

Background Paper - Principal Residence Policy in Perranporth area

June 16th 2023

Introduction

The initial proposal adopted in the May 2022 'Regulation 14' draft of the Perranzabuloe NDP was for the Principal Residence Policy to cover the entire Parish. Through our survey and public meetings, it had become clear that the community was very keen for a 'Second Homes' policy to cover the entire Parish. It was already known that the proportion of second homes and holiday lets (SH/HLS) in the Goonhavern area and across the rest of the Parish away from the coast was lower than in Perranporth, both in terms of the % of total houses and % of newly-built housing.

However, experience in the summer of 2022 elsewhere in Cornwall - brought to the attention of the NDP Steering Group team by staff at Cornwall Council - raised a major problem with that policy. The judgement was that the *Parish-wide* rate of SH/HLS was too low to justify the adoption of a PRP across the entire Parish and that, as it stood, the policy was very likely to be deleted from the Neighbourhood Plan by the official Examiner – the official appointed to check the plan before it can be 'made'. The summer 2022 case of Breague parish (containing Praa Sands on the south coast) provided a powerful lesson in this regard.¹

Given the higher incidence of SH/HLS in the on Perranporth coastal area, a proposal for this area alone was judged much more likely to be successful. Considerable effort in the autumn of 2022 was focussed on research into the use of new-build housing for SH/HLS in the Perranporth area. In January 2023, a Supplementary Regulation 14 consultation demonstrated high level of support for a Perranporth-only PRP.²

A reasonable question is: are there any implications for the rest of the parish if a Perran-only policy is adopted? Some have raised concern about the deflection of demand for SH/HLS further inland, into the rural part of the Parish and into Goonhavern. We have not seen any evidence for an impact of this kind. Most likely, purchasers will turn toward existing, older properties within Perranporth and the surrounding countryside – a PRP only controls the usage of new build properties. Or focus their attention on coastal areas in other parts of Cornwall without a PRP.

It is striking that Goonhavern supports a disproportionately large number of sites for camping, caravan and park homes, when compared with Perranporth. (These are not classed as permanent dwellings and building new sites would not fall within the auspices of a PRP.) To this extent, it caters for a different market from the village of Perranporth itself, and on this basis, one would anticipate that any impacts of a Perranporth-only PRP on the remainder of the Parish would be limited.

This paper and Appendix present the best background data focussing specifically on Perranporth to inform the consideration of the change to the PRP area.

¹ Breague has a coastal village, Praa Sands and a large rural hinterland; the Examiner initially rejected a parish-wide PRP and was only just-persuaded to accept later submissions arguing for a coast-only version. We understand that such flexibility is unlikely to be repeated. The Examiner's report is available via: <https://www.cornwall.gov.uk/media/je4c5vxi/final-examiners-report-jul22-accessible.pdf>

² The Supplementary consultation on proposed changes to the Perranzabuloe Neighbourhood Development Plan (19th January to 2nd March 2023), when asking the question "Should the NDP shrink the Principal Residence Policy to just Perranporth?" received 80% 'yes' responses. Results of this consultation are at www.perranplan.co.uk/documents/

Rationale and Justification for Proposed Changes to the Principal Residence Policy

In this section, we set out the data we have gathered to help explain and underpin the proposed policy, including the area of application.

2011 Census data

The most recent official information and widely accepted source of data on this subject, the 2011 Census, is now outdated but remains the best available.³ The graphic below shows the percentage of total household spaces (such as houses and flats) that were unoccupied at the time of the Census in April 2011. This is generally adopted as a measure of SH/HLs⁴.

From the table below, giving the comparison with four other parishes that have adopted a PRP, it is evident that the accepted indicator for SH/HLs in Perranzabuloe is relatively low compared with that in Crantock, St Ives and Fowey. The case of St Agnes in 2019 is of particular interest in that the Examiner rejected a PRP for the entire parish on the basis of this parish-wide level of SH/HLs, and the incidence in Perranzabuloe is only very marginally higher.⁵

Percentage of total household spaces (such as houses and flats) that were unoccupied at the time of the Census in April 2011

	% unoccupied households		% unoccupied households
St Agnes	13.2	St Ives	24.7
Perranzabuloe	14.1	Fowey	28.7
Crantock	21.3	Cornwall average	11.2

Disaggregated data for Perranzabuloe in 2011 is shown in the following drawing, showing the situation recorded across the parish by the 2011 Census per 'Output Area', the smallest area unit used in the Census reports.⁶ The colours used indicate the level of 'unoccupied households' and the drawing is annotated with percentage figures to make it easier to interpret.

The levels in Goonhavern village are low compared with much higher percentages in certain areas of Perranporth. These two main villages are the main focus in this discussion since it is here that the majority of new houses will be built during the next 10 years or so to 2030, the end of the plan period. In rural parts of the Parish, relatively high levels *are* found- up to 22% - where demand is elevated for traditional cottages in the countryside. But in these areas, any PRP would have very limited impact given the low level of development there. In parts of Perranporth, the low 3% and 8% figures probably reflect the preponderance of Council and ex-Council housing, the nature of which is less likely to attract SH/HL buyers.

