

St Mellion Neighbourhood Priority Statement – Data Profile

This profile provides informative data to assist Towns / Parishes with their Neighbourhood Priority Statement. The majority of this data compares your area with the figures for Cornwall; in some cases, figures for parish level are not available and data for the relevant Community Area Partnerships (CAP) is given instead. Data is compiled from a number of sources including census data, planning data, council tax data and other sources. It will form part of the evidence base for your Neighbourhood Priority Statement.

In addition to the data in this document, you can find useful and locally specific health information for your community here [Joint Strategic Needs Assessment \(JSNA\) - Cornwall Council](#)

Key Data

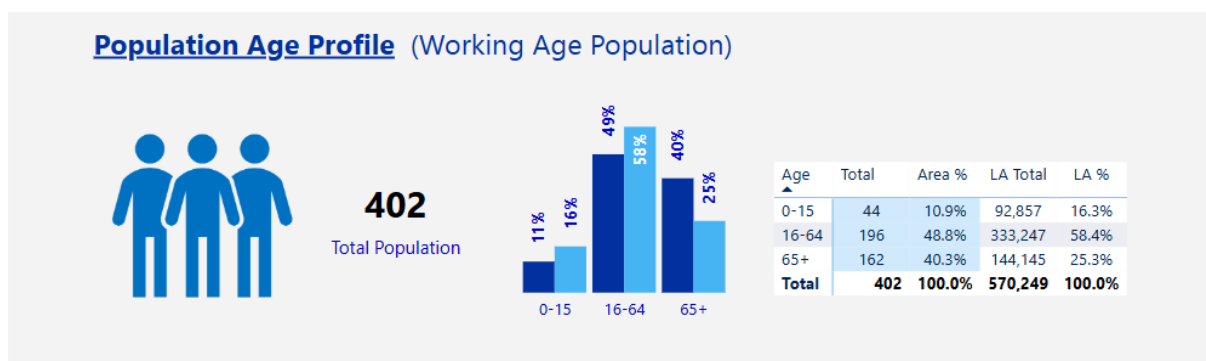
Data Item	Parish	CAP	Cornwall
Population	402	39,478	570,249
Number of Dwellings	193		285,543
New homes delivered 2014 – 2024 (% increase)	5 (2.6%)	1,680	28,529 (9.8%)
Housing Density (residents per hectare)	0.15	0.38	0.69
Affordable housing need (March 25)	10 households		21,824 households

The density can indicate how rural a parish is, more urban areas will have a higher housing density.

Demographics

This data will give you an overview of your parish's population distribution (with comparisons to the Cornwall level data) particularly the proportions of working age and over 65 populations. Current and projected population information can help to give you a better understanding of what kinds of services, housing, and economic needs that your parish has in the short and long term. Note that the population of the UK is expected to increase significantly¹ over the next 15 years, by almost 10%.

