

Housing Strategy and Performance: Principal Residence Policy

Home in on Housing Programme

Summary Report – **Confidential for internal distribution only**

Version control:

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	03.06.2026		Christopher Lee (Planning Policy)	Louise Capaldi-Tallon
0.2	30.06.2026		HIOH follow-up task and finish	Louise Capaldi-Tallon

Purpose

To provide feedback of positive principal residence policy (PRP) decisions in other local authorities. To report the findings. Increased insight available to support Dorset's decision.

Dorset Council's Local Plan second homes background paper

In preparation for the Local Plan, Dorset Council has considered PRP's and their use. The planning policy team produced a 'Dorset Council Local Plan second homes background paper'¹ in January 2021 which looks at the Purbeck District Council Local Plan of 2018²,

¹ [9e6c81c7-b186-cad3-b5c9-99dab34d40f7](#)

² The Purbeck District Council Local Plan includes a principal residence policy at Policy H14 [Purbeck Local Plan \(2018 - 2034\) Adopted 2024](#)

second home ownership and to what extent the planning system can be used to restrict this. This report concluded with several key points:

- There are specific coastal and Areas of Outstanding Natural Beauty (AONB)³ areas of Dorset that have high rate of second home ownership.
- A PRP can negatively impact affordability and may shift second home demand to other parts of Dorset or existing housing stock.
- Research indicates that a PRP does not effectively reduce second homes demand.
- Using the policy may bring many negative externalities that could outweigh the positives.
- Insight from Cornwall Council shows taxation on second homes to be more appropriate and has the added benefit of generating income for the Council.
- In areas of particular concern Neighbourhood Plans may/can be used to address the issue.
- Dorset Council does not recommend the inclusion of a PRP within the Dorset Council Local Plan.
- If more research and evidence is presented to show a beneficial impact the Council will reconsider its view.

What we did

Undertook a comprehensive review of principal residence policies implemented by other local authorities.

Reviewed Dorset Council's second homes background paper and analysed council tax data to understand the prevalence of second homes across Dorset.

Explored the effectiveness of principle residency policies compared to alternative measures such as council tax premiums.

What are Principal Residence Policies?

A principal residence policy (PRP) is a planning policy that requires new dwellings within a defined area to be occupied as the occupier's sole or main home. It is one of a family of occupancy-restriction tools that may also include, in some circumstances, a local connection test. A principal residence test and a local connection test are related but distinct: the former controls the use of the dwelling as a main home, while the latter controls eligibility by reference to a defined connection with the local area.

Policies requiring a 'local connection' or 'principal residence' may be included in local plans or neighbourhood plans where there is an evidenced issue caused by their prevalence. Both local and neighbourhood plans form part of the 'development plan' for an area. Applications for planning permission must be determined in line with the development plan, unless material considerations indicate otherwise.

³ 'National Landscapes' is the rebranded name for areas of outstanding natural beauty (AONBs). This name change is not statutory.

The policies only apply to new homes, and cannot apply to homes that already exist, or to homes that are constructed to replace a single existing dwelling. The purpose is to prevent new build homes from being used as second homes or holiday lets.

LPAs have two ways to implement 'local connection' or 'principal residence' policies, they can:

Attach planning conditions to planning permissions for new developments. LPAs can impose planning conditions when granting planning permission for new developments. These conditions must meet tests set out in the Government's National Planning Policy Framework (NPPF): they must be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects (paragraph 57).

Or

Using planning obligations (section 106 agreements) with developers. Planning obligations, also known as section 106 agreements, are legally binding agreements made under section 106 of the Town and Country Planning Act 1990. They are made between a developer and the LPA.

Planning obligations must meet three tests set out in the Community Infrastructure Levy Regulations 2010. A planning obligation must be:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

Planning obligations are registered as local land charges; they are enforceable both against the person who entered the section 106 agreement initially and against any future owners of the land.

An LPA may choose to use a PRP to:

- Prevent holiday home over-saturation that is having a damaging impact on a local community
- Stop house prices being pushed beyond local affordability
- Prevent ghost-town conditions in off-peak months
- Encourage year-round occupancy
- Avoid the loss of local services and schools due to falling permanent populations

When is a principal residence policy used?

Typically, a PRP is used where there is a disproportionate number of homes being used as second or holiday homes and this is having a negative impact on the local community or housing affordability that can be evidenced.

To justify a PRP, an LPA will need to demonstrate that a high proportion of homes are being used as second homes or holiday lets. This proportion would only include homes that could normally be used as residential dwellings, not including homes that are restricted to holiday use by way of a planning condition. The LPA would then need evidence to demonstrate harm arising from the high levels of second homes and holiday home ownership and a clear public interest rationale backing the restriction.