A reasonable question is: what figure for the percentage of existing housing stock being used for SH/HLs would justify or merit the introduction of a PRP? No clear guidance has been given to us, but

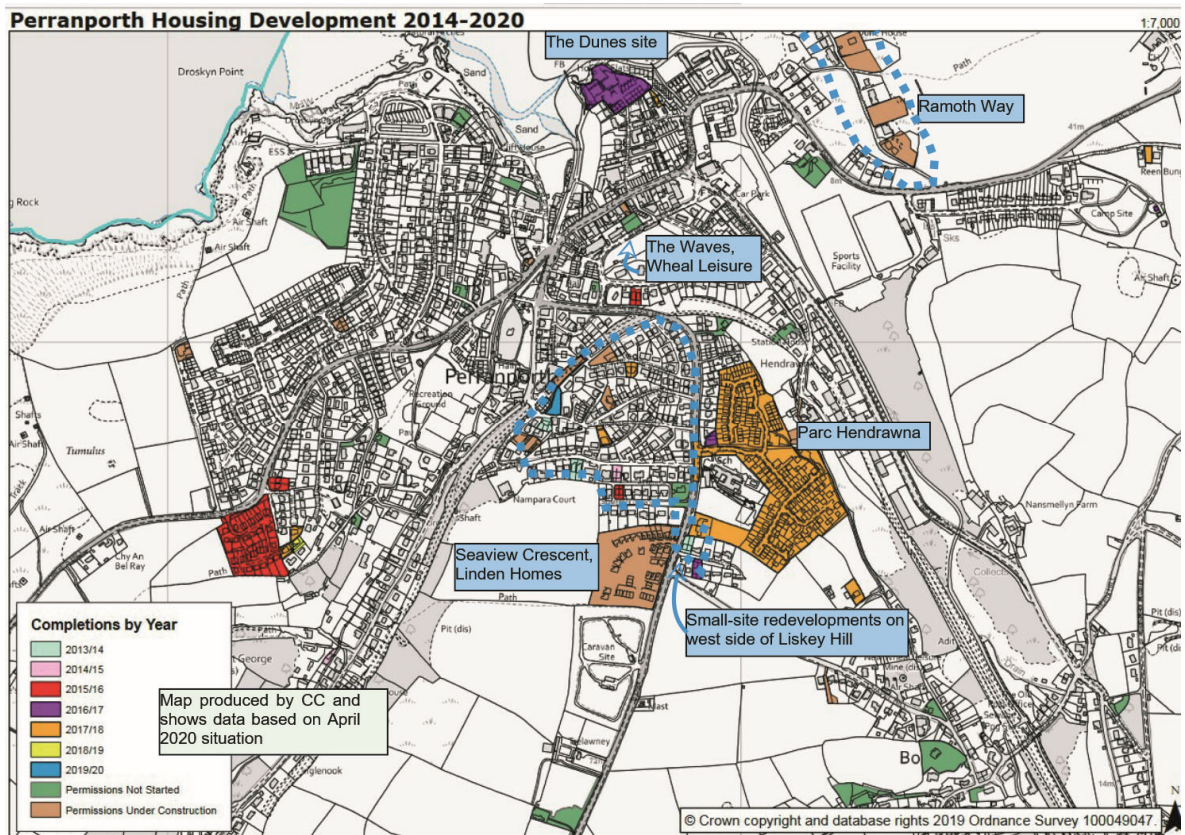
³ 2021 Census data are not likely to be made available by the Office for National Statistics at the Parish-level until summer 2023, at the earliest, and have not been released at the time of writing.

⁴ Some of the properties may be in the process of being sold and re-occupied, or being re-furnished but this is assumed to be at a low level and relatively constant across areas.

⁵ In St Agnes, the NDP team were given the opportunity to argue for a PRP covering only the coastal part of the parish, and the Examiner accepted their resultant argument. We are advised that procedures have changed since 2019 and Perranzabuloe is unlikely to be given that opportunity.

⁶ For an idea of their scale, each Output Area in Perranzabuloe covered around 150 households, with a range of 127-178.

- **New large housing estates** – 1) The Linden Homes development up Liskey Hill, Sea View Crescent; and 2) Parc Hendrawna, behind the school up Liskey Hill
- **Small-scale housing developments** – 3) the area off Liskey Hill to the west, single house plots have been redeveloped, usually with 2 houses; and 4) around Ramoth Way, extensive replacement and infill. dwellings
- **Redevelopment of hotels** – 5) The Dunes development, replacing the Ponsmere Hotel; and 6) The Waves development on Wheal Leisure, that replaced the Perranporth Hotel.



The area of small-site redevelopments off Liskey Hill (area 3,) was chosen specifically because this kind of activity is more prevalent here than in other parts of Perranporth, as evident from a visual inspection of the above map.

In all three categories, it is reasonable to expect that these kinds of development will be repeated in the future -if not on that immediate site then in similar form nearby. For example, there are several large, hotel-like buildings in Perranporth than might be replaced in the future, and off Liskey Hill, the process of demolish/replace of older houses by two dwellings is unlikely to have been exhausted.⁷

We used a number of methods to assess which properties were being used as a permanent residence or a SH/HL. These included: drawing on local knowledge, talking to people met in the neighbourhood, and knocking on doors and asking residents: walking around and assessing the use from the appearance (such as children’s toys in the window, and the presence of stickers on wheellie bins, indicating that a private company is being paid to collect waste): examining online advertising for HLs (including checking whether the entire property is let and is offered for more than three months of the year): and examining the Open Electoral Register for registration of electors at a specific property (not infallible, but this provides supportive information).

