

**Growth Impact Task Group
Regarding Draft NP Policy PAD12 Second Homes Policy**

Task Group participants: Gill Vivian, Jon Pascoe, Tim Farley, Charlie Watson-Smyth

Questions asked 21st August 2020:

- a) Should the Padstow Parish Neighbourhood Plan include a policy regarding second homes?
- b) If a policy is included in the Neighbourhood Plan should the criteria be amended or added to?

Declarations:

TG4: PAD12/12

Question a) Replies:

TG1 (24 August 2020) Yes

TG2 (24 August 2020) Yes

TG3 (26 August 2020) Yes

I agree there should be a policy regarding second homes in the Parish Neighbourhood Plan. It is obviously of great importance to the community, and we have to respect their views.

TG4 (1 September 2020) Yes

Question b) Replies:

TG1 (24 August 2020) Yes

Perhaps add to the first sentence of the policy "whether through new build or conversion", for the avoidance of doubt.

I can see pros and cons of the policy, additional pressure on the second hand market is worrying, because that is really the best bit of the town, so I'd be willing to support some moderation of the policy, e.g. 50% of new homes. Monitor and review, either for NDP or for whatever comes next from the white paper.

Since this NDP process started there have been a lot of completions and presumably sales at Treceus Farm. Could we get data on occupancy? This would really help, and I suspect the developers could be convinced if they knew it was to potentially temper the policy.

TG2 (24 August 2020) No

Because of the overwhelming response we need the policy to go forward.

TG3 (26 August 2020) Yes

I think the criteria do need to be amended. I believe it is too restrictive to limit new housing development to 'Principal Residence', and alternative approaches should be looked at. 'Principal Residence' status would almost certainly ensure that few local people would be able to afford the new properties. We have to ensure that any new policy does not impact on the development of affordable housing, which is still a major requirement in the Parish. Reading the comments, there is a considerable difference between 'second homes' and 'holiday lets'. The former are not let out to the holiday market, whereas the latter are often treated as businesses, paying business tax, and resulting in a loss of income to the county. Perhaps a restriction on 'letting' new dwellings (as per the Treceus Farm development) would be worth considering.

Consideration should also be given to the fact that there is also the need for economic and commercial development within the Parish to provide better paid employment so that local people can afford the new housing.

TG4 (1 September 2020) Yes

Perhaps amended to review the policy after 3 years to see what effect it has had on planning applications approved post adoption of the NDP with a mechanism to remove / vary the policy if it is evident that future housing delivery, particularly affordable housing, has been

compromised. Alternatively, a mechanism the same as what is in place on the existing development at Treceus whereby the homes are not to be used for holiday rentals. In terms of the views of Cllr Laity, if she championed the H2 condition (I don't know if she did or didn't) then her view may not be entirely impartial and I think it is important to have some actual facts and figures from Cornwall Council about the impact it has had on open market and affordable housing delivery.

Conclusion and Recommendations:

The Task Group has considered whether a 'Principle Residence' policy should remain in the draft Neighbourhood Plan in the light of the comments received from the consultation and recent evidence from elsewhere in Cornwall. The Task Group has concluded that such a policy should remain in the Plan as it goes forward for further consultation and scrutiny.

Based on the views expressed by members it is recommended that:

- a) The Padstow Parish Neighbourhood Plan should include a policy regarding a Principle Residence Requirement similar to that 'adopted' elsewhere in Cornwall.
- b) The draft policy should be amended as follows:
*"Proposals for open market housing (excluding one for one replacement dwellings) **whether through new-build or conversion**, will only be supported where first and future occupancy occupation is restricted by a legal agreement to ensure that each new dwelling is occupied only as a Principal Residence.
A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends most of their time when not working away from home.
Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported."*
- c) Further consideration of the policy's wording, to make it locally appropriate, should take place after the next round of consultation (carried out under Regulation 14)
- d) The Town Council should participate in discussions at a county-level to explore other ways in which the needs and interests of local households can be given priority and precedence in the housing market.
- e) The impact of the 'Principle Residence' policy should be kept under close review and be reconsidered during the first and subsequent reviews of the Neighbourhood Plan.

PW/PPNP/Sep20