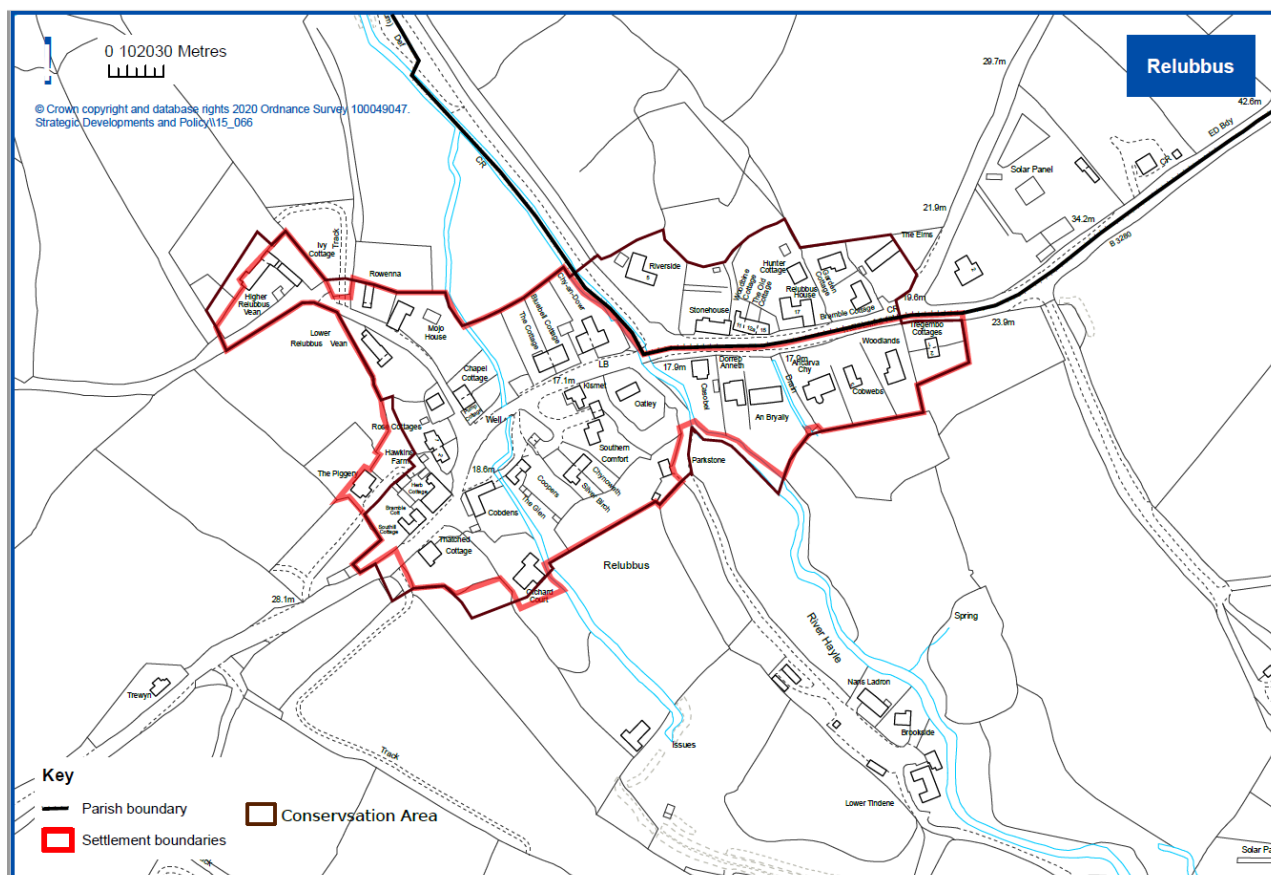
St Hilary Churchtown



A settlement dating back to 12th century centred around the parish church and set back from the B3280 Goldsithney to Praze-an-Beeble road. St Hilary Churchtown is a conservation area which includes the two avenues leading to the settlement.

St Hilary Churchtown	
Number of dwellings:	About 17
Population:	38-44
Distance to services and facilities:	
Shop	1 km in Goldsithney
Post Office	1 km in Goldsithney
Public House	1 km in Goldsithney
School	0.5 km to St Hilary School (Primary & Pre-school) 10> km to Secondary Schools
Church	0 km to St Hilary Parish Church
Community centre/hall	0 km in St Hilary Churchtown
Doctors' surgery	3.5 km in Marazion
Pharmacy	4.0 km in Marazion
Classified road	0.3 km to B3280
Public transport - bus	0.3 km on B3280 #39A
Public transport - train	7 km to St Erth
Cycle Route	5 km to NCR#3 at Rosevidney
Caravan Site	1.2 km to 60 pitches 0.9 km to 35 pitches

Relubbus



A settlement on the B3280 Goldsithney to Praze-an-Beeble road in the valley where the road crosses the River Hayle. On boundary with Parish of St Erth. Mainly linear based development along the B3280 on either side of the road and the river. The north east part of Relubbus lies in the Parish of St Erth. Relubbus is a conservation area.

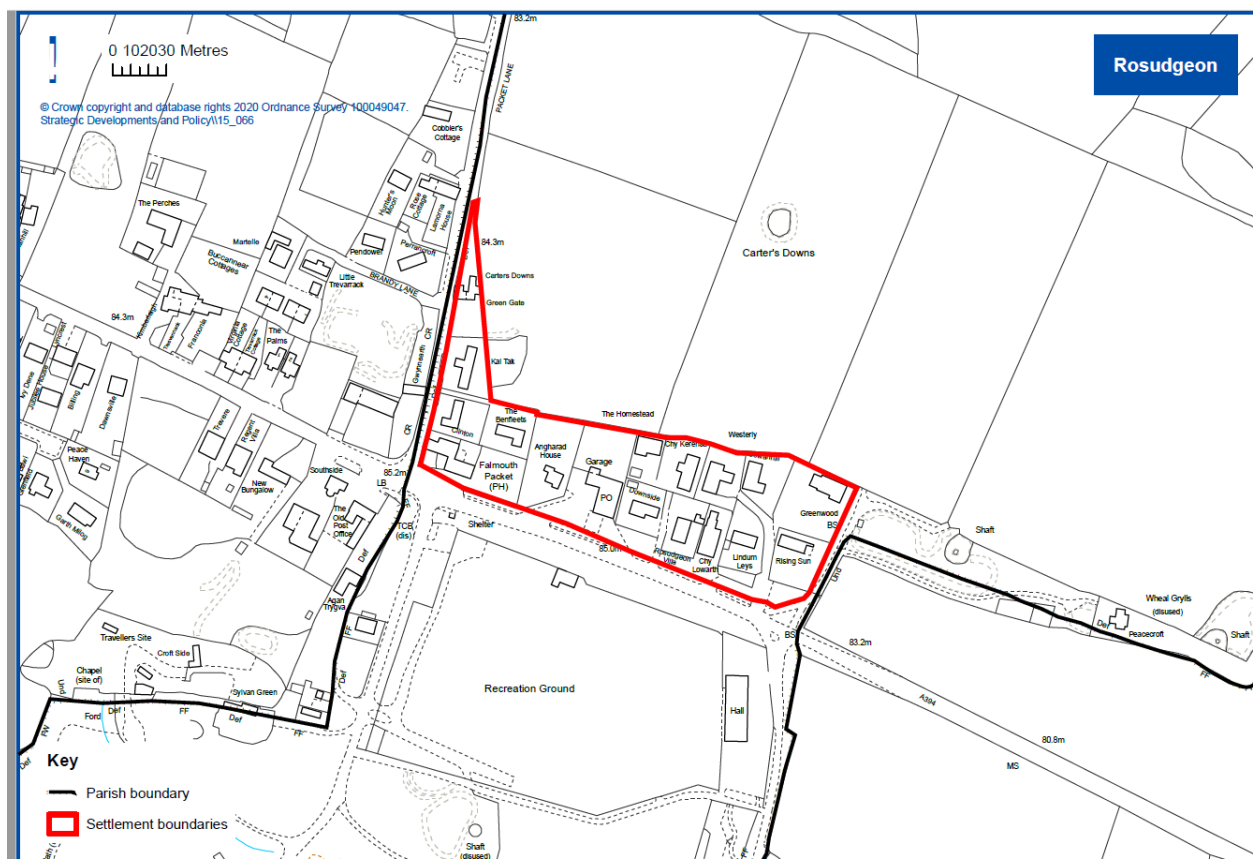
Relubbus	
Number of dwellings:	About 38
Population:	88-100
Distance to services and facilities:	
Shop	2.5 km in Goldsithney
Post Office	2.5 km in Goldsithney
Public House	2.5 km in Goldsithney
School	1.3 km to St Hilary School (Primary & Pre-school) 10> km to Secondary Schools
Church	1.8 km to St Hilary Parish Church
Community centre/hall	1.8 km in St Hilary Churchtown
Doctors' surgery	4 km in Marazion
Pharmacy	4.5 km in Marazion
Classified road	0 km to B3280
Public transport - bus	0 km on B3280 #39A
Public transport - train	7 km to St Erth
Cycle Route	5 km to NCR#3 at Rosevidney
Caravan Site	0.7 km to 250 pitches