Population Age Profile

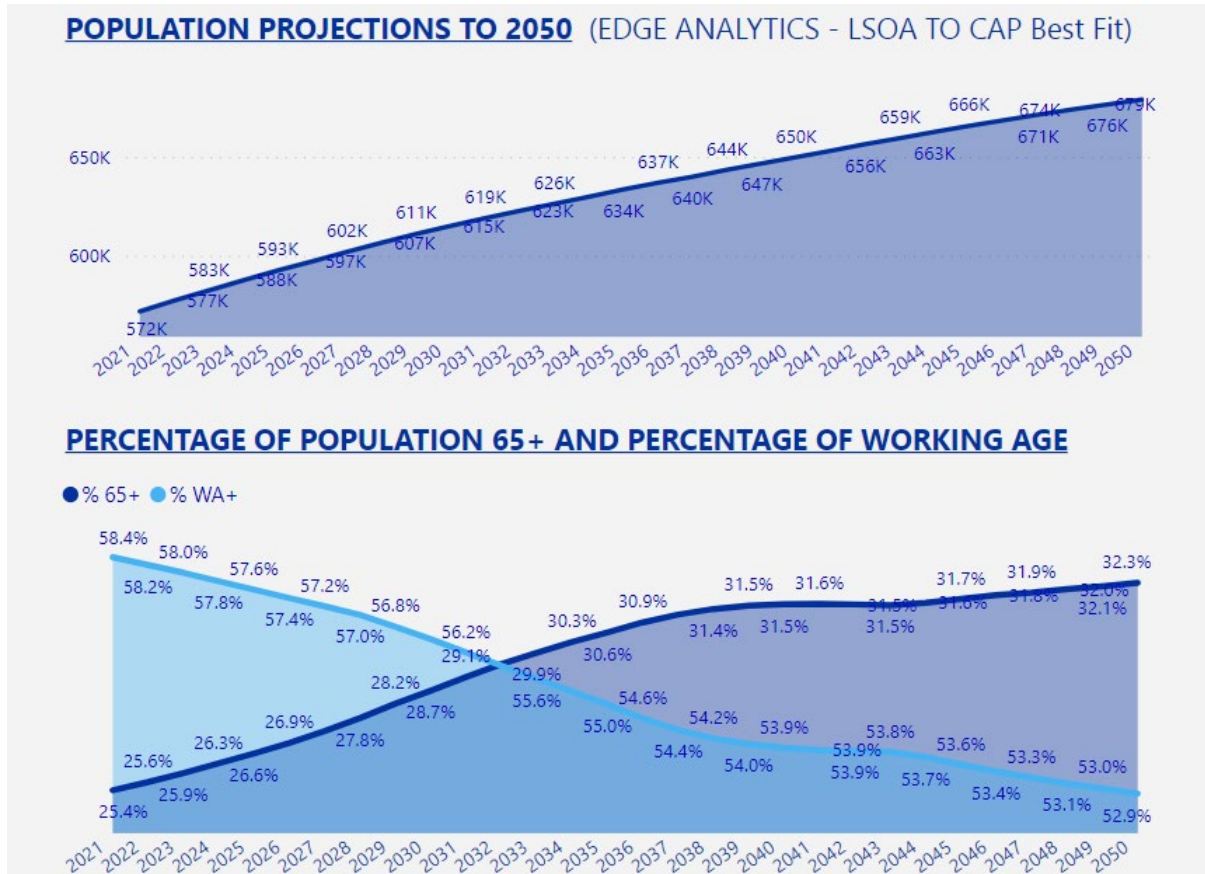


¹ [National population projections - Office for National Statistics](#)

Population Trends

The graphs below, for Cornwall and your CAP, demonstrate the projected change in population distribution of working age and over 65s up to 2050 as well as the projected total population up to the same year.

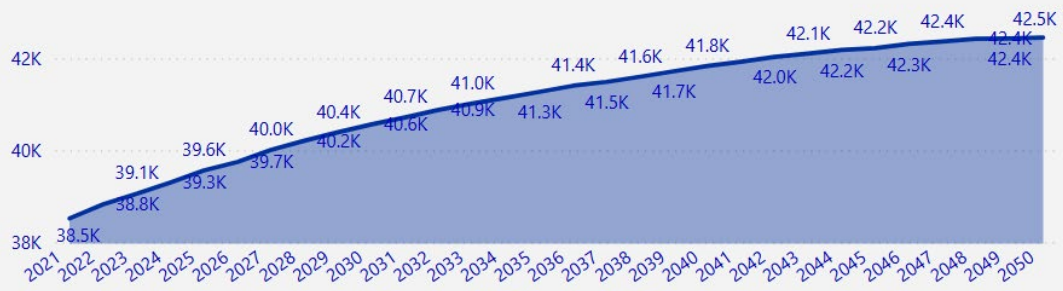
Cornwall



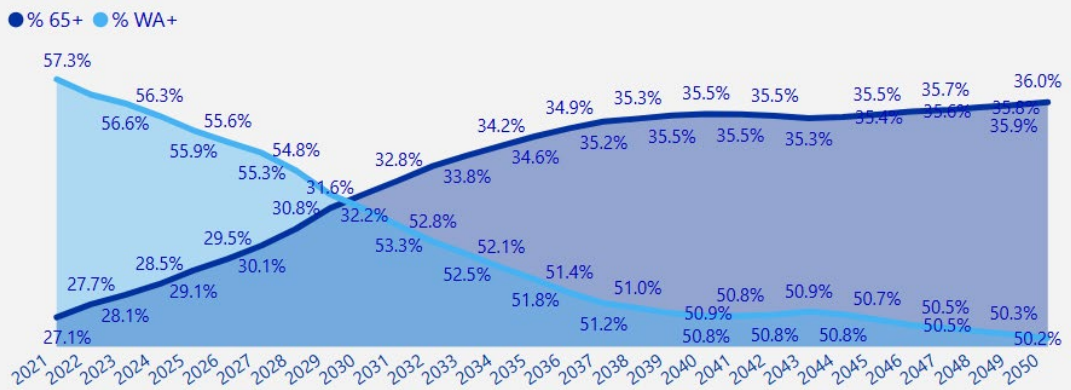
It's easy to see that future projections for Cornwall indicate a significant decrease in the proportion of working age residents and a corresponding increase in the 65+ population over the 30 years. This will result in additional pressure on housing, facilities and services, as well as challenges for the economy. With higher demand on essential services there may not be sufficient workforce to support the economy and provide essential services. A higher percentage of elderly residents also means that more accessible and supported homes will be needed. To attract more workers to support the economy, we will be likely to need to build more affordable homes of all types.