⁷ In the interests of completeness, it may be useful to remind readers than when a single house is demolished and planning permission is gained for two houses, a PRP requirement will only apply to one of the two replacements.

Some parishes have surveyed by checking for lights on in evenings during winter, months when many SH/HLs are unoccupied. We haven't generally relied on this approach, mainly because 3 or 4 time-consuming repeat visits would be required to be confident of the interpretation. However, for large buildings visible 'in one sweep', such as The Dunes main buildings, we have adopted this technique. The advantage of this approach is that picks up second homes not used for holiday letting. Focussing on online advertising misses such properties completely.

The results for these six sites/areas are shown in the table, and further information on this assessment is provided in Appendix 1 to this paper.

	Site/area	Number on site**	Number SH/HL	Percentage SH/HL estimated
1	Sea View Crescent, Linden Homes development, top of Liskey Hill	36**	9	25%
2	Parc Hendrawna, behind the school	60**	3-6	5-10%
3	Small-scale 1-for-2 replacement on the west side of Liskey Hill, down to the railway line	26	12	46%
4	Ramoth Way, replacement and infill	7	4	57%
5	The Dunes development, adjacent to the beach	37**	30	80%
6	The Waves, Wheal Leisure	5	4	80%
	Total/average	171	62-65	36%-38%

** - excluding Affordable Housing. AH is only required on housing sites of six or more units.

This evidence, based on a considerable amount of work we have done, provides an up-to-date picture to supplement the now-dated Census data.

What is the significance of these numbers?

The percentage of new housing stock lost to local and potential residents through its use for SH/HL is much higher than the average level across the existing housing stock, as revealed by the 2011 Census. In the context of several hundreds of households on the HomeChoice Register, this number of dwellings removed from the available stock can only be significant, especially when multiplied up beyond this sample of sites across the village and other developments there.

But it not just a matter of numbers. The housing market in Perranporth is being pushed and manipulated toward the upper end of the price range by demand for SH/HLs, through the design, pricing and sometimes the marketing of new builds. It is a widely-held view that the existence of a buoyant market for SH/HLs pushes up prices and exacerbates the difficulty of people buying houses to live and work in the locality. Properties are in a price bracket that very few if any of the people working in the area are able to afford, and this even extends to skilled NHS staff wanting to move to take up jobs in this part of Cornwall.

This is the harm caused by the demand for SH/HLs in Perranporth.

Appendix 1: Research on use for SH/HLs of dwellings built in Perranporth since 2014

December 30th 2022

This report summarises the research behind the conclusions about the incidence of SH/HL usage of new dwellings in parts of Perranporth. It is intended to allow other members of the NDP Steering Group to get a 'handle on' the approach behind the data generated, and to check the data herein, if they wish, possibly by sample-checking some of the results in areas they are familiar with, or walk their dog past.

A Sources of information

Site visits

All areas were surveyed, mainly in daylight. Often visual information was enough to conclude that a house was in residential use – such as the state of a garden, or knick-knacks visible on window sills. Information was provided informally by people met in the street, or who came out of houses to query what the person with computer and paperwork was doing loitering outside. In cases of doubt, door bells were rung, of the house in question or a neighbour's. People were generally friendly, although sometimes the sense was gained that the responses given people in the street were influenced by their attitude to holiday letting and second homes, and even by concern about authority checking up on private use of property.

Information gleaned from site visits would be used to corroborate or question information from online searches for HLs.

Some HL properties were confirmed/identified on basis of stickers on wheelie bins, such as 'CTC Waste' which specialises in waste collection from holiday lets.

Limited focus was placed on surveys at night – to look for houses with and without lights – given the challenges of doing that over large areas and repeating them often enough to be a reliable indicator. Early attempts led to some, albeit limited, concern at someone with a hi-viz jacket and clip-board wandering around their estate in the dark!

Online advertising of entire properties as holiday lets

The following web sites were used to discover properties offered for HL in selected areas.

Airbnb (ABNB in notes below).

Scotts Cottages (SCotts)

Classic Cottages – none in the villages of Perranporth and Goonhavern

Duchy Holidays (DH)

Holiday Lettings (HolLett)

Booking.com (BC)

vrbo.com (vrbo)

Sykes.com (only one new location, in Goonhavern)

Last Minute Cottages (cottages.com/Cornwall: abbr - Cottages)

Beach Retreats (BR)

Expedia – none additional to the above

A general Google search for holiday accommodation in Perranporth and Goonhavern did not result in any additional relevant holiday lets, such as those that might have been advertised privately.

We were only interested in entire properties, including flats, on the basis that these could be used for residential purposes if they were not rented for holiday letting. The aim was also to exclude properties offered for HL for only a few months in the year, since they could be used as principal residences for the remainder of the year.