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A settlement on the Marazion to St Hilary unclassified road. Largely a linear development along the north side of the road.

Plain-an-Gwarry	
Number of dwellings:	About 24
Population:	Estimated 53-61
Distance to services and facilities:	
Shop	1.8 km in Marazion
Post Office	1.8 km in Marazion
Public House	1.2 km in Marazion
School	1.3 km to Marazion School 1.9 km to St Hilary School (Primary & Pre-school) 8> km to Secondary Schools
Church	2.4 km to St Hilary Parish Church
Community centre/hall	1.3 km in Marazion 2.4 km in St Hilary Churchtown
Doctors' surgery	1.3 km in Marazion
Pharmacy	1.8 km in Marazion
Classified road	1.9 km to A394
Public transport - bus	1.2 km in Marazion #U4; #2
Public transport - train	6.6 km to Penzance
Cycle Route	2 km to NCR#3 at Gwallon

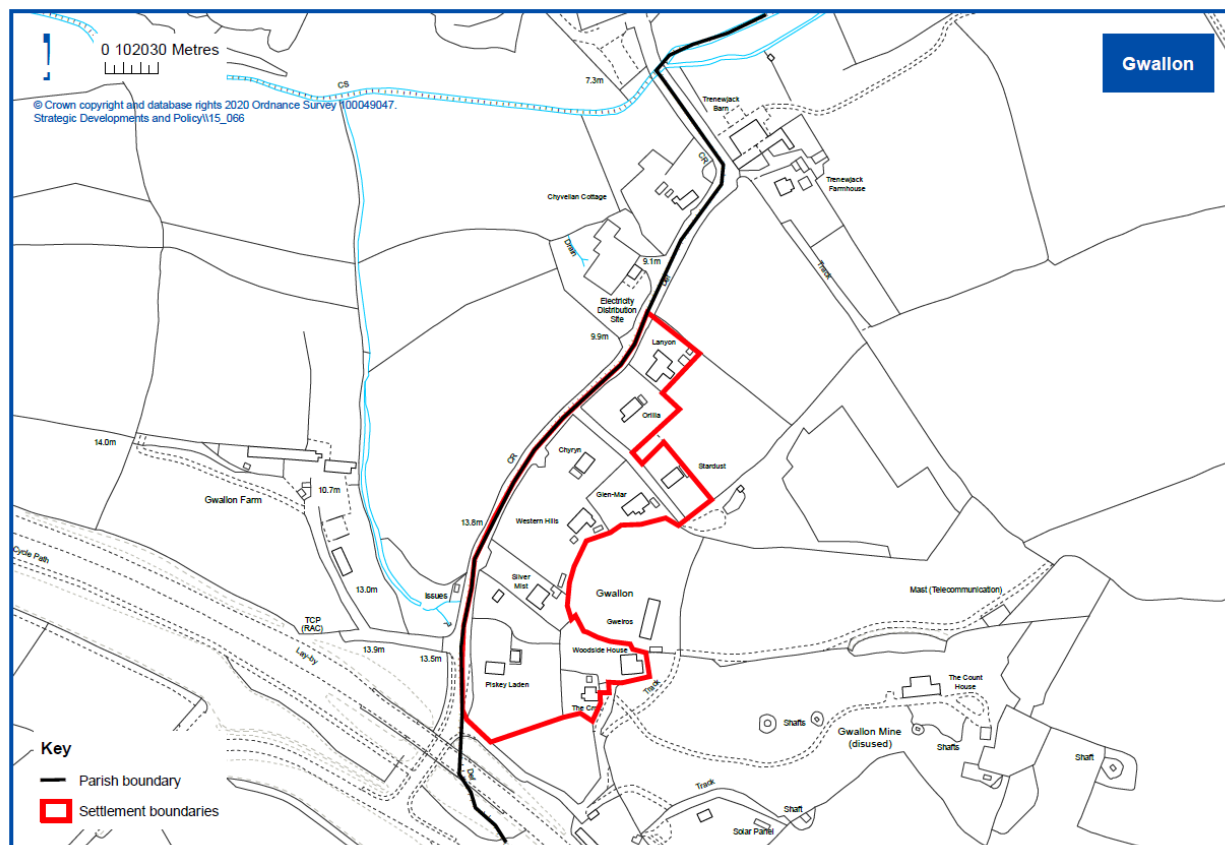
Rosudgeon



A settlement on the main A 394 Penzance to Helston Road. On boundary with Parish of Perranuthnoe at junction of roads leading to Prussia Cove to south and St Hilary to the north. Mainly linear development along the north side of the A394. The eastern most part of the larger settlement of Rosudgeon, the main part of which lies to the west in the Parish of Perranuthnoe

Rosudgeon	
Number of dwellings:	About 19
Population:	Estimated 44-50
Distance to services and facilities:	
Shop	0 km in Rosudgeon
Post Office	0 km in Rosudgeon
Public House	0 km in Rosudgeon
School	2.5 km to St Hilary School (Primary & Pre-school) 10> km to Secondary Schools
Church	2.3 km to St Hilary Parish Church
Community centre/hall	0.2 km in Social Club in Rosudgeon 2.3 km in St Hilary Churchtown
Doctors' surgery	3.7 km in Marazion
Pharmacy	4.2 km in Marazion
Classified road	0 km to A394
Public transport - bus	0 km on A394 #U4; #2
Public transport - train	9.5 km to Penzance 8 km to St Erth
Cycle Route	4.5 km to NCR#3 at Gwallon

Gwallon



A settlement on east side of the Marazion to Crowlas unclassified road on the boundary with the Parish of Marazion which lies to the west.

Gwallon	
Number of dwellings:	About 10
Population:	Estimated 22-26
Distance to services and facilities:	
Shop	1.5 km in Crowlas
Post Office	1.5 km in Crowlas
Public House	1.2 km in Marazion
School	1.3 km to Marazion School (Primary) 4.5 km to St Hilary School (Primary & Pre-school) 8> km to Secondary Schools
Church	5 km to St Hilary Parish Church
Community centre/hall	1.1 km in Marazion 5 km in St Hilary Churchtown
Doctors' surgery	1.2 km in Marazion
Pharmacy	1.8 km in Marazion
Classified road	1.5 km to A30; 2.2 km to A394
Public transport - bus	0 km for #515 Community bus service 1.3 km Marazion #U4; #2 1.5 km A30 #T1 and #A17
Public transport - train	5 km to St Erth 6.5 km to Penzance
Cycle Route	0 km on NCR#3

A detailed map of the Gears Lane area in Goldsmithney. The map shows various buildings, roads, and green spaces. A red outline highlights the settlement boundary. Key features include Gears Lane, Gears Barn, Gears Cottage, and Gears Lane East. Other nearby locations are Owen Vean Common, Little Providence, The Old Woodlands, Longthornes, Pumping Station, Cricket Ground, and The Green. The map includes a scale bar (0 to 102030 Metres) and a north arrow. A key indicates that the black line represents the parish boundary and the red line represents the settlement boundaries. The map is titled "Gears Lane" in a blue box at the top right. The bottom left corner contains the text "© Crown copyright and database rights 2020 Ordnance Survey 100049047. Strategic Developments and Policy\115_066".

