

St Ives Area Neighbourhood Development Plan 2015 – 2030

H2 Principal Residence Requirement

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, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

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. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. 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 registered for and attending local services (such as healthcare, schools etc).

26 Development of Additional Sites Following the Commitment of all Allocated Sites

Objectives: a) To ensure the proper management of any significant development following the commitment of all allocated sites; b) to ensure that any such development makes the maximum possible contribution to reducing the existing shortage of affordable housing. Justification: All of the undeveloped land adjoining the existing built up areas is classified as Grade 2 or 3 agricultural quality and is or could be in beneficial agricultural use. Although these areas lie outside the Area of Great Landscape Value (AGLV) they are nevertheless attractive and cherished countryside. Therefore, if any of these areas are to be given over for development, it is considered that the community should receive the maximum possible benefit from them in terms of their contribution towards meeting the need for affordable housing. There was strong feeling about this in all our consultations, see

St Ives Area Neighbourhood Development Plan 2015 – 2030 27

There is also expected to be a significant contribution to Cornwall's strategic housing target – 1100 dwellings were proposed under the revised Cornwall Local Plan by 2030 (December 2015) – from windfall sites around the NDP area. This policy also ensures therefore that any further housing development over and above this figure of 1100 dwellings needed during the Plan period gives maximum community benefit. This includes allocated sites that have not yet received planning permission prior to 1100 being permitted – but does not preclude these sites from being developed. The high-grade nature of the land and strength of community feeling both justify such a policy.