Tamar to Moor CAP area

POPULATION PROJECTIONS TO 2050 (EDGE ANALYTICS - LSOA TO CAP Best Fit)



PERCENTAGE OF POPULATION 65+ AND PERCENTAGE OF WORKING AGE



Housing

The following housing data will give you an insight into the homes in your parish (where available) compared to CAP level and Cornwall level. Information on types of home, including the number of bedrooms, density, size, tenure and house prices will help you to understand what already exists. Additionally, we will provide information on the number of affordable homes that exist in your area and the current level of affordable housing need. We'll also provide some information on the number and type of new homes that have been built in your area and homes that have permission but have not yet been built.

Housing Stock



Housing Stock (1): St. Mellion

CAP, Parish

Tamar to Moor (CAP23...)

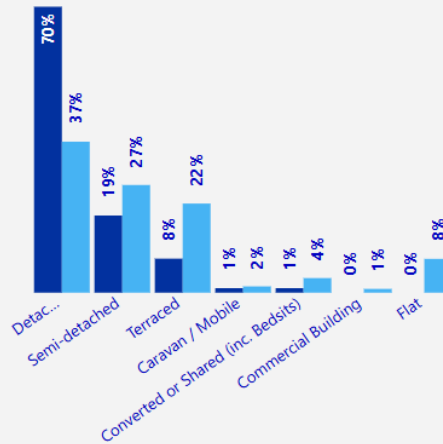


Total Number of Homes: 179

Detached, Semi or Terraced Homes: 97.8%

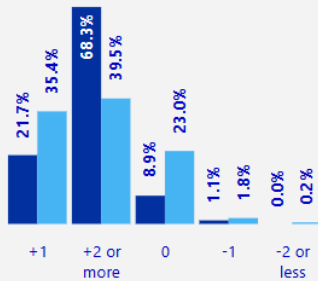
Housing Types

Attribute	Total	Area %	LA Total	LA %
Detached	126	70.4%	93,114	37.2%
Semi-detached	34	19.0%	66,428	26.5%
Terraced	15	8.4%	54,978	21.9%
Caravan / Mobile	2	1.1%	3,876	1.5%
Converted or Shared (inc. B...	2	1.1%	8,999	3.6%
Commercial Building	0	0.0%	2,325	0.9%
Flat	0	0.0%	20,855	8.3%
Total	179	100.0%	250,575	100.0%



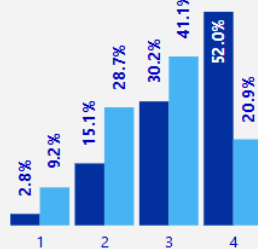
The majority of homes in the area are Detached, with 126 homes of this type (70.4%). This compares to (37.2%) of homes of this type for Cornwall.

Occupancy Rating



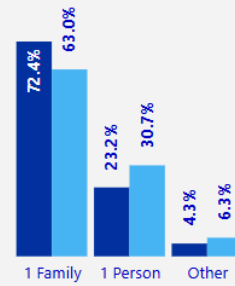
O. Rating	Total	Area %
+2 or more	123	68.3%
+1	39	21.7%
0	16	8.9%
-1	2	1.1%
-2 or less	0	0.0%
Total	180	100.0%

Bedrooms



Beds	Total	Area %
1	5	2.8%
2	27	15.1%
3	54	30.2%
4	93	52.0%
Total	179	100.0%

Household Types



HH	Total	Area %
1 Family	134	72.4%
1 Person	43	23.2%
Other	8	4.3%
Total	185	100.0%

Occupancy Rating compares the number of bedrooms in a residents with the number of people in the household. It is used to illustrate if homes have enough bedrooms to accommodate their occupants. Positive figures indicate households may have more beds than required, while negative values indicate they must not meet their needs. The most frequent value in the census occupancy rating is +2 or more (123) homes. This indicates most stock has more bedrooms than required by residents. The majority of housing stock is 4 Bedrooms with 93 homes of this type. Most homes have 5 rooms (102). The most common household size (number of people in a household) is 2, with 102 homes housing 2 people

The data in this table is based on the number of households rather than dwellings; we don't have the data for homes with no usual residents. Household size refers to the number of people in a household.