Gears Lane	
Number of dwellings:	About 8.
Population:	Estimated 18 – 20.
Distance to services and facilities:	
Shop	0.4 km in Goldsithney
Post Office	0.4 km in Goldsithney
Public House	0.4 km in Goldsithney
School	1.6 km to St Hilary School (Primary & Pre-school) 9> km to Secondary Schools
Church	1.5 km to St Hilary Parish Church
Community centre/hall	0.6 km in Goldsithney 1.5 km in St Hilary Churchtown
Doctors' surgery	2.6 km in Marazion
Pharmacy	3.1 km in Marazion
Main road	0.5km to B3280
Public transport - bus	0.4 km on B3280 in Goldsithney #39A
Public transport - train	8.3 km to Penzance; 8 km to St Erth
Cycle Route	3.5 km NCR#3 at Gwallon

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Settlement	Estimated Population	Dwellings Existing	Dwellings with P/P ⁽¹⁾	Estimated Area hectares	Population Density People per hectare	Dwellings Density Dwellings per hectare	Average area per Dwelling ⁽²⁾ per M ²
St Hilary	95 - 115	45	4	4.05	25.9	12.1	765
Relubbus	81 - 97	38	-	3.36	26.5	11.3	850
Plain-an-Gwarry	51 - 61	24	1	2.77	20.2	9.0	1,090
Rosudgeon	40 - 49	19	2	1.64	27.2	12.8	779
St Hilary Churchtown	36 - 44	17	2	2.91	13.7	6.5	1,051
Gwallon	21 - 26	10	1	1.44	16.3	7.6	1,311
Gears Lane	17 - 20	8	8	1.24	15.0	13.0	772
In Settlements	341 - 412	161	18	17.41	21.6	10.3	894
Total - St Hilary Parish ⁽³⁾	821	387	25	1185.85	0.7	0.3	n/a
Outside Settlements	480 - 409	226	7	1168.44	0.4	0.2	n/a

Notes

⁽¹⁾ Extant Planning Permissions as at: 26/09/2020

⁽²⁾ After deductions for areas: church, cemetery and any main roads

⁽³⁾ Latest available: ONS Mid-Year 2017 Population Estimate for St Hilary Parish

There are an estimated 161 dwellings in the seven main identified settlements in the parish representing 42% with the majority of the dwellings 58% being outside these settlements.

The estimated population in these settlements is 341 to 412 with mean of 375 which equates to population density 21.6 per hectare and in the settlements the range is between 14 and 26. The overall population density in the parish is just 0.7 per hectare.

The overall density of dwellings included those with planning permission but not yet completed in the parish is 0.3 dwellings per hectare reflecting the very rural nature of the parish but in the settlements the number of dwellings ranges between 6.5 and 13 per hectare with an average across the settlements of 10.3 dwellings per hectare.

The average area occupied by each dwelling in the settlements range between 772 m² and 1310 m² with the average across all the seven settlements in the parish of 894 m². These are net areas after making deductions for the church and cemetery and any main roads running through the settlements.

There are currently (as at 31 Dec 2021) 25 dwellings with extant planning permission in the parish. The majority of these (68%) are new dwellings within the settlements with the remaining 32% being new dwellings approved outside the settlements in the open countryside.

Historic Development of the places proposed as Settlements in terms of having a form and shape and clearly definable boundaries in the St Hilary NDP

The Places:

St Hilary

St Hilary Churchtown

Relubbus

Plain an Gwarry

Rosudgeon

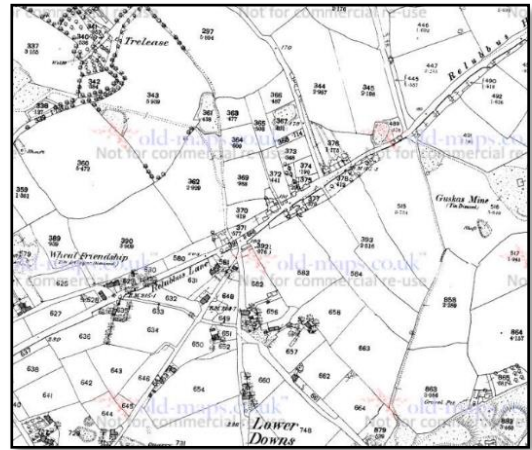
Gwallon

Gears Lane

St Hilary

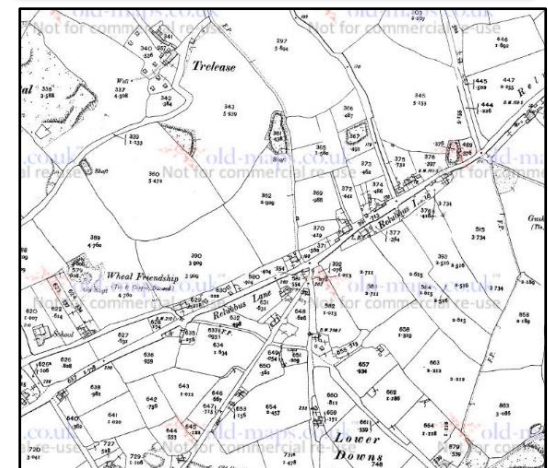
St Hilary 1878

Mainly dispersed. Linear development along Relubbus Lane at end of Long Lane and end of New Road and Lukes Lane



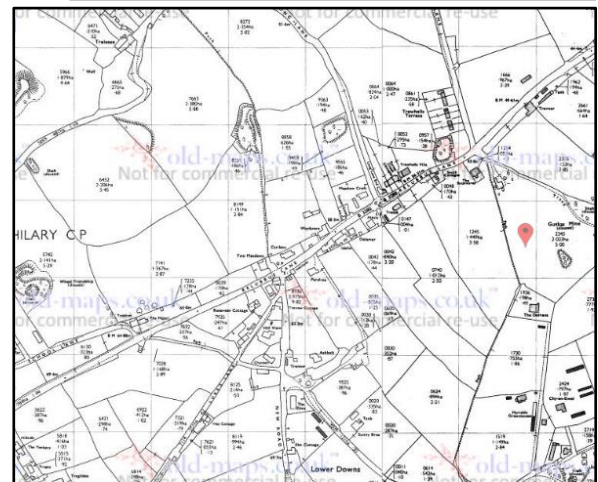
St Hilary 1908

Not much changed from 1878



St Hilary 1972

Linear development extending on both sides Relubbus Lane from Trehwella Lane to New Road. Development of row of dwellings on west side of Trehwella Lane by this time.



