

Policy Area	Housing
Policy	Restricting new dwellings to permanent all year round accommodation
Issue	The number of second homes has increased significantly in St Agnes Parish; 37% of the new homes built between 2001 and 2011 were not occupied as permanent residences. This has an adverse effect on the sustainability of our communities. It is eroding services for permanent residents and many local people can no longer afford to buy homes in our villages.
Objective	To safeguard the sustainability of the settlements in the St Agnes Parish NDP area, whose communities are being eroded through the amount of properties that are not occupied on a permanent basis. To ensure that all new build properties meet local need and are lived in permanently.
Evidence	<p>St Agnes Second Home Data – source Cornwall Council (June 2016)</p> <p>An overview of data relating to unoccupied properties in St Agnes Parish, taken from 2001 and 2011 census data.</p> <ul style="list-style-type: none"> • Increase of 137% of households with no usual residents between 2001 and 2011. (198 dwellings) • An increase in the number of dwellings of 541 between 2001 and 2011 (30%) • This suggests that although 541 new dwellings were constructed, 198 additional unoccupied houses were also generated, so effectively 36.6% of these new homes do not generate new permanent homes in the community. <p>It should be noted that not all unoccupied homes will be second homes, some will be short term or long term vacant, others may be holiday lets.</p> <p>Questionnaire and consultation events Respondents to the main questionnaire prioritised this issue. Specifically:</p>

	<ul style="list-style-type: none"> • 82% of respondents to question 18 said that new dwellings should be restricted to permanent all year round accommodation. • 76% of respondents to question 17 expressed concerns about the number of second homes in the Parish.
<p>Policy direction</p>	<p>All new housing in the parish must be sold to people intending to live in them permanently or to rent them to permanent residents.</p> <p>In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the St Agnes Parish NDP also supports the principle of full time principal residence housing. This is new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement.</p>
<p>Policy wording</p>	<p>New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.</p> <p><i>Advice on Policy Wording:</i> The St Ives policy does not seek to impose an arbitrary limit on minimum number of days of occupation. This was recognised as a reasonable approach by the Examiner. Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. This allows for flexibility in the enforcement of a condition.</p> <p>The policy also give examples of how it could be enforced: Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being</p>

	<p>registered for and attending local services (such as healthcare, schools etc).</p>
<p>Links to other policies</p>	<p>Emerging St Agnes NDP Policies Affordable housing policy – relating to market housing provided on exception sites. Infill development policy.</p> <p>Fund available to support communities that have a significant amount of second homes - The Community Housing fund was launched before Christmas; this is an additional fund targeted to high second home ownership areas. Money comes from stamp duty increase for second homes.</p>
<p>Similar policies in other areas</p>	<p>St Ives Neighbourhood Development Plan – Policy H2</p> <p>The St Ives Area NDP makes it clear that the aim of Policy H2 is not simply to ensure that people who wish to live in the area as full-time residents are able to obtain housing, but crucially to safeguard the sustainability of development by reducing the proportion of dwellings that are not used as a principal residence. The purpose of this is to support a sustainable community.</p>
<p>Comments</p>	<p>Justification in terms of Human rights: Article 8 requires that the restriction be justified in terms of necessity and proportionality. In the St Ives [NDP], evidence has been presented of the harm that excessive levels of second homes has on the social fabric of the community which harm will continue unabated if no such restriction is imposed to prevent the use and occupation of new homes by the second home and holiday home market and that it is therefore contrary to sustainable development. This conclusion was accepted by the Examiner. The Council has to be able to conclude, from the evidence base of the NDP, that the policy is a necessary and proportionate response to a particular local issue of some significance to those living in the area of the Plan.</p>
<p>Observations from responses to</p>	<p>Housing for local needs</p> <p>More social housing, land trust and housing co-operatives</p>

**questionnaire
and
consultation
events**

There is a generation of local young people facing a housing crisis – affordable homes need to be a priority.

Version 6 31/05/17