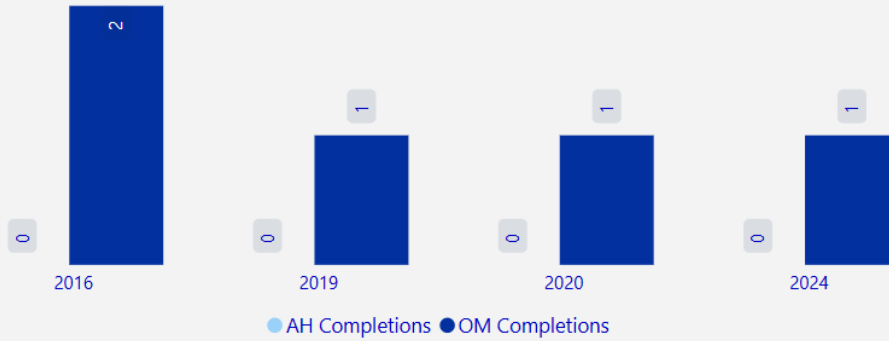
New Housing Delivery

Housing Completions (2014/15 - 22/23)

Completion Type	Total	Area %	LA Total	LA %
OM Completions	5	100.0%	20,885	73.2%
AH Completions	0	0.0%	7,644	26.8%
Total	5	100.0%	28,529	100.0%

0.00 1.25 1.25

Avg Affordable Homes/Year Avg Open Market Homes/Year Avg Total Homes/Year



The above shows new additions to housing stock over time. 0 (0%) of completions have been affordable. This compares to (26.8%) for Cornwall.

AH – Affordable / OM – Open Market

Permitted Housing Yet to be Delivered

This page looks at homes with extant planning permission, representing new stock that could potentially come forward. These are homes that have either not started construction yet or were still under construction at the end of the last financial year. Details from planning permissions allow us to estimate how many of these are likely to be affordable and how many are likely to be sold on the open market.



4
Open Market Homes
with Permission

0
Affordable Homes
with Permission

4
Total Homes Still
to Come Forward

Tenure	Total
Open Market...	4
Affordables ...	0
Total	4

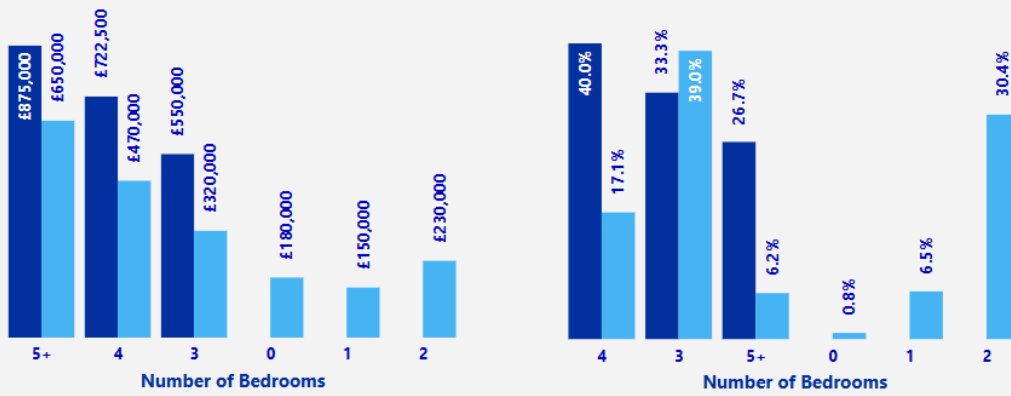
100.00%

Tenure ● Affordables Permitted ● Open Market Permitted

House Prices and Sales

Percentage of Total Sales and Median Sale Price per Property by Number of Bedrooms over the past X years*

Property Sales by Number of Bedrooms (Counts and Price)



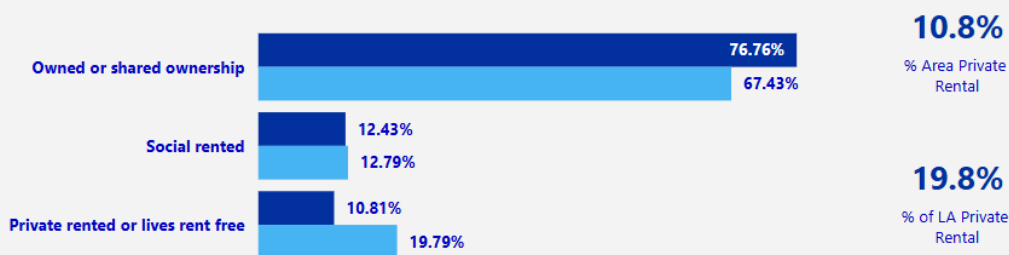
Beds	Median Sale Area	Sales %	Median Sale LA	LA Sales %
0			£180,000	0.8%
1			£150,000	6.5%
2			£230,000	30.4%
3	£550,000	33.3%	£320,000	39.0%
4	£722,500	40.0%	£470,000	17.1%
5+	£875,000	26.7%	£650,000	6.2%