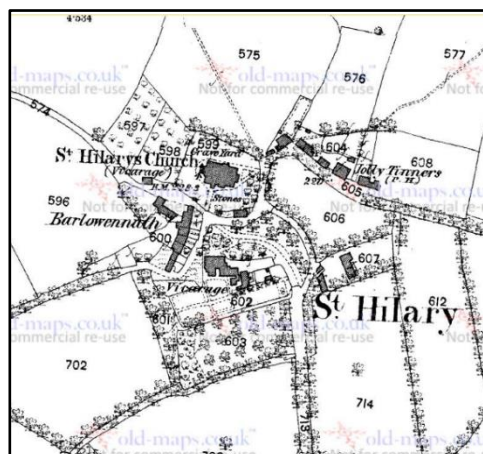
St Hilary 2021



St Hilary Churchtown

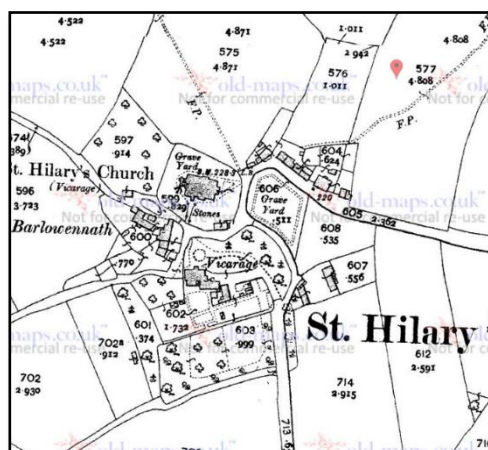
St Hilary Churchtown 1878

A small, compact nucleated settlement around the parish church and grave yard comprised of the Vicarage and its grounds, linear development of Barlowennath Terrace and the individual dwellings extending as far as the Jolly Tinnery on the avenue from the east.



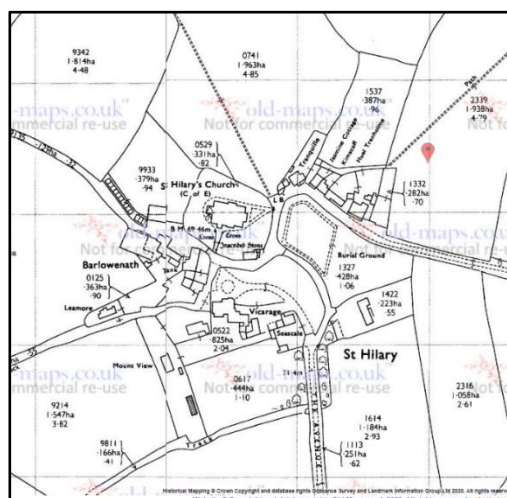
St Hilary Churchtown 1908

New grave yard other than which largely unchanged from 1878.



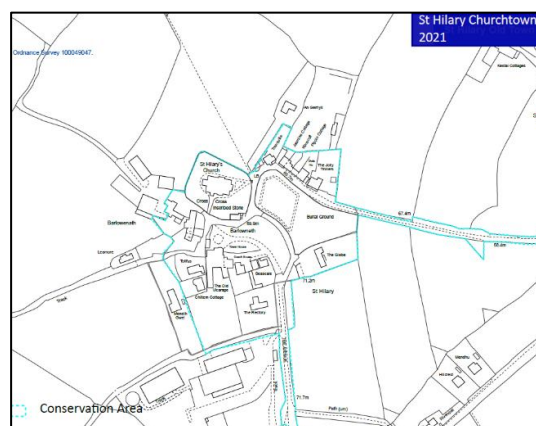
St Hilary Churchtown 1973

Some development in the grounds of the vicarage and extending of the built form to the west.



St Hilary Churchtown 2021

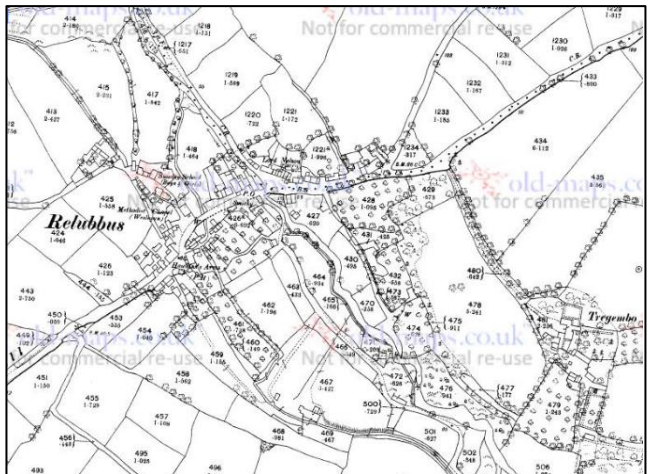
Further new development in grounds of vicarage and extending of the built form in the north



Relubbus

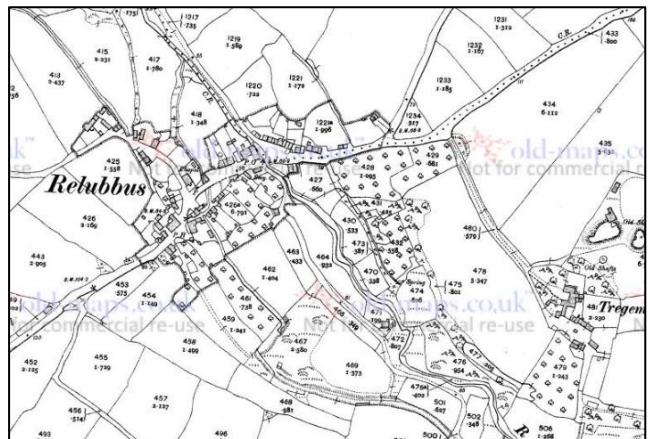
Relubbus 1878

Well established mainly linear development on both side of Relubbus Lane to the west of the River Hayle and on the northern side of the road to the east of the river crossing with some nucleated development.



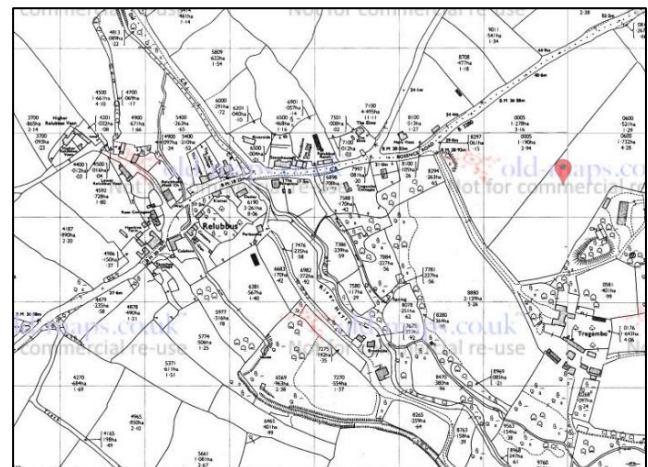
Relubbus 1908

Little changed in thirty year.

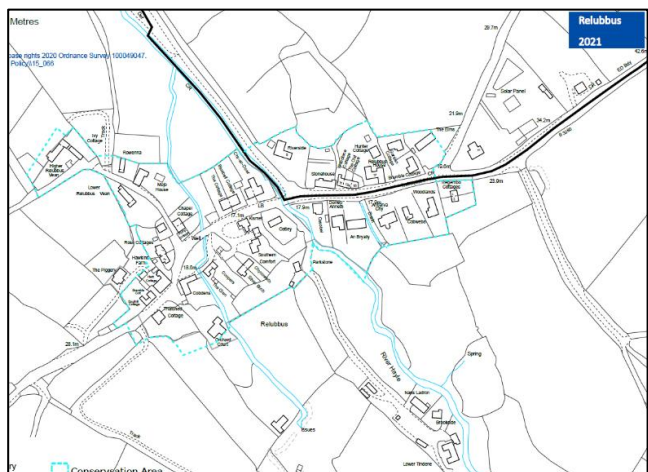


Relubbus 1973

Development along the southern side of the road to the east of the River Hayle and further development and re-development to the north of the side on this side of the river.