Some sites, such as vrbo, don't give a calendar of the dates that a property is available/already booked - unlike ABNB and DH, for example. The user has to select certain dates and the site merely indicates whether or not the property is available for those dates. One is left unsure whether it is *not* offered for rental over that period or is already booked. This makes it more difficult to establish the intentions of those offering the property for HL, and the pattern of HL over the year.

An issue using online advertising is that frequently neither the precise location of properties nor the house name/number is given. This hinders integrating information from other sources. To verify in the field, as it were and cross-check initial conclusions, it is necessary to maintain a file of photographs, and interpret them while walking in the street, a time-consuming process

Electoral Register

We explored using the Electoral Register as a source, on the grounds that people who buy a property for holiday letting wouldn't tend to register to vote in that property - since they were not normally going to be resident there. The 'Open Register' is available for inspection in County Hall, and has names of those registered to vote against specific addresses. If no-one is registered at a property, then that address is omitted from the list. (In actuality, the NDP team are not interested in the identity of individuals registered to vote, only the presence/absence of registrants.) The list is updated monthly and it probably takes 2-6 months for new occupants to register.

In order to interrogate the list, one has to have a list of the specific addresses on a site, including the range of numbering of houses. On some sites such as Sea View Crescent and the Dunes complex, preparing the list was far from straight-forward.

The value of this information is limited by the fact that people don't *have* to register to vote; for example, several properties on Parc Hendrawna were clearly lived in, but no-one was registered to vote there – possibly European occupants of a long-term rental property who felt no desire to do so). And by the fact that it is entirely legal for someone to register to vote at two different addresses; some people may be registering to vote in Manchester and at what is an investment home in Cornwall used for holiday letting.

Despite these limitations, the absence or presence of registered voters has factored into balanced judgements as to whether or not a property is used for HL purposes.

B Results for areas in Perranporth

The focus here is on areas within Perranporth where there has been considerable development in the ten years since the beginning of the Local Plan and NDP period, 2010. New build has been targeted given that this is the type of housing that is impacted by any

PRP. Different kinds of development from large estates to single-dwelling replacements were chosen to cover the range of development types possible. The layout of areas is roughly from west to east across the village.

1 Linden Homes development off Liskey Hill (Seaview Terrace and Chapel Rock Close)

Planning approval for 52 houses and flats, of which 16 are Affordable (PA-00864). Site built out from around 2018 to 2021.

Web searches carried out during September and October 2022 for two-day stays in November/December 2022 and for one week in spring/summer 2023. Web search supplemented by site visits with on-the-spot assessments, plus conversations with residents (talking to residents in the street plus knocking on selected doors), supported by local knowledge. Those listed below have been identified as most probably holiday let.

Address	Information	Detail re source ⁸	Name on electoral register?	SH/HL?
House number 1, Seaview Crescent	Recently used as HL although no current occupants, according to local information	Recently a sale board has appeared	Yes	Until recently, count as yes
8 Seaview Crescent, Beach Haven	Advertised as HL	Scotts 1108007 (also HoLetts as 14329528)	None	Yes
9 Seaview Crescent	Advertised as HL. Local information suggests may be principal residence with owners moving out when let	ABNB 41972708	Yes	Prob not (query re >6 months)
10 Seaview Crescent, Perran Bay	Advertised as HL. Spoke to occupants; "have done about 3 weeks letting" but now live there	ABNB 51398783 Query advertising period	Yes	No.
11 Seaview Crescent, Serfaus	Visual assessment, prominent sign on house, local information and online advertising	DH	No	Yes
18 Seaview Crescent	Advertised as HL, visual assessment	DH, offered for HL for majority of year	No	Yes
19 Seaview Crescent, Wavewatcher	Visual assessment, prominent sign on house		No	Yes
24 Seaview Crescent	Advertised as HL. Spoke to occupants who stated that they now live there	ABNB 51557280, as well as vrbo and Expedia	(note made when viewing ER not clear)	No

⁸ The numbers cited in the table cannot generally be used to search for properties on websites but may be valuable in cross-checking that specific properties are indeed holiday lets.

Address	Information	Detail re source ⁸	Name on electoral register?	SH/HL?
26 Seaview Crescent	Local information: owner lives elsewhere and comes on weekends. Class here as SH		Yes	Yes
4 Chapel Rock Close	Visual assessment, local information		No	Yes
6 Chapel Rock Close, Chapel Rock	Advertised as HL	ABNB 678785028437005884 (also BC)	2 names, deleted recently	Yes
25 Chapel Rock Close, Tolcarne	Advertised as HL, visual assessment	ABNB 44423741, (also HolLetts)	No	Yes
Total				9

Electoral Register: In addition to properties listed above, no entries on Seaview Crescent for numbers 2, 4. (Also, no entries for Chapel Rock Close numbers 8 and 14, both are affordable housing properties). It is possible that numbers 2 and 4 SVC are used for holiday letting or as second homes.

Conclusion: 9 of 36 dwellings (52 minus 16 Affordable Housing) =>25% SH/HL.

This research - including discussion with residents - has mainly looked at holiday letting, and wouldn't have comprehensively captured **second homes** used for personal, non-HL, purposes – apart from the mention of #26. (Holiday letting is a particular focus of concern for some full-time residents given the noise and the negative impact on the development of a sense of community and hence some will be more keen to talk about it.)