The High Court case, *RLT Build Environment Ltd R (on the application of) v Cornwall Council and Anor* [2016] EWHC 2817⁴, determines key principles for the implementation of PRP's:

The claimant (RLT) a company specialising in residential development and planning in Cornwall, challenged the council's decision to hold a referendum on St Ives Neighbourhood Development Plan (NDP). The St Ives NDP included policy (Policy H2) which required new open market housing to be restricted to principal residences. St Ives being a coastal town with a high proportion of holiday homes.

RLT argued that Policy H2 was not compatible with Human Rights Article 8 ECHR (Right to a home) and was not compliant with the EU Strategic Environmental Assessment (SEA) directives by not evaluating alternative policies. Other arguments were made around non-compliance with National Planning Policy Framework etc, these however were dropped before trial.

The High Court made some key findings:

Article 8 does not guarantee a right to second home. Interference can be justified if proportionate to the public interest for example preserving community sustainability. The St Ives NDP aimed to address the economic and social harm caused by excessive second homes.

The St Ives NDP had sufficiently considered the alternative: implementing Policy H2 or taking no action. The alternative proposed by RLT of increasing housing supply was dismissed as it did not address the specific harm from second homes.

The court went on to emphasise that any PRP must allow for flexibility in enforcement of these policies, considering e.g., unforeseen change in residency need before enforcing restrictions.

In supporting their arguments, the council demonstrated harm caused by second homes which included data on unaffordability and depopulation. St Ives NDP cited evidence of over 25% of dwellings as second homes and destabilising the local economy.

There are several examples of Dorset neighbourhood plans where the inclusion of a principal residency policy has been both successful and unsuccessful when presented to the independent examiner. Where the policies have been unsuccessful there has been insufficient evidence to support its inclusion.

Neighbourhood plan	% second homes	Successful?	Notes
Bridport	4.2%	No	
Charmouth	12.5%	Yes	

⁴ [RLT Built Environment Ltd, R \(on the application of\) v The Cornwall Council & Anor \[2016\] EWHC 2817 \(Admin\) \(10 November 2016\)](#)

Chesil Bank	11.2-14.9%	Yes	Plan covers 4 parishes. Policy includes Abbotsbury, Fleet and Langton Herring. Excludes Portesham (6.1%)
Portland	3.4%	No	
Weymouth	3.1-8%	No	Policy was only going to cover town centre area with the highest number of second homes (c. 8%). However, this was not considered high enough.
Swanage	16.3%	Awaiting	First draft of plan recently published. See Swanage Neighbourhood Plan

What are second homes

In the council tax system, a second home is defined as a property that is “occupied periodically”, for which “there is no resident of the dwelling, and the dwelling is substantially furnished”⁵. These properties are not used by the owner as their only or main home. These are different to ‘empty homes’ and ‘property being used as a holiday let’.

Empty homes are properties that are “unoccupied and substantially unfurnished”⁶.

For property being used as a holiday let, the Valuation Office Agency will decide whether a holiday let should be listed for Business Rates (rather than Council Tax) based on the following criteria:

- in the last 12 months the property has been available to let commercially for short periods of at least 140 nights; and
- the property will be available to let commercially for short periods of at least 140 nights in the next 12 months; and
- in the last 12 months the property has actually been let commercially as self-catering accommodation for short periods of 70 nights or more.

Second homes nationally and in Dorset

The English Housing Survey 2021 to 2022: second homes⁷ collected information on households with second properties, and of those how many use them as second homes. The survey looked at the number of second homes, their location as well as the characteristics of household who have second homes.

In 2010-11, 2.1 million households reported having at least one second property. Most of these households let their second property out in the private rented sector, with just over a third 712,000 using their property as a second home. In 2021-22 there were 809,000 second homes reported which is an increase of 13%. The overall dwelling stock in England grew by 8.5% between 2011 and 2021.