Beds	Area Sales	Sales %	LA Sales	LA Sales %
0			150	0.8%
1			1,156	6.5%
2			5,439	30.4%
3	5	33.3%	6,987	39.0%
4	6	40.0%	3,071	17.1%
5+	4	26.7%	1,115	6.2%

**Housing Sales & Median Price over past X years data unavailable for St Mellion.*

Tenure of Home

Tenure of Homes

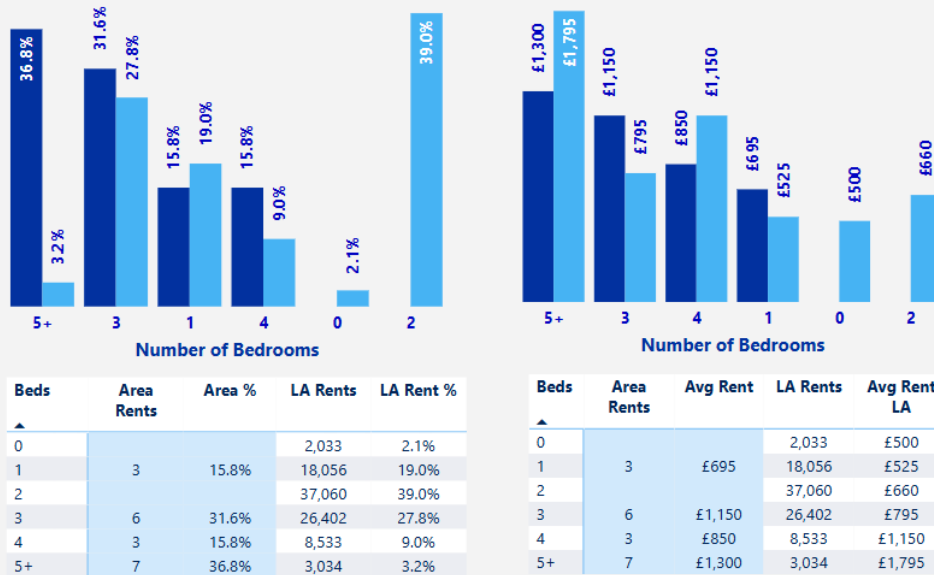


Most properties are Owned or shared ownership (142, 76.8%). This compares to (67.4%) for Cornwall as a whole. There are 20 private rental properties, (10.8%) compared to (19.8%) in the county as a whole

Private Rental Market

Private Rental Properties by Number of Bedrooms and Average Rental Price

Private Rental Properties: Number of Bedrooms (Counts and Price)



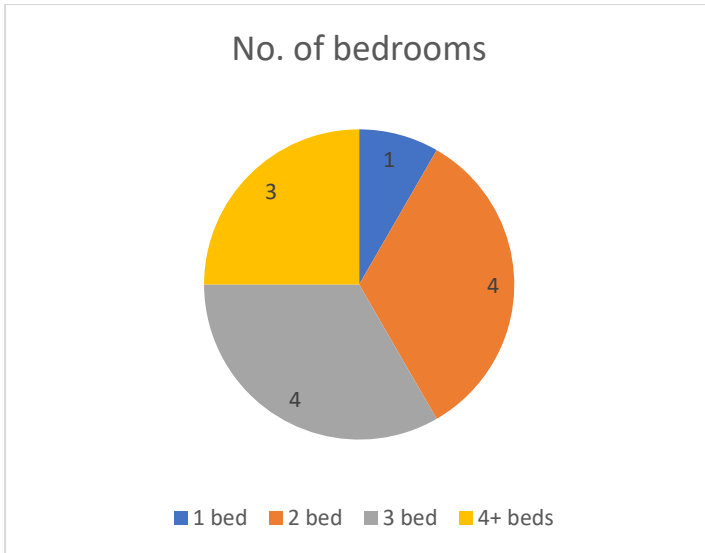
The above table (left) shows the number of private rental properties for the area, broken down by the number of bedrooms offered and equivalent prices at County level. On the right, the average (median) rental price per month for properties of each type are shown. It is important to consider how many properties average prices are drawing from, particularly at smaller geographies. The average price for a 3 bedroom rental property in the area is £1150. The median price at Cornwall level for a similar property would cost approximately £795. This suggests that broadly, an average rental property in the area costs £355 more than the Cornwall average

Affordable Housing

Affordable housing need changes as applicants join and leave the Homechoice register. The figures below are a snapshot for your parish in March 2025.