2 Parc Hendrawna, off Liskey Hill

This large development off Liskey Hill, completed around 2019, comprises 60 market houses and 60 Affordables. A site visit during Covid in **June 2020** suggested that around 10% of open market houses were not occupied at that time, and these were assumed to be likely to HLs or possibly SHs. (Estate agents have argued that there was evidence that owners of second homes did come down to occupy their homes in Cornwall during lockdown, contrary to government guidance. If so, this would have led to an underestimate of dwellings not used as principal residences.)

Update in **November 2022**: Checking online advertising as for Sea View Crescent suggested that around 6 houses were being used for holiday letting. A walk around on a Sunday afternoon, discussion with a few residents walking around or outside their houses, combined with knocking on 6-8 doors added further information. Some of the holiday let advertisers turned out to be summer-let only (although this possibility was intended to be excluded by carrying out searches both in and out of season).

Impression gained from people spoken to was that there are probably around 5 or 6 HL properties on the estate and very few SHs. Certainly the estate has a vibrant sense of dwellings being lived in on a Sunday afternoon and no-one spoken to complained about the number of HLs, unlike in Sea View Crescent/the Linden Homes development.

A common opinion was that this was more a family estate with relatively small dwellings in a somewhat crowded space, specifically built for people to live in permanently, compared with other developments nearby. This fits with the detailed research tabulated below.

A few overview comments on the material in the following table. The Nov 2022 visit to the site substantially qualified the conclusion drawn from the site survey during lockdown in June 2020 and from information gleaned recently from a web search for HL advertisers (although in both cases the numbers suggested were small). It suggests a changing situation, possibly with properties being used for HL for a year or two, or part of a year, complicating assessments of usage for HLs. It is possible that some people spoken to, either generally in the street or when asked in their own home, were reluctant to ‘spill the dirt’ as to what their neighbours were doing in this regard, given that the researcher introduced himself as research this issue for the Parish Council – although this was not the case with all people spoken to. In the week since the survey, following discussions with one neighbour, one photograph advertising a property that showed key identifying features at the front of the house has been removed from ABNB. Asking locals about the use of properties for SH/HLs may lead to inaccurate results when those asked are friends of the occupants of those houses, not surprisingly.

Address	Information	Detail re source	Name on Electoral Register?	Current conclusion re SH/HL?
2020 survey:				
7 Piran View	June 2020 survey suggestion	A neighbour stated that this is being used as residence, but see entry later in table (risk of double counting)	Yes	No
8 Hendrawna Meadows	June 2020 suggestion; no cars nor lights. Large, detached house with view down the valley towards the sea	In Nov 2022, this house is being considerably extended and currently seems not occupied	Not checked (wrong address)	No
18 Hendrawna Meadows	June 2020 survey suggestion - no lights, no indication of family occupancy	Nov 2022 – not pointed to as HL by two locals	Ditto	Prob not
17 Lowenna Lane	ditto	This and following show signs of occupation, and neighbour reported used as residence	Yes	No

Address	Information	Detail re source	Name on Electoral Register?	Current conclusion re SH/HL?
20 Lowenna Lane	ditto	"	Yes	No
51 Lowenna Lane	ditto	Occupant was buying the house of the time of last survey and now lives in it	Yes	No
October 2022 research of web HL advertising and site visits:				
14 Hendrawna Meadows, corner of Piran View	Site visit - name plate below number reads Luskentyre, just visible on ABNB photo – confirms location. Two locals/neighbours argued not used for HL	ABNB 25838459	Not checked	No (only in summer)
Large, square detached house, prob 8 Gwel an Mor or on Piran View		ABNB 29534266, image 3 (also HolLetts 10019619)	All Gwel an Mor properties have entries	No
See across, most likely 7 Gwel an Mor or 7 Piran View, at end of street on rhs	ABNB 51512885 Note unusual style of dwelling on PH, large cuboidal building on edge of development, somewhat separate from other dwellings - a property suspected on visual assessment in 2020 of being a HL	As above with 7 Piran View, neighbour stated that both of these properties are being used as residences. Subsequent checking shows this ABNB property is advertised as available from early December to late May, but not beyond that date to the end of the year (blocked out completely – unlikely to be completely HL over that entire period)	? (Reasonable to conclude that used as a holiday let for the next 6 months, for periods that property is let. But probably used as a residence when not let. Marginal case)	Yes/no
The Little Seashell House, 34 Hendrawna Meadows	Photos on ABNB clearly identify this house	ABNB 45299707	?	Yes

Address	Information	Detail re source	Name on Electoral Register?	Current conclusion re SH/HL?
1 Piran View	June 2020 survey suggestion - no lights, no indication of family occupancy	Local information confirmed that is a HL, appearance still consistent with this	Not checked, (wrong address)	Yes
12 Piran View	Identified as the house advertised on vrbo by visual appearance from street, especially light blue door and elevated area between front door and lamp post	Vrbo 6093016 Local information that a principal residence but used for HL for some weeks in the summer – on checking on vrbo, available on for 3 weeks in May	Not checked	No
Total				Unclear number, probably in the region of 3-6

Note: On Lowenna Lane, the Electoral Register for Nov 2022 had **no** entries only for numbers 5, 11, 18. On the site visit in 2022, two of the houses were occupied and the third had the appearance of a somewhat neglected property, not the kind one would anticipate to be a HL.

