



Strete Neighbourhood Plan

Policy SNP9: Principal Residency Requirement

Planning permission for new dwellings within Strete Neighbourhood Plan Area will only be permitted where they hold a planning condition setting out the following:

1. Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing will only be permitted where there is a condition restricting occupancy as a Principal Residence. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.

The condition placed on new open market homes will require that they are occupied by the owner as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be willing to provide this proof if/when South Hams District Council requests this information. Proof of Principal Residence is via verifiable evidence including (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc.).

This policy meets the Basic Conditions particularly having regard to the NPPF – “delivering quality homes” and “delivering sustainable development” together with the requirements of the Human Rights Act 1988 and other European Legislation.

Evidence provided in support of this policy is the judgement of Lord Justice Hickinbottom re: RLT Environment Ltd v Cornwall Council in relation to Policy H2 of the St. Ives Neighbourhood Development Plan in which he concluded:

“that Policy H2 is in pursuit of legitimate public interests identified in article 8(2), namely the interests of the economic well-being of the country, and for the protection of the rights and freedoms of others.”

Strete Neighbourhood Plan has considered the potential for unforeseen consequences on the local housing market and the future delivery of affordable housing.

In terms of the evidence supporting the basis for the 2nd home policy the following statistics are taken from the 2011 census and Strete Household Questionnaire 2016.

- 2011 Census - South Hams District Council recorded 7,672 second homes from a total 83,140 homes – 9.23%
- 2011 Census – Strete is recorded as having 33 second homes from of a total of 244 homes – 7.6%
- 2016 Strete Household Questionnaire - 66 second homes were recorded from a total 294 homes – 22.5%

The Housing Needs Survey for Strete, concluded by South Hams District Council in May 2015, stated that when looking for properties to rent through Right Move in Strete there were no properties available. However, when looking at the TQ6 postcode there were properties in Dartmouth which ranged, on average, from £138 per week for a one bedroom property, £160 per week for a two bed property and £190 per week for a 3 bed property. This gives some idea about affordability for those on low incomes within the area.

Evidence from the strategic housing market needs assessment advised that the majority of emerging need, District wide, is for smaller housing stock to meet both general needs and the older population.

The number of new rented homes needed to meet “local needs” in Strete in 2015 was 4. This takes in to account the turnover of housing stock which was approximately 2 units per annum at the time of the survey.

The breakdown of any new affordable properties should be informed by the following split:

25% - 1 bed

50% - 2 bed

25% - 3 bed

This split of units will adequately meet the affordable housing needs of the local community for the next 3-5 years.

In addition to this the management and mix of new residents within the community needs to be taken into consideration.

These statistics provide sufficient justification to support this policy.

The adverse impact on the local community/economy of the uncontrolled growth of second homes, the restriction of further second homes will contribute to delivering sustainable development. The restriction facilitates the delivery of the types of homes being needed within the community.

The following press report is from the Dartmouth Chronicle dated 27th September 2017.

MP asks questions over second homes

South Hams MP Sarah Wollaston has been pressing the Government to do more to address the problem of second-home ownership in the area.

Dr Wollaston posed the question during a debate on local housing need, saying: "The South Hams has one of the highest house prices to earnings ratios in the country.

"I know that the Secretary of State wants to help young people to get on the housing ladder by introducing the earnings ratio, but that will be of no help to young people in my constituency if all the homes become second homes.

"Will he set out his plans to deal with areas of exceptionally high second-home ownership?"

Sajid Javid, the Secretary of State for Communities and Local Government, replied: "My hon. friend makes a good point. She will know that schemes are already in place to help people to get on the housing ladder, such as the Help to Buy scheme, which has helped more than 400,000 people.

"On her specific point about second homes, measures have already been introduced but, as she highlights, this issue needs to be considered carefully and kept under review to see what more we can do."

The exchange came following the publication of a study by the Resolution Foundation,

which found that the number of people in Britain who own multiple properties rose by 1.6 million between 2000 and 2014, bringing the total to 5.2 million.

The National Housing Federation also published statistics earlier this year indicating that the location of second homes are in predominantly rural communities, with over nine per cent of all properties in the South Hams, 3,995, being used as second homes.

Rural affordable housing specialist Hastoe, which owns or manages more than 7,500 across the south of rural England, argues that the rise in second-home ownership is distorting the South Hams housing market.

Hastoe claims it is pushing up house prices – making it nearly impossible for local people to buy a home in their own community and expensive for them to rent.

As a result, many villages are seeing a demographic shift where young people and families are forced out as incoming retired buyers, summer homes and holiday lets are pushing house prices further out of their reach.

Hastoe Group chief executive Sue Chalkley said: "One of the many disappointing aspects of these new findings is that most second-home owners are not landlords. Instead, 3.4 million people in Britain have

extra properties that they leave empty as an investment or use as holiday homes.

"This is having a disastrous impact on rural housing markets and is leaving young families across the rural south west with fewer housing options. As they move out of their communities to find somewhere more affordable, schools and other vital local facilities close and then families will never return – leading to our villages becoming seasonal ghost towns. It's a one-way street which is changing rural England permanently.

"Affordable housing quotas on developments of 10 homes or less had been helping to ensure a steady stream of homes are available to these families. But the Government's decision to cancel this requirement has slashed the provision of new affordable homes in our rural communities.

"Hastoe is passionate about supporting our villages and rural areas through providing truly affordable homes for local people.

"Our homes are held for those with a genuine connection to the local community and are affordable in perpetuity, allowing residents to remain in the village where they live, work or have family ties and helping to ensure that the surrounding areas can continue to flourish."



Contributed
MP Sarah Wollaston is concerned about second homes