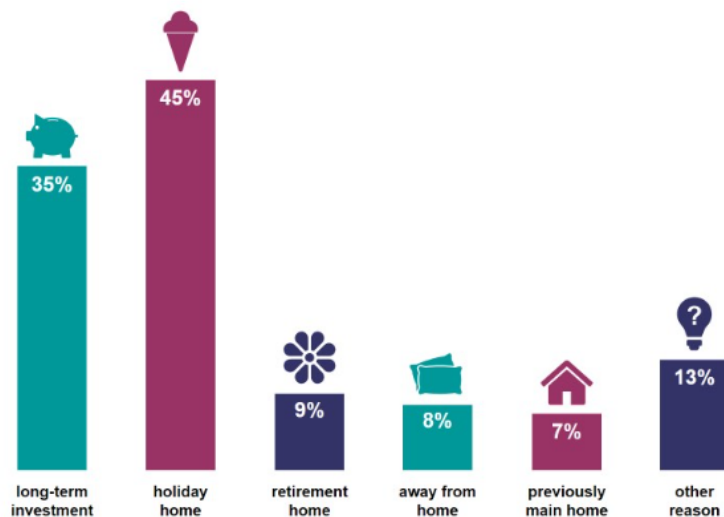
⁵ Section 11c Local Government Finance Act 1992

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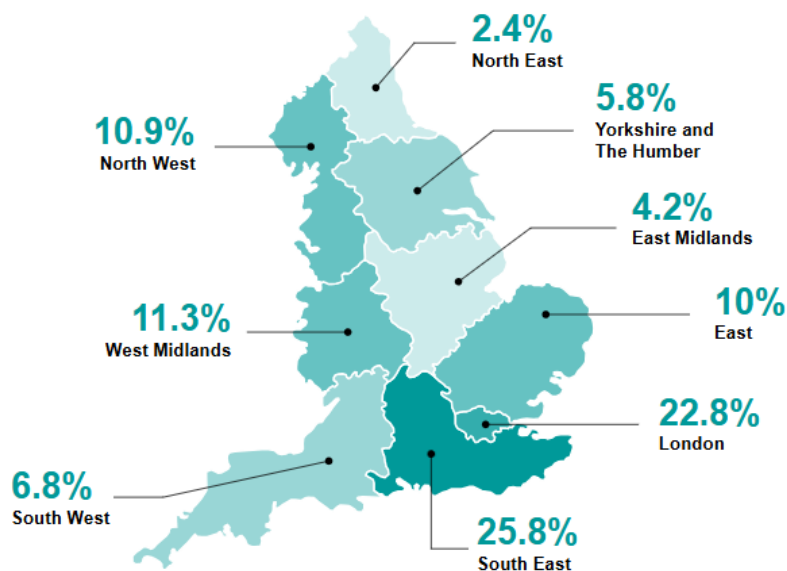
⁷ [English Housing Survey 2021 to 2022: second homes - fact sheet - GOV.UK](#)

The survey asked respondents their reasons for having a second home, with the most common reasons given for it to be used as a holiday home. In 2021-22, 60% of second homes were located in the UK with the remaining being outside the UK. 26% of households with access to a second home live in the Southeast and a further 23% live in London.

Most households have a second home to use as a holiday home and/or for investment.



Most households that have access to a second home are located in the South East or London.



Dorset council tax data from 4th July 2025 shows the highest proportion of second homes to the total number of dwellings is Studland at 27%. The absolute highest number of second homes is in Swanage (982, or 16%). Council tax estimates that there are 5,633 second homes across the whole council area, which is 3% of the total number of dwellings.

Table 1 below shows the top twenty Dorset parishes with the highest percentage of second homes. The information is from 2025 and is based on our Council Tax data.

Table 1

Rank	Parish	Total number of dwellings	Number of Second Homes	% Second Homes
1	Studland CP	263	72	27%
2	Catherston Leweston CP	28	7	25%
3	Leweston CP	8	2	25%
4	Toller Fratrum CP	8	2	25%
5	Hanford CP	14	3	21%
6	Whitcombe CP	21	4	19%
7	Kimmeridge CP	55	10	18%
8	Worth Matravers CP	408	69	17%
9	Lyme Regis CP	2376	391	16%
10	Swanage CP	6009	982	16%
11	Puncknowle CP	268	42	16%
12	Burton Bradstock CP	581	90	15%
13	Bettiscombe CP	33	5	15%
14	Langton Herring CP	87	13	15%
15	West Lulworth CP	334	49	15%
16	Langton Matravers CP	514	74	14%
17	Up Cerne CP	7	1	14%
18	West Compton CP	22	3	14%
19	Stoke Abbott CP	133	18	14%
20	Fleet CP	37	5	14%

Table 2 below shows the bottom twenty Dorset parishes with the lowest percentage of second homes.