Conclusion: around 3-6 of 60 dwellings (120 on the site minus 60 Affordable Housing) => **5-10% SH/HL.**

3 Single, replacement dwellings built post-2010 on beach-facing slope with sea views off west side of Liskey Hill

Dwellings surveyed were all of those on CC Excel spreadsheet and associated map showing permissions/under-construction/completions from 2010 to 2020, in the section of Perranporth to the west of Liskey Hill, down to the line of the old railway. An initial survey was undertaken in June 2020 during Covid lockdown. During November 2022, the site was visited on afternoons over two weekends: visual inspection, knocked on doors to ask occupants, and spoke to people encountered in the neighbourhood while walking around. Information was supplemented by a limited internet search for HL adverts (encountered while researching Seaview Crescent and other locations).

Address	Visit June 2020 assessment	November 2022 assessment	Entry on Electoral Register	Evidence suggests HL or SH in:
1A Belview Heights, Welway TR6 OHF	Light green on CC map 1A & 1B are 2-for-1 replacement.	DH, advertised as available for most of year. Local information that HL	None	1 (of 1)

Address	Visit June 2020 assessment	November 2022 assessment	Entry on Electoral Register	Evidence suggests HL or SH in:
1B Welway		“	No	1 (of 1)
Bluebell, 8 Welway	This and the next are 2-for-1 replacement. Visually looks like a HL		No	1 (of 1)
Marigold, 8 Welway		DH, advertised as The Bees Knees. Advertised as available for most of year	No	1 (of 1)
Shearwater, Somerville Road, TR6 0HD	Red on CC map. Also 2-for-1 development, presumably		Yes, two people	0 (of 1)
See No Ships, Somerville Road, Perranporth, Cornwall, TR6 0HD		“	Yes, two people	0 (of 1)
Sand Dunes, Grannys Lane TR6 0HB	Pink on CC map, No indication of habitation (June 2020)	Similarly 2022.	No	1 (of 1)
Kittiwake, Grannys Lane, TR6 0HB		For sale, November 2022	Yes	0 (of 1)
Seashells, Grannys Lane	Light green on CC map Residence	Known to be in residential use	Yes	0 (of 1)
Driftwood, 7 Grannys Lane, TR6 0HB		Ditto	Yes	0 (of 1)
1 Ocean Walk, Grannys Lane TR6 0FP	Site orange on CC map	This unit found advertised as HL in October 2022, but not in November. Occupant maintained that not HL on visit in late Nov 2022	Yes, on ER	0 (of 1)
2 Ocean Walk		Visually, nos 2-5 in Ocean Walk appear very much like HLs with no cars present. This view is supported by an occupant spoken to	None on ER	1 (of 1)
3 Ocean Walk		This property is advertised on BC,	“	1 (of 1)

Address	Visit June 2020 assessment	November 2022 assessment	Entry on Electoral Register	Evidence suggests HL or SH in:
		available in March 2023, for example		
4 Ocean Walk		As #2, and advertised on BR, wide range of available dates	“	1 (of 1)
5 Ocean Walk		Ditto	“	1 (of 1)
1 St Michaels Road, TR6 0HG	Blue on CC map, two adjacent dwellings. PA17/05965, construction of two dwellings, this and #2	Owner occupied acc to local information	Yes	0 (of 1)
2 St Michael's Road		Local information that this is a HL	No	1 (of 1)
Seasalt, 10 St Michael's Road; Rocksalt, 10A St Michael's Road	Orange site on CC map, below 'M' of St Michaels Road. PA15/07065 application to erect two semi-detached dwellings following demolition of previous bungalow 'Tregarrick'	Visual assessment – very smart gardens, landscaped. Both properties are principal residences, according to occupant of Rocksalt. Two sisters live in the two houses and their father did the landscaping	[At time of checking register, address not known, so no information on ER status]	0 (of 2)
15 St Michaels Road, TR6 0HG	This and subsequent as light green on CC map, bottom of StMRd. PA12/07961 shows division of bungalow into 2 flats, one beside the other, garages beneath	Not checked in 2020. Visual assessment in 2022 uninformative. Local information: 90% sure that a HL	One person	Yes 1 (of 1)
15A St Michaels Road, TR6 0HG	“	Used as a principal residence for most of the year, HL for 6 weeks or so	Two people	0 (of 1)
7 Sunnyside TR6 0HN	PA12/02656 Conversion of dwelling into 2. June 2020, work underway, looks like self-build of extension to north of Sunnyside.	Nov 2022, work still underway. No external clear evidence of status. Missed opportunity to ask	None	Probably not 0 (of 1)