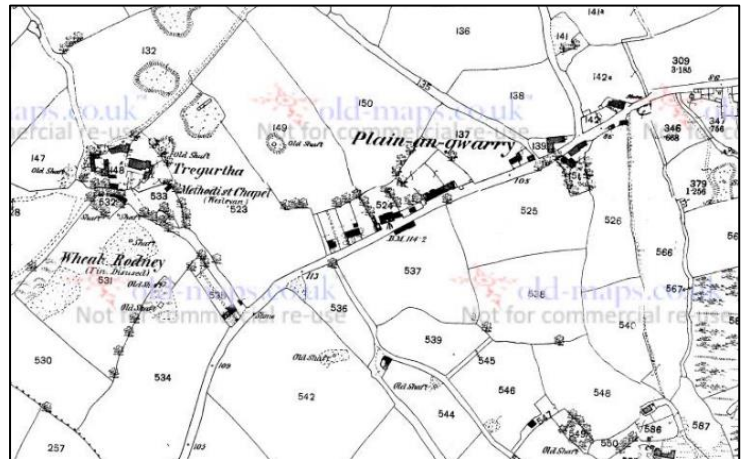
Relubbus 2021



Plain-an-Gwarry

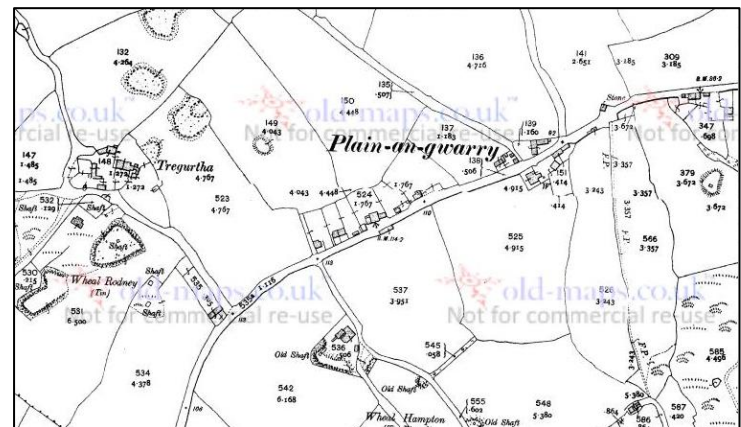
Plain-an-Gwarry 1878

Linear development along the northern side of the road to the east of the lanes leading to Tregurtha and Tregurtha Downs.



Plain-an-Gwarry 1908

Largely unchanged apart from the addition of property on the south side of the road at the eastern end.



Plain-an-Gwarry 1973

Some further in fill on the north side of the road going to the east.



Plain-an-Gwarry 2021

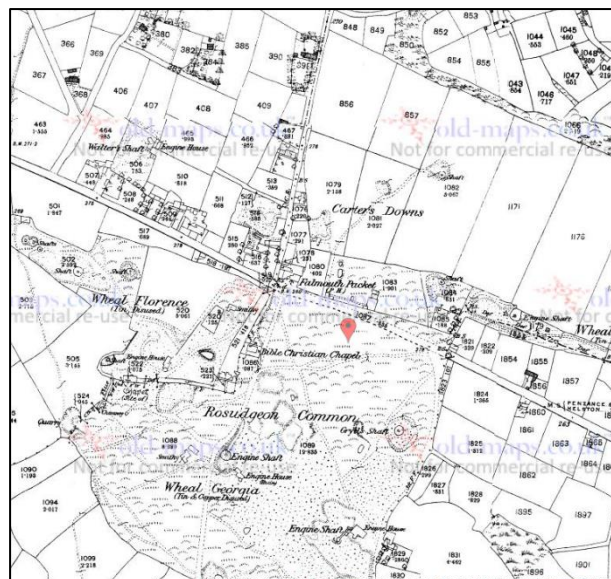
In fill in the linear form between the tracks to Tregurtha Farm and Tregurtha Downs, and towards the eastern end and an extension of the linear built form taking it almost to the lair that runs under the road at the eastern end.



Rosudgeon

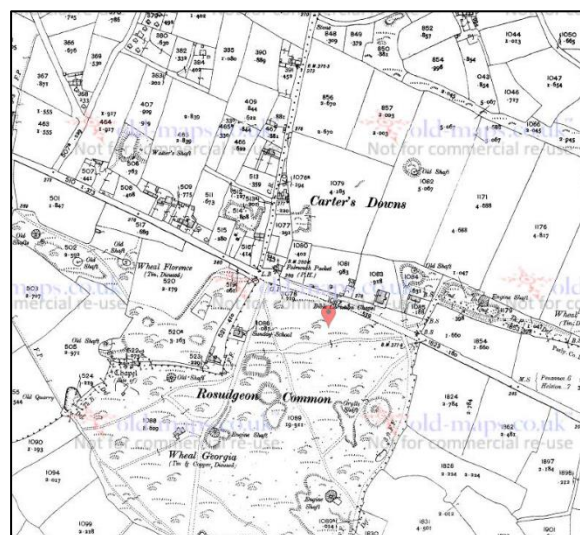
Rosudgeon 1878

Established nucleated settlement around the end of Packet Lane and centred on a number of mines in the vicinity of the common and Carter's Down.



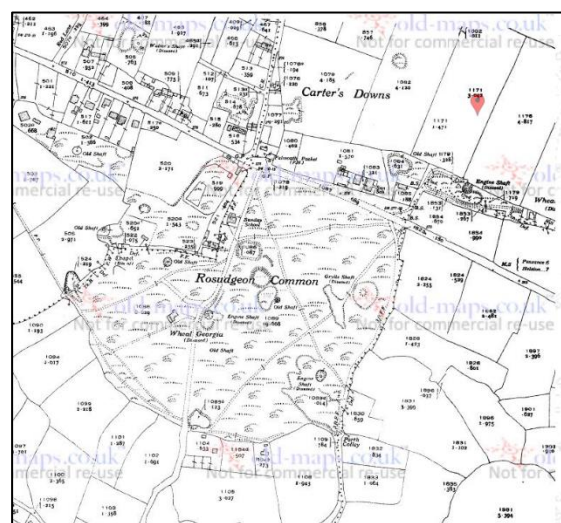
Rosudgeon 1908

Largely unchanged in the thirty years from 1878.



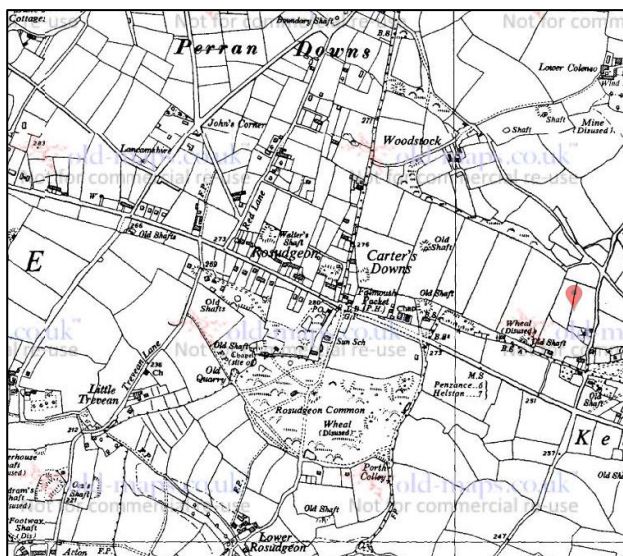
Rosudgeon 1936

Linear development on the south side of the road close to the disused Wheal Fortune mine in Perranuthnoe parish.