Table 2

Rank	Parish	Total number of dwellings	Number of Second Homes	% Second Homes
212	East Stour CP	262	2	1%
213	West Moors CP	3702	28	1%
214	Sturminster Marshall CP	812	6	1%
215	Lytchett Matravers CP	1641	12	1%
216	Chickerell CP	3145	21	1%
217	Bourton CP	452	3	1%
218	Tarrant Keyneston CP	154	1	1%
219	Blandford Forum CP	5031	32	1%
220	Winterbourne Abbas CP	170	1	1%
221	Colehill CP	3134	18	1%
222	Winterborne Whitechurch CP	350	2	1%
223	Lytchett Minster and Upton CP	3876	22	1%
224	Hinton CP	182	1	1%
225	West Parley CP	1761	9	1%
226	Gillingham CP	5756	27	0%
227	Verwood CP	6752	31	0%
228	Alderholt CP	1368	5	0%
229	Blandford St. Mary CP	1148	4	0%
230	Stourpaine CP	300	1	0%
231	Corfe Mullen CP	4409	14	0%
232	Tarrant Monkton CP	452	1	0%

For the full list of all Dorset parishes see Appendix A

Whilst Dorset Council is working on preparing a new Dorset Council Local Plan, the adopted local plans for the former council areas are in place; this includes Purbeck Local Plan (2018-

2034)⁸ which was adopted 18 July 2024. The Purbeck Local Plan includes policy H14 to restrict new housing permitted in the AONB⁹, on small sites (as set out in policy H8) and on rural exception sites (as set out in policy H12) to be occupied only as a principal residence.

The policy does not apply to new homes which are commercially let for holiday makers. Occupiers of such homes will be required to keep evidence that they are meeting the condition or obligation by verifiable evidence which could include, being registered on the local electoral register and being registered with a local GP. Before implementing the policy, Purbeck undertook a review of second homes in the area “Reviewing the plan for Purbecks future”¹⁰, which concludes a general trend for a higher proportion of second homes in the districts areas of outstanding natural beauty and coastal villages. Estimating around 91% of the districts second homes to be in AONB. The proportions in the AONB were almost entirely above the national and regional levels. The report considers the impact of a policy on affordability and housing supply.

For a full list of other local authorities who have implemented a PRP, see Appendix B.

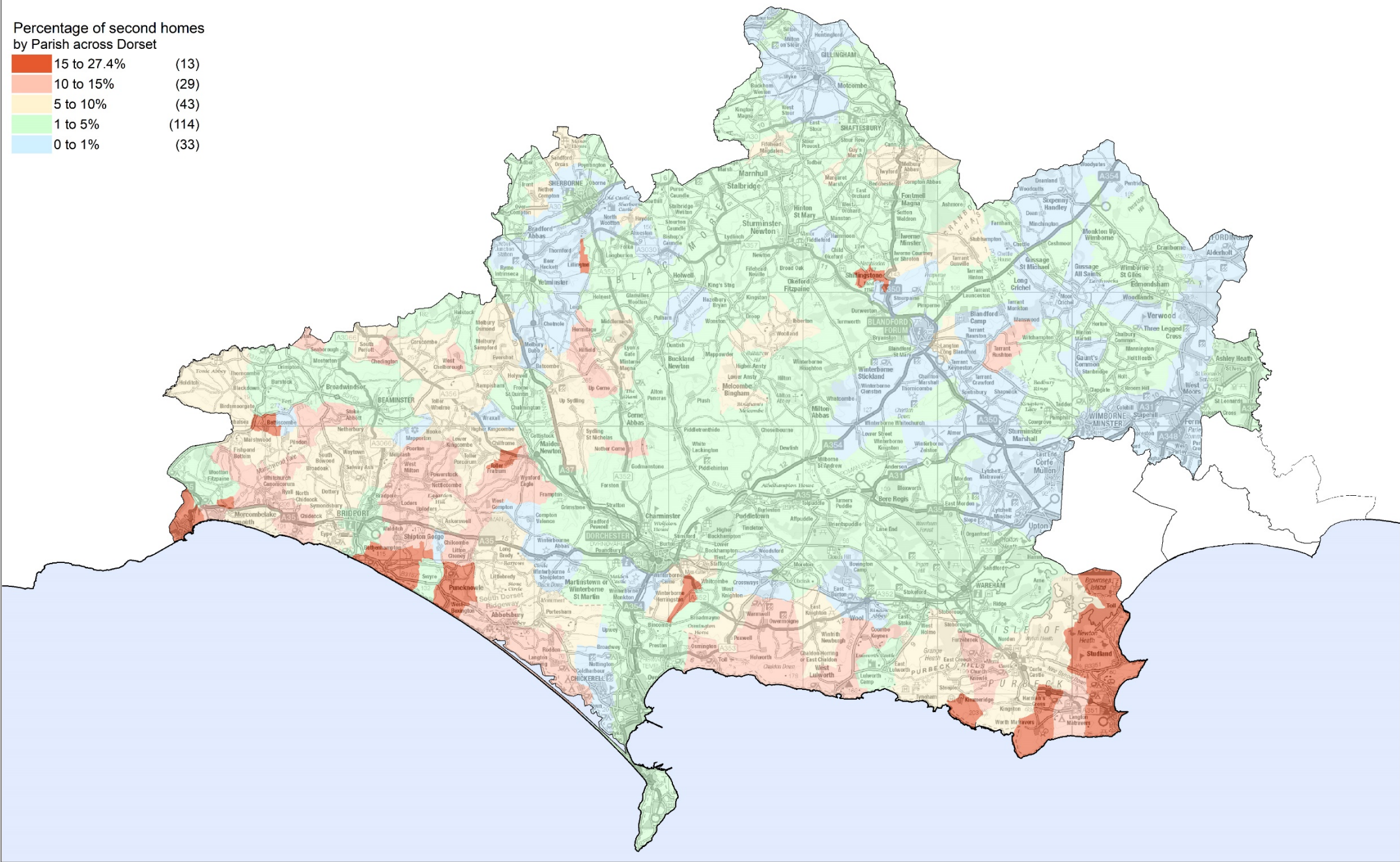
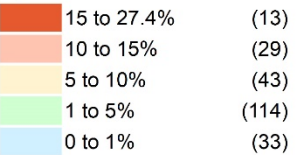
Map below shows percentage of second homes by parish across Dorset