Households on Homechoice with a Local Connection	10
Number of existing affordable homes (to rent)	26
Percentage of total housing stock	13%
Total Number of affordable lettings (last 5 years)	5

What kind of homes are affordable housing applicants eligible for in St Mellion parish?



Tourist Accommodation

Short Term Rentals (STRs) - tourism focused rents listed on AirBnB & Vrbo



28
Short-term
rents active in
past year

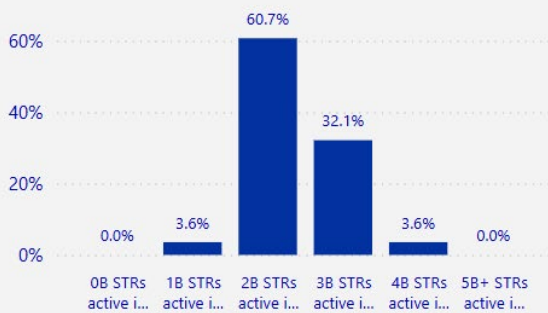


33
Short-term
rents active 1yr
ago



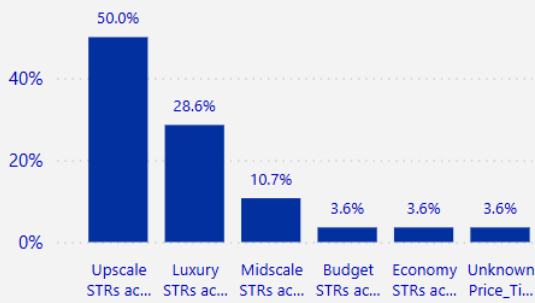
-5
Gain or loss of
short-term rents
in 1 year

Short-Term Rentals active in the last year (by number of Beds)



Beds	No. STRs
0B STRs active in last year	0
1B STRs active in last year	1
2B STRs active in last year	17
3B STRs active in last year	9
4B STRs active in last year	1
5B+ STRs active in last year	0
Total	28

Short-Term Rentals active in the last year (by price tier)



Price Tier	No. STRs
Upscale STRs active in last year	14
Luxury STRs active in last year	8
Midscale STRs active in last year	3
Budget STRs active in last year	1
Economy STRs active in last year	1
Unknown Price_Tier STRs active in last year	1
Total	28

Other Tourist-focused Accommodation*

Hol. Accom.	Number
Holiday Let	3
B&Bs	0
Holiday/Camp Sites	0
Hotel	0

* Note that due to the nature of the original datasets, there may be some double counting between the figures in the left table and those sourced from AirBnB/Vrbo. This is because we have not yet been able to establish for example which of the 'B&B' properties are let by AirBnB specifically.

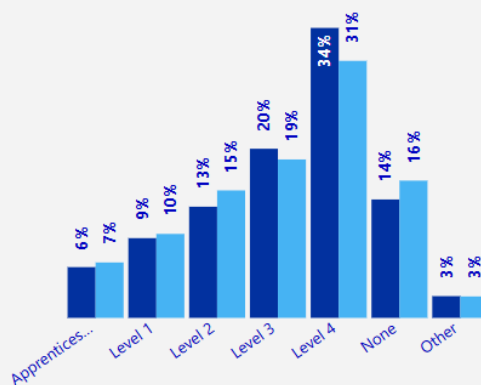
Economy

The following economy data provides information on the economic activity of your population, the types of occupation, and number of service facilities in your parish. This data can help for you to understand what kind of economic development you may need to improve economic activity and sustainability in your area.