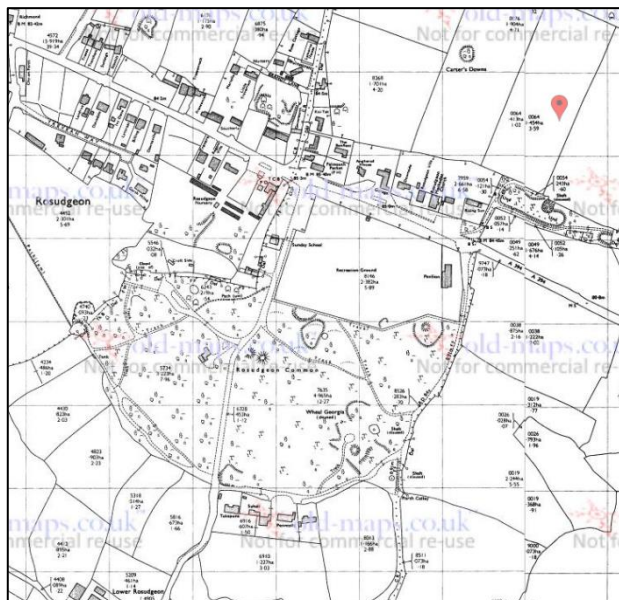
Rosudgeon 1964

Continued linear development along both sides of the road west of Packet Lane in Perranuthnoe parish and the area of the common on the south side of the road east of Packet Lane now a sports ground.



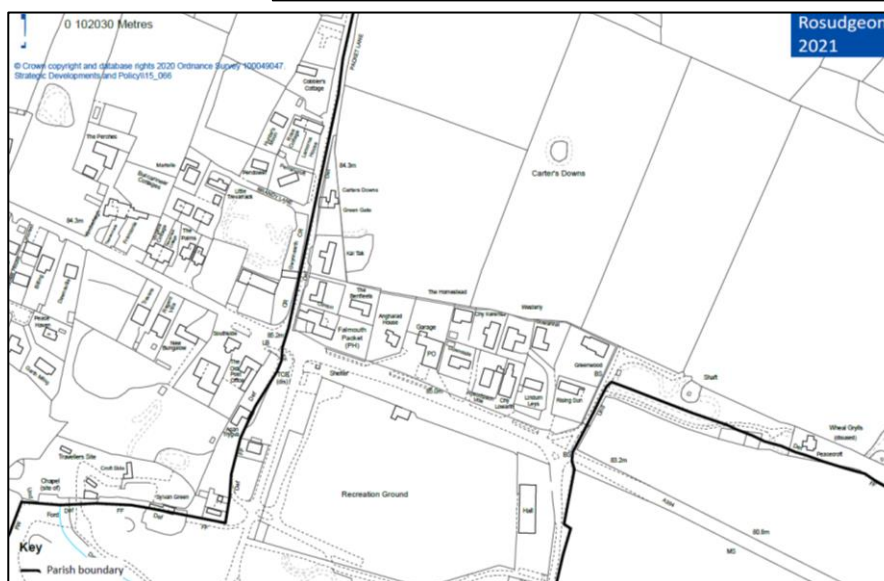
Rosudgeon 1974

Significant further development along and to rear of properties on the southside of the road to the west in Perranuthnoe parish, development along the northside of the road to east of Packet Lane opposite the Recreation Grounds and development to the south of the common.



Rosudgeon 2021

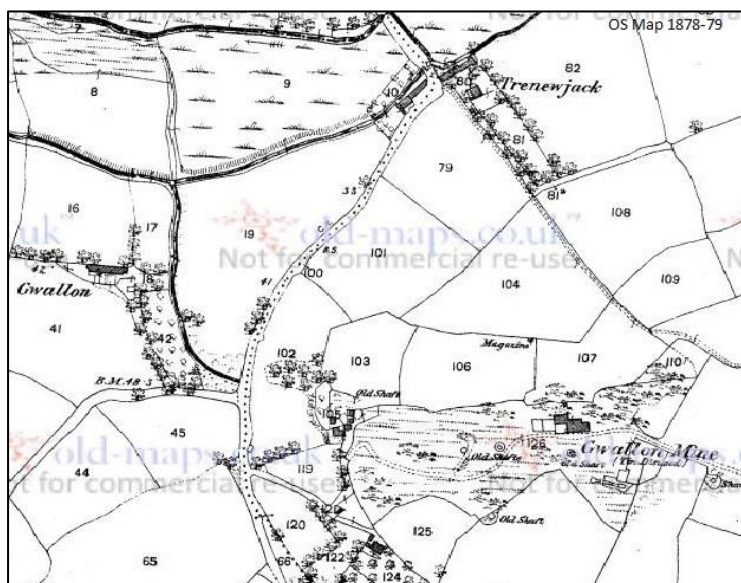
Development to the rear of the linear development along the road since 1974.



Gwallon

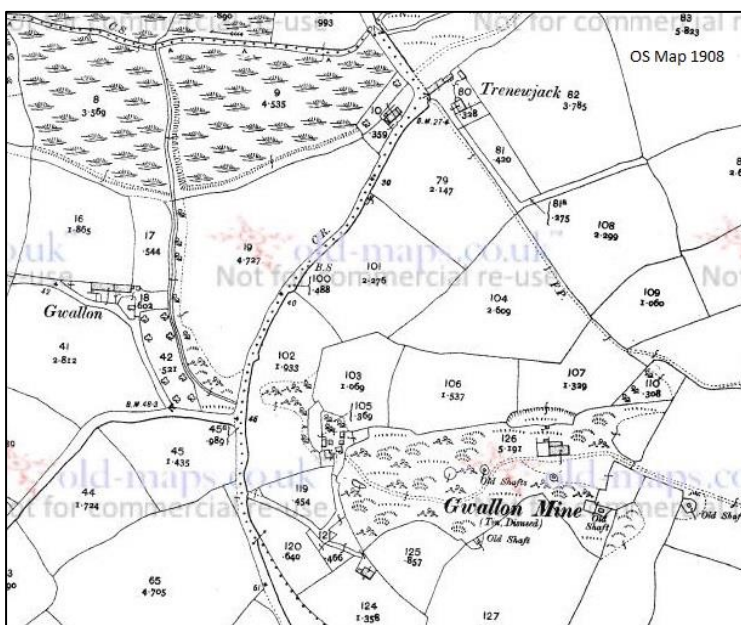
Gwallon 1878

Dispersed dwellings to the west of the Gwallon Mine. Gwallon Farm on the west side of Gwallon Lane in Parish of Marazion.



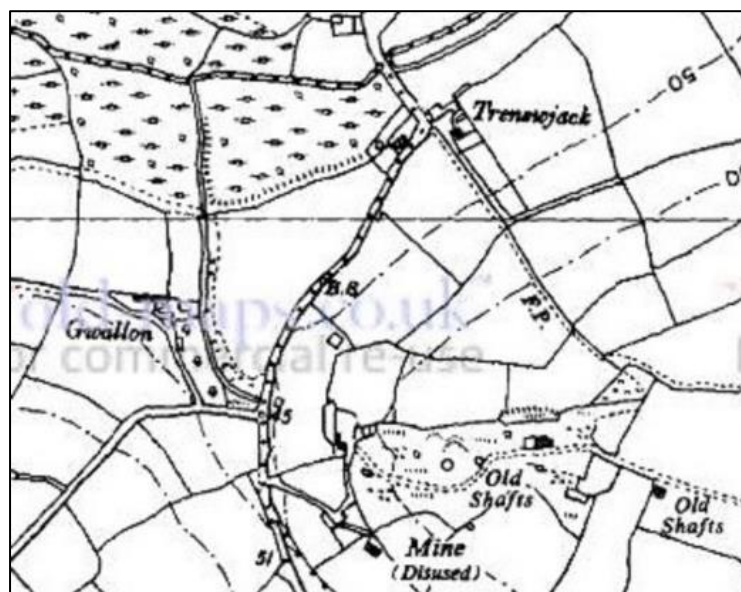
Gwallon 1908

Largely unchanged in thirty years.