⁸ [Purbeck Local Plan \(2018 - 2034\) Adopted 2024](#)

⁹ ‘National Landscapes’ is the rebranded name for areas of outstanding natural beauty (AONBs). This name change is not statutory.

¹⁰ [Second Homes Background Paper \(November 2017\)](#)

Percentage of second homes
by Parish across Dorset



Percentage of Second homes by Parish across Dorset

Please note some of the smaller parishes may have a higher percentage as they have low number overall properties

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Council Tax

From April 2025, councils have been able to use new powers to charge a premium of up to 100% additional council tax on second homes¹¹. The powers to charge the second homes premium is discretionary, and it is for councils to decide whether to charge the premiums in their area and at what rate, up to the statutory maximum. Dorset Council formally approved the introduction of a 100% Council Tax premium on second homes in February 2024. The premium came into effect on 1 April 2025, meaning owners of second homes now pay double the standard Council Tax rate.

As of December 2025, within the Dorset Council area, there are 4,775 properties that are classified as a second home generating approximately £10.3 million in Council Tax revenue.

The total number of second homes has fallen since April 2025, when the Council Tax Premium was introduced, from 5,491 properties (a 13% reduction). This could be due to several factors:

- Some of these properties have become main residences
- Some of these properties are exempt from the premium
- Some of these properties have been reclassified as businesses, such as a short-term holiday let

The reduction in second homes following the introduction of the premium may be partly influenced by households updating their declared main residence status. Determining which property qualifies as a primary residence can be complex, as there is no straightforward way to verify this in all cases. This challenge is particularly relevant in areas like Dorset, where Council Tax rates are comparatively high.

Additionally, the premium may create incentives for some households to designate their Dorset property as their main residence, especially if their other property is located in an area where the premium does not apply. While the Council Tax premium is an effective mechanism for generating additional revenue from second homes, it is not without limitations, and there is potential for inconsistencies in how properties are classified.

The Council Tax premium may be used in conjunction with PRPs. For example, St Ives has used a PRP since 2016 which since April 2025 is used alongside a 100% Council Tax Premium on second homes.

Holiday lets

As discussed above, second homes are not short-term or holiday lets¹².

In November 2025 the Office of National Statistics (ONS) published a bulletin 'Short-term lets through online collaborative economy platforms from July 2024 to June 2025'¹³ which investigates short-term lets (rentals) such as apartments or rooms that are booked through the three large online collaborative economy platforms; Airbnb, Booking.com and Expedia

¹¹ Levelling-up and Regeneration Act 2023

¹² Currently at second reading in the House of Commons is 'Short-term Lets (Planning Permission) Bill which would introduce a requirement for a grant of planning permission to change a residential home to a short-term let in England. [Short-term Lets \(Planning Permission\) Bill - Parliamentary Bills - UK Parliament](#)

¹³ [Short-term lets through online collaborative economy platforms, UK - Office for National Statistics](#)

Group. The bulletin provides aggregated data on the number of guest nights, nights, and stays spent in short-term lets offered via online platforms.

The number of guest nights accounts for the number of nights spent during a stay multiplied by the number of visitors in the travel party. This can be influenced by guest group size and length of stay. For example, a group of four staying for two nights would be eight guest nights, but one guest staying for two nights would be