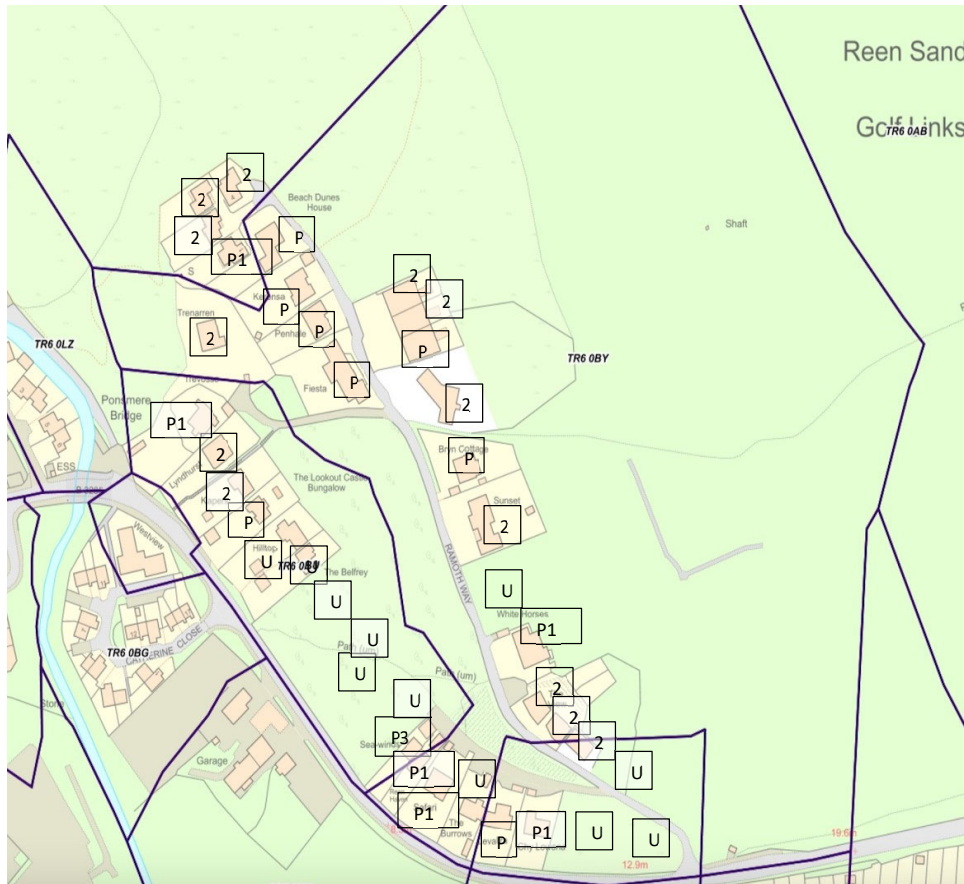
Address	Visit June 2020 assessment	November 2022 assessment	Entry on Electoral Register	Evidence suggests HL or SH in:
		occupants during follow-up		
Trenance, Liskey Hill Crescent TR6 OHP	Orange on CC map. On bend in Crescent half way down from Liskey Hill. This is the easterly one of two-for-one re-development	June 2020, judged to be HL, given appearance. Nov 2020, on two visits knocked on doors of this and next door property, but no response.	Yes	Most probably not 0 (of 1)
Chy Gwynn, Liskey Hill Crescent	West of Trenance	Ditto	No	Probably 1 (of 1)
1 Beach Halt	Brown linear site on CC map along railway line route. Check only two houses built	Asked occupants of number 2, both used as principal residences	Yes	No 0 (of 1)
2 Beach Halt	Recorded as appearing a family house in 2020		No	No 0 (of 1)
Total				12 of 26

Notes: DH has 'Chy Morvah' – not found on CCIM but photos suggest it may actually be Sand Dunes featured in above table. Alternatively may be Bellavista, 4 Lamorne Close between Trevalga Close and Lamorne Close.

Conclusion: 12 of 26 dwellings => 46% SH/HL. All of these were holiday lets, none registered as second homes

4 Ramoth Way

In June 2022, information for houses around Ramoth Way was gathered from the surveyor's personal knowledge and through conversations with local residents living there. A number of these were confirmed through searching through web sites for holiday lets.



Key:

- P = all year resident – no letting (long term or holiday)
- P1 = all year resident with some holiday lets
- P3 = all year resident with long term letting
- 2 = 2nd home/investment and with or without short term holiday letting
- U = planning permission or existing, occupation status unknown. NOT currently principal residence. Includes property vacant and on the market

As of November 2022, two of the new houses built at the lower end of Ramoth Way (on the right-hand side as one enters the street from Budnic Hill) marked '2' now appear to be in more permanent usage. Otherwise the status described on the map is believed to still stand six months later.

With this modification, the plan indicates the following:

dwelling permanently occupied (including the 2 mentioned above) –	17
unknown	3
used for SH/HL (omitting the same 2)	11
(to be built 8)	

Conclusion: 11 of 31 **existing** dwellings in the Ramoth Way area are used for SH/HL, => 35%. (This adopts the conservative assumption that the 'unknown' are all principal residences.)

Ramoth Way, new properties assessed

For consistency with the methodology with the approach adopted for other areas, the information has been extracted for dwellings along Ramoth Way permitted and built since 2014. (All of the dwellings shown on the map along Budnic Road, to the south east of Ramoth Way, were permitted and completed before 2014.⁹)

Address	Other information, incl online advertising	SH/HL?
Dune End, The Dune House and The Lookout, Ramoth Way TR6 0BY		2 (of 3)
Tides Reach		1 (of 1)
The View	Duchy Holidays, under this name. Clearly for offer for majority of year	1 (of 1)
Sea Thrift	Reported as HL in June 2022, but in Nov 2022 appears to being used as permanent residence	Uncertain – assume conservatively that not
The Boathouse	As previous	Assume 0 (of 1)
Total		4 of 7

Conclusion: of the new build properties since 2014, 4 of 7 dwellings to north of Ramoth Way are being used for SH/HL, => **57%**.