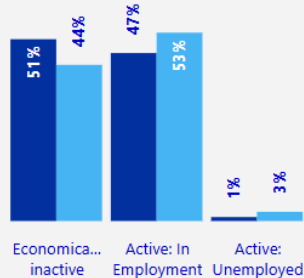


Qualifications

Qualification Lvl	Total	Area %	LA Total	LA %
Apprenticeship	21	6.0%	31,455	6.6%
Level 1	33	9.5%	47,665	10.0%
Level 2	46	13.2%	72,356	15.2%
Level 3	70	20.1%	89,932	18.8%
Level 4	120	34.5%	145,914	30.6%
None	49	14.1%	77,912	16.3%
Other	9	2.6%	12,171	2.5%
Total	348	100.0%	477,405	100.0%

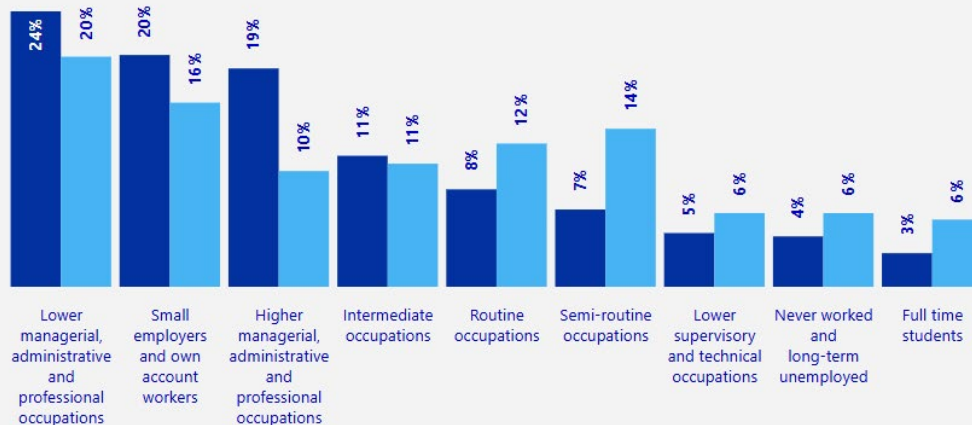


Economic Activity



Economic Activity	Total	Area %	LA Total	LA %
Economically inactive	184	51.40%	210,805	44.2%
Active: In Employment	170	47.49%	254,214	53.3%
Active: Unemployed	4	1.12%	12,372	2.6%
Total	358	100.00%	477,391	100.0%

National Statistics Socio-economic Classification (NS-SEC)



Economic activity is for all persons aged 16 and over. The economically inactive will include retired residents, students and other persons not actively working or seeking paid work.

Premises Counts

The information below gives information on the number and type of businesses / services and facilities that exist within the parish. Use local knowledge to supplement this list or to identify nearby services that are used by residents but may fall outside of the neighbourhood area.



Types and Counts of Premises in the Area

Property Type	Number
Holiday Let	3
Offices and Work Studios	2
Public and Village Halls	2
Restaurants and Cafes	2
Indoor and outdoor leisure and sporting activities	1
Markets (Indoor and Outdoor)	1
Primary, Junior, Infants or Middle School	1
Pubs, Bars and Nightclubs	1
Retail Service Agents	1
Secondary School	1
ATMs	0
B&Bs	0
Banks/Financial Services	0
Church Halls	0
Colleges	0
Community Service Centres	0
Dentist	0
Fast food Outlets/ Takeaways	0
GP Surgeries and Clinics	0
Heaths and Moorlands	0
Holiday/Camp Sites	0

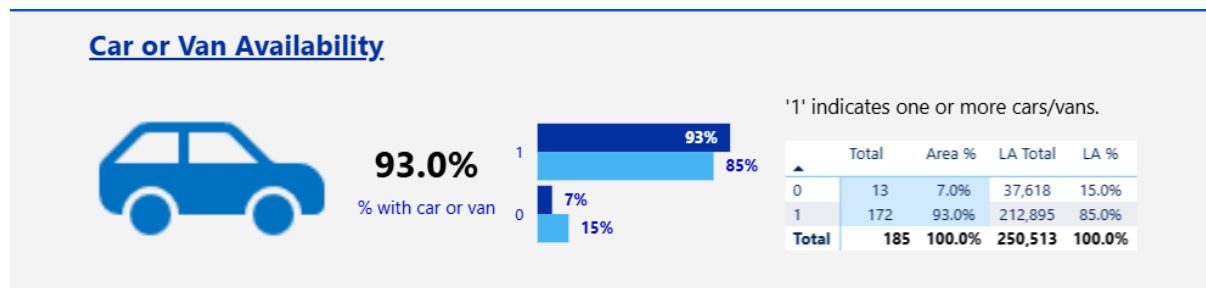
Hospitals and Hospices	0
Hotel	0
Libraries	0
Nursery/Creche	0
Other Licensed Premises/ Vendors	0
Petrol Filling Stations	0
Shops and Showrooms	0
Theatres, Cinemas, Bingo and Conference Centres	0
Warehouses, Stores and Storage Depots	0
Workshops and Light Industrial	0

The table above provides counts of particular property types for the selected area. While this is a useful measure in indicating the volume of services and offerings a geography has available, it should also be recognised that on the ground access to services does not simply confirm to geographical boundaries (e.g. many people will use a GP for example outside of a selected geography because it is closer than one within that boundary).

You can also see data for main town centres here, there may be useful information about the range of services and facilities that are available within a wider area. [Town Economic Vitality Index - Cornwall Council](#)

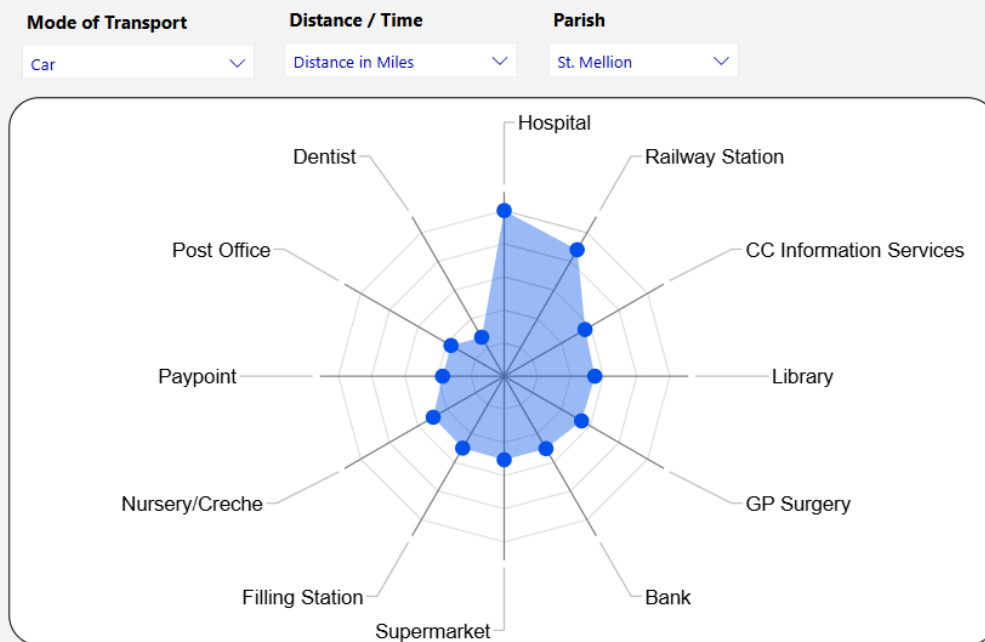
Transport

The following transport data indicates the proximity of key services by showing the travel time and distance to key services by car and walking. This provides a clear measure of which services are accessible and which are not, as well as how walkable your parish is. You can use this information to inform your decisions to improve transport routes to specific services.



Transport Radar including Travel Time in Minutes/Distance to Key Service

St. Mellion, Distance in Miles to key services: (Car)



The radar shows relative travel distances to key services from a central point in the neighbourhood area.

St. Mellion, Travel Time in Mins to key services: (Car)

Parish	Bank	Secondary School	Primary School	Nursery/Creche	Post Office	Dentist	Library	Petrol Station	GP Surgery	ATM	Supermarket	Hospital	CC Info. Services
St. Mellion	2.87	5.09	2.35	4.96	4.07	3.04	5.13	5.03	4.99	4.08	4.83	9.31	5.47

St. Mellion, Travel Time in Mins to key services: (Walk)

Parish	Bank	Secondary School	Primary School	Nursery/Creche	Post Office	Dentist	Library	Petrol Station	GP Surgery	ATM	Supermarket	Hospital	CC Info. Services
St. Mellion	64.68	72.48	23.99	68.05	44.29	49.00	69.96	68.93	69.46	44.43	66.86	135.58	71.58

Migration

The following migration data provides an overview of the address status of migrants to your parish over the past year. This data can help you to better understand where new residents are coming from, if they are likely to stay, and the impact that might have on housing and the economy.

Migrant Indicator

Detailed Employment Type	Area %	Total	LA Total	LA %
Address one year ago is the same as the address of enumeration	90.8%	354	504,537	89.21%
Migrant from within the UK_Address one year ago was in the UK	9.2%	36	55,355	9.79%
Address one year ago is student term-time or boarding school address in the UK	0.0%	0	3,036	0.54%
Migrant from outside the UK_Address one year ago was outside the UK	0.0%	0	2,656	0.47%

This table shows the proportion of residents who are living at the same address as last year. Note that migrants from within the UK will include people moving address within the parish or from elsewhere in Cornwall as well as people from further afield.