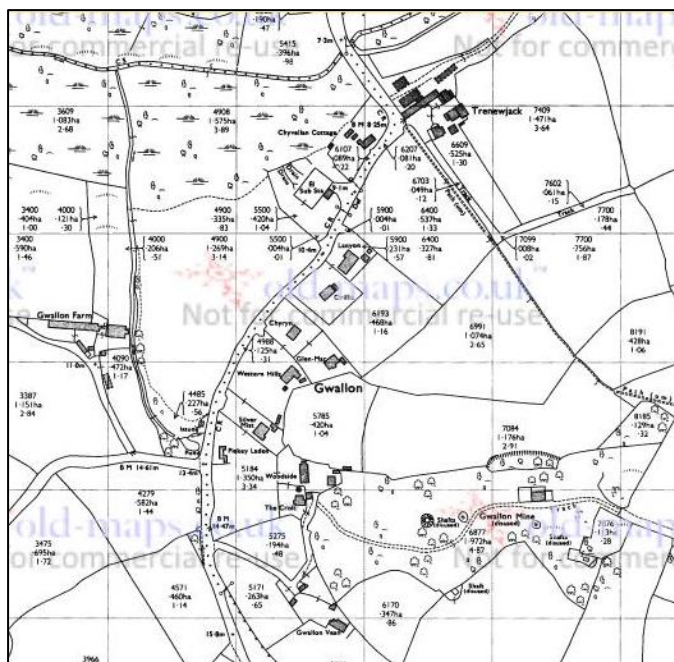
Gwallon 1963

Largely unchanged just one new property to the north of the mine.



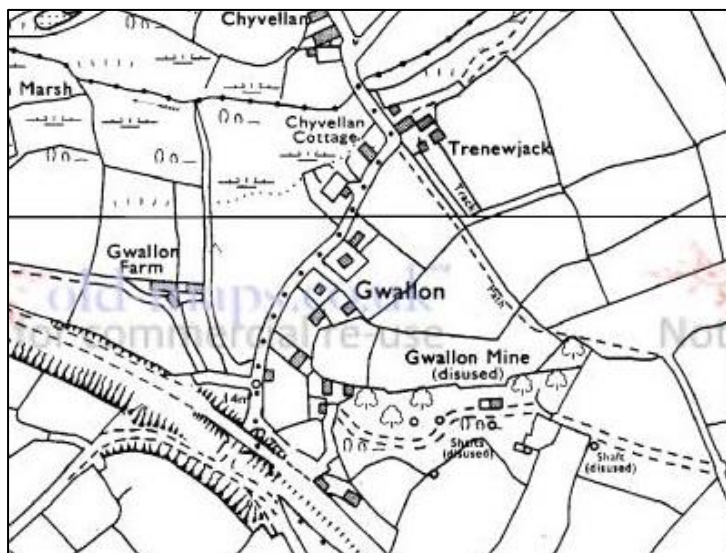
Gwallon 1972

Significant linear development along the eastern side of Gwallon Lane towards Trenewjack in the 1960's and the addition of an electricity distribution substation on the west side in Marazion parish.



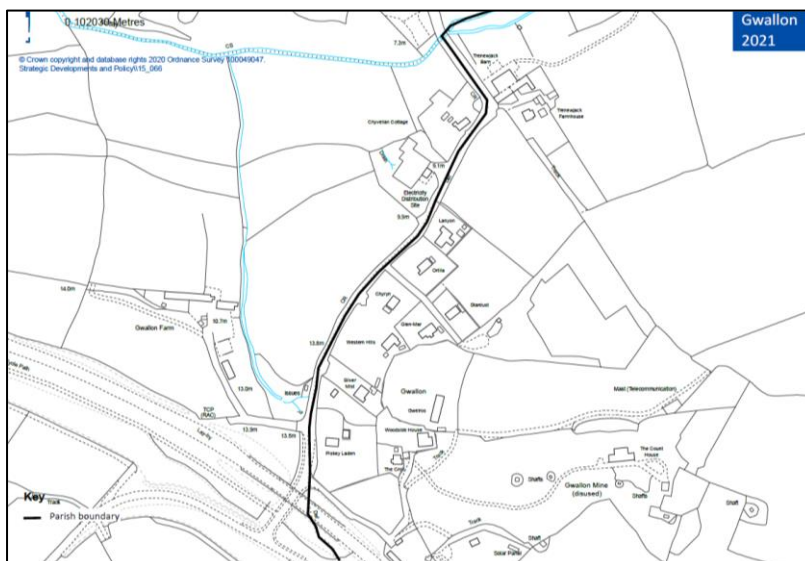
Gwallon 1978

The settlement is largely unchanged but it is now bounded on the south by the A394 bypass of Marazion which is under construction.



Gwallon 2021

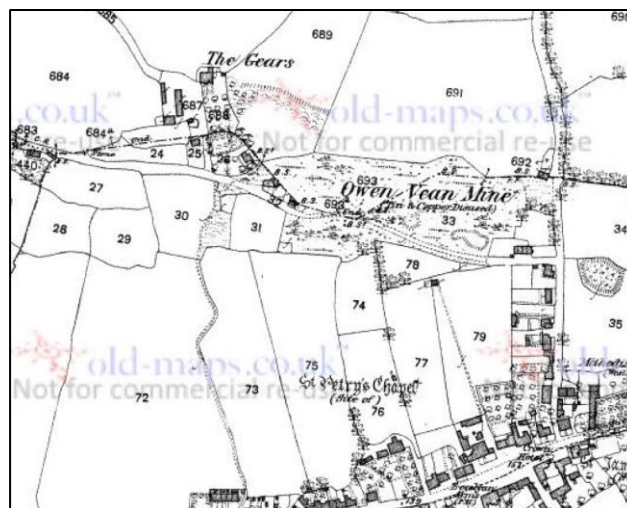
The bypass completed in 1982 with new bridge carrying the A394 over Gwallon Lane. The road from Marazion over Rose Hill has been relocated to exit onto Gwallon Lane to the south of the bypass which severed its link to Gwallon Farm. A new cycle path constructed that runs alongside the bypass and exits onto Gwallon Lane by the bridge, and now forms an off road section of NCR#3.



Gears Lane

Gears Lane 1877

The Gears to west of disused Owen Vean Mine.



Gears Lane 1963

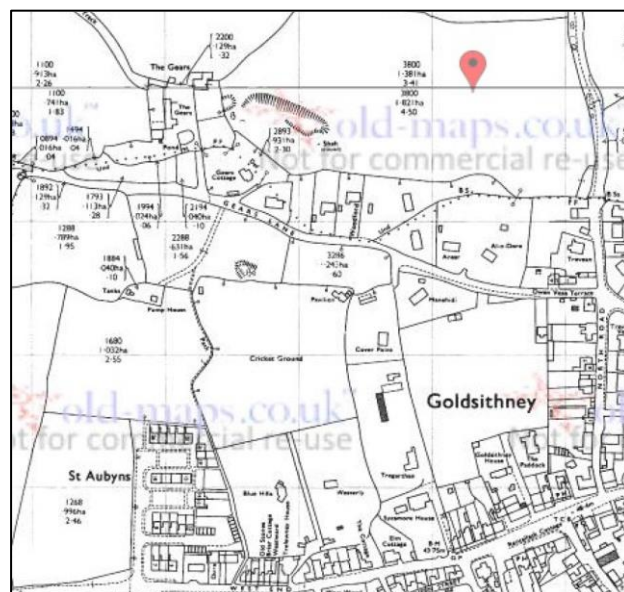
The Gear Lane remains largely undeveloped between North Road and the Gears to the west.



Gears Lane 1974

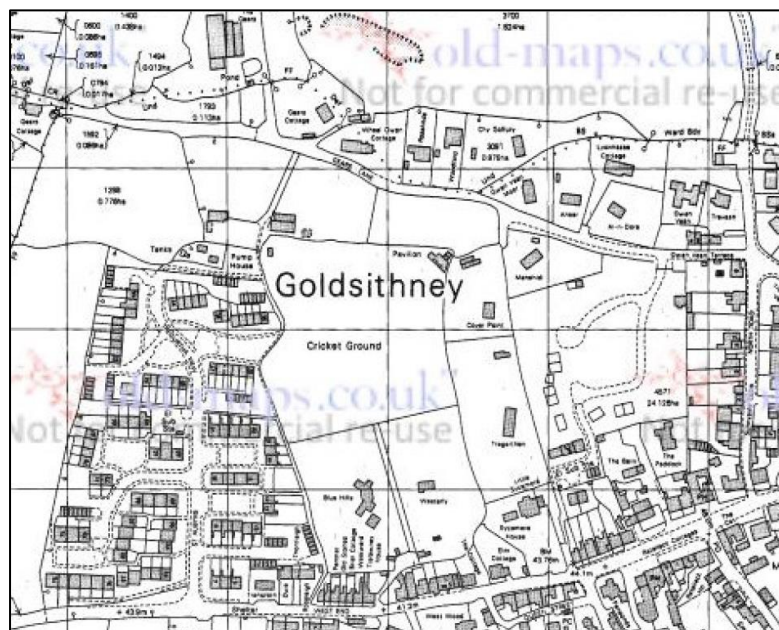
In the decade 1963 to 1973 significant development took place westward from North Road to the Gears on site of the disused Owen Vean Mine site. In fill development from North Road in neighbouring parish towards the Gears.

Also, development to the south of Gears Lane extending the built environment of Goldsithney north ward beyond the mainly linear ribbon development form along the B3280.



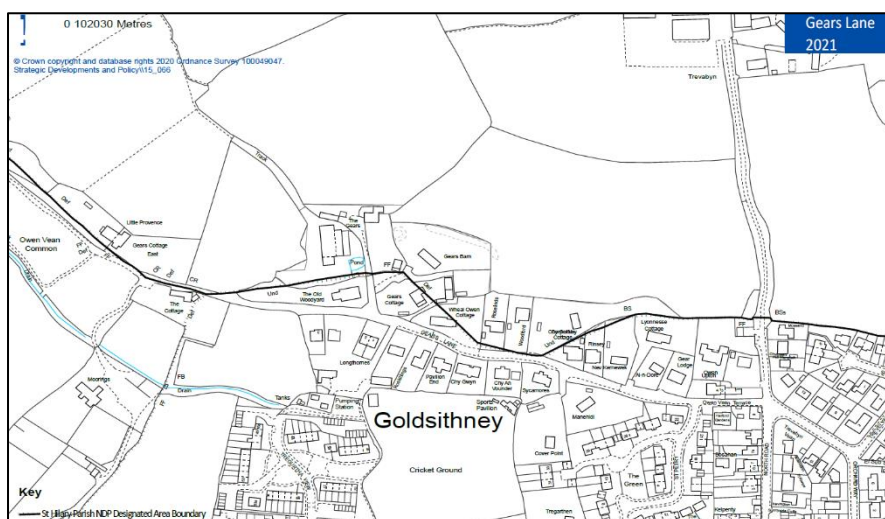
Gears Lane 1991

Further development to the south of Gears Lane with further extension of built form northward from the B3280.



Gears Lane 2021

In the last thirty years development has taken place along the south side of Gears Lane westward from North Lane and created linear form of built environment along both sides of Gears Lane from North Lane as far as the Gears in the west. This has created a built environment block west of North Lane between the B3280 and Gears Lane that now surrounds a green space that includes the Goldsithney Cricket Ground.



In 2019 Cornwall Council undertook a review of its Parish and town council boundaries as part of a Community Governance Reviews. This review was completed at end of 2020 and the approved changes to boundaries were introduced for the local elections in May 2021. One of the changes in parish boundaries was to the section of Gears Lane which was transferred from St Hilary Parish to Perranuthnoe Parish. The Gears Lane Settlement that was in St Hilary is now in Perranuthnoe. However as both St Hilary and Perranuthnoe NDP are being developed the designated areas of each cannot be amended without both parishes going back to the start of having a new NDP area designated. For the purposes of the St Hilary NDP and Perranuthnoe NDP the Gears Lane Settlement will remain in the designated area covered by the St Hilary NDP.

The section of Gears Lane formerly within the Parish of St Hilary and that remains in the designated area of the St Hilary NDP is now adjoined to the built environment of the extended urban form of Goldsithney.

Housing in the Countryside issues

Farmland accounts for 85% of the land area of the parish with woodland plantation, scrub land and rough inland and coastal ground accounting for a further 12% according to the most up to date historic landscape characterisation (HLC). This leaves around 3% of the land area considered as developed land / built environment consisting of dwellings and other buildings and infrastructure - roads, etc.

The parish has an estimated population density of 0.7 persons per hectare which is below average for Cornwall where the average 1.5 and England & Wales where the overall average is 4.1.

According to the 2011 Census data the parish has the second highest percentage of residents identifying as Cornish of all the parishes in Cornwall. Given that the percentage of people in the census identifying as Cornish but resident outside Cornwall represents only 0.02% of the population outside Cornwall it seems likely that St Hilary has the second highest percentage of residents identifying as Cornish of all the parishes in England & Wales.

Within the parish there are some thirty properties called either farmhouses or farms representing approximately 8% of the dwellings in the parish. However many of the smaller farms have been amalgamated into larger units over time and the number that could be called “working farms” with the farmer and workers living on the farms is now much reduced and many of the farm and farmhouse dwellings have been sold off as simply residencies. A number of the older former farm buildings and which are often not fit for purpose in terms of size and accessibility and become redundant as useful farm buildings have been converted into dwellings.

There are only two short sections of A-road in the parish, one of which is not accessible from within the parish, one B-road and 5 C-roads. Other roads in the area are mainly unclassified minor roads of varying width but generally less than 4 metres wide.

There are only a few sections of footway alongside roads in the parish. These are short and offer little in the way of connectivity.

There are no dedicated Cycle Paths in the Parish. There is a 1km section of National Cycle Route #3 in the parish but this section is on a minor C-road where the road space is shared with motor vehicles.

Public transport in the parish is limited to four bus services. These provide connections to the closest surrounding towns of Penzance, Helston and Hayle and provide the access to main line railway services at Penzance and St Erth.

According to the 2011 Census residents travelling to work 88% use private vehicles, 3% use public transport and 9% other means- walking, cycling. In the household survey of residents undertaken in 2017 only 13% thought public transport was adequate with 47% saying it was not adequate and 40% saying they didn't use it.

The Department of Trade (DoT) produces data on journey travel times to key services and facilities for the English local authority areas and for the Lower Super Output Area (LSOA). Of the key services St Hilary has a primary school and food store within its parish boundaries but the other key services – centres of employment, secondary and further education, GP, hospital and town centre involve travel outside the parish.

According to the DoT data average journey travel times to the 8 key services and by four modes of transport in England takes 18 minutes, in Cornwall it takes 29 minutes and in the LSOA of the parishes of St Erth and St Hilary takes 36 minutes which 100% longer than in England. Based on the average journey time the St Hilary LSOA is in the lowest quartile in terms of connectivity with key services of the LSOA's in Cornwall. In other words, 75% of the 322 LSOA's in Cornwall have better connectivity, that is shorter journey travel times to access key services than the St Hilary LSOA.

In terms of sustainable modes of transport – public transport, cycling and walking – the journey to key services for the St Hilary LSOA is significantly longer than the average for England. In England key services can be reached by public transport and cycling in less than 20 minutes whereas from the St Hilary area it takes over 30 minutes and for walking the difference is more than twice as long – under 30 minutes verses over an hour. Areas such as St Hilary are at a distinct disadvantage when it comes to using sustainable modes of transport for accessing key services, compared with England as a whole, in order to reduce the need for travelling by car. Access to good public transport and safety for walking and cycling are issues that need to be addressed to make the parish a sustainable location for new housing development.