5 The Dunes development, construction circa 2016-2019:

This development replaced the Ponsmere Hotel, demolished in 2014- 2015. The most recent application was submitted in 2016 for 41 dwellings (of which 4 were Affordable).¹⁰ The officer's report following the original application in 2014 argued in support of the application on the grounds that it would provide much needed housing for local residents as well as accommodation in the form of holiday lets.¹¹

The general opinion among residents in Perranporth is that the apartment blocks of the Dunes development, which dominate the beach scene from many viewpoints, is largely unoccupied during the winter months. At night the two main, apartment buildings - holding 27 of the 41 units on the development – are largely dark and unoccupied.¹²

⁹ The Cornwall Council information provided from the planning information database focusses on monitoring the giving of permissions and when the resulting developments are under-construction and then completed. It does not, it is understood, include housing sites permitted before 2010 and completed by the end of 2013. It is also likely that sites permitted between 2010-2013 and completed before April 2014 are omitted from the data provided, given the change and development of computer systems by early 2014.

¹⁰ PA16/03380

¹¹ PA14/01020

¹² There is some confusion over the exact number of units permitted/built on the site, given that the numbering observed on the site runs from 1-41, but this includes number 38 which is attributed to the restaurant on the site. But PA16/03380 refers to 41 dwellings which we use here.

Specifics of the research undertaken

Research has been carried out via online searches for HL advertising, site visits and monitoring the occupation of the two main apartment blocks through photography and observations of car park usage in winter evenings during the off-peak season.

Deriving a firm estimate of SH/HL usage for the entire complex is not simple, given the difficulty of access to the main two apartment buildings and some issues around identifying the properties that are advertised online by name only when not attributable to a specific dwelling.¹³

Results from online search for HL on the site give a flavour of the situation (see box). Of course, this approach will not detect second homes that are used for HL, not capture HLs

Duchy Holidays has 36 The Dunes, Cloud Nine, 32 The Dunes, 35 The Dunes.

HolLetts has a ground floor apartment called Chapel Rock. Also No 16 The Dunes (12233863, but no availability listed through 2023, nor on vrbo for that period). 34 The Dunes (12233864, also vrbo)

BC (and HolLetts 14607826) has 5 The Dunes, one of the mews toward the rear of the development

Vrbo (6032714) has a ground floor apartment in the main building, on the north corner, different from Chapel Rock listed above.

Beach Retreats.co.uk has 11, 12, 18, 22, 25, 26, 29, 33, 37 (Penthouse), Greenwaves and Point Break. (from site visit, we know that the latter are numbers 10 and 8, respectively). When searching the web site on a different day (although without dates entered), the available list is also 10 or 11 long, but with different flats/apartments listed: viz. **3,5,12,16,22,25,26,33,34,36** (bold indicates places not on the first list.) Sum of two BR lists – 16 different properties

not advertised through the web sites surveyed. **Eighteen properties** have been identified as used for HLs., out of a total of 37 on the site, with the four Affordables omitted. (This excludes two unnumbered properties mentioned in the list where we cannot be sure to avoid double-counting. Number 16 is also omitted given some uncertainties over its availability/current letting status.)

Information from local knowledge, photography and monitoring of car park use suggest that this figure greatly underestimates the usage for SH/HLs. On the entire site, probably only a handful of apartments are used as principal residencies, excluding the Affordable component.

Conclusion: Based on the available evidence, we think a reasonable estimate is that 80% of properties are used for SH/HLs on the site, around **30 properties, of a total of 37** on the site (**80%**).

6 The Waves, Wheal Leisure

¹³ One challenge is that the numbering of the units on the site is not straight-forward – numbering the Cornwall Council Interactive Mapping does not match that ‘on the ground’, oddly. This is being followed up with CC. For example, the site states that numbers 1-27 are in the two main apartment buildings overlooking the sea, yet in reality, numbers 1-10 are in the other buildings behind. It is very likely that numbers 1 and 39-41 comprise the four Affordable dwellings on the site.

Replacement of a hotel in the centre of the village by five new houses. Approved November 2018, completion early 2022.

No 1-5 Waves, Wheal Leisure, Perranporth TR6 0EY

	Visit Nov 2022	Other information	Name on electoral register?	SH/HL?
1	Furnished, no sign of occupation	DH, called 1 Waves Crest View. Advertised as available widely over year	No	Yes
2	Occupant on occasion of first visited stated HL	DH, widely over year	No	Yes
3	Blinds, curtains but not occupied	DH, widely over year	No	Yes
4	Van outside but no response to ringing bell		Yes, 1 person	No
5	Furnished but not occupied	DH, widely over year	No	Yes

Site visited on 2 further occasions. No evidence of occupation of any of the houses.

Conclusion: 4 out of 5 units used for HL/SH, **80%**