

What is a “principal residence policy” (PRP)?

It means that any new dwellings coming forward in **certain parts of the Parish** (apart from allocated sites) would only be occupied by a **household living in the property as their main home**. This would be enforced by a **legal agreement**.

Pros

- ✓ Spread of non-principal residences in the Parish appears to be having a distorting effect on the local housing market, and limiting local people’s access to housing
- ✓ Reflects community responses in previous PZNP consultations
- ✓ Helps prioritise new-build housing for the needs of our local communities
- ✓ Could help to sustain local facilities and services through retention of all-year-round residents
- ✓ Responds to growing fears that communities could be “hollowed out”
- ✓ Encourages construction of dwellings designed and configured for year-round occupation rather than short-term letting and occupation, leading to a more sustainable housing stock over the long term
- ✓ In line with policies adopted in other Neighbourhood Plans across Cornwall, notably St Ives

Cons

- ✗ Not a magic bullet to resolve the challenges posed by second homes or holiday lets, and will only play a small part in attempting to reduce the problem
- ✗ Applies to new dwellings only, and not to existing or replacement dwellings (that would require changes to national planning policy and/or other regulations); and cannot apply to sites already allocated for housing, or for which planning permission has already been granted
- ✗ May discourage development of housing sites in PRP zones
- ✗ In PRP zones, less Community Infrastructure Levy (the payment made by developers to contribute towards infrastructure) can be accessed
- ✗ Potential for lower new-build selling prices might reduce affordable housing provision on site, for developments of more than 10 dwellings
- ✗ May push up prices of existing properties by making new builds inaccessible to second home/holiday let buyers
- ✗ Even if PRP development is delivered, continuing control of occupation is dependent upon effective enforcement by Cornwall Council

Where are the proposed PRP zones? Why were they chosen?

- PRP zones must be based on **evidence** of the actual **incidence of second homes** (not future impacts)
- Evidence identifies **three zones**: Mousehole/Paul/Tredavoe; Newlyn Harbour/Gwavas; and PZ Promenade
- Currently available second homes data is based on high-level census areas, so these are **broad brush zones**
- Detailed 2021 census data, due out in early 2023, could help **inform a review of the zone boundaries** before the Plan is adopted
- There’s also the option to **review the zones** at any time during the life of the Plan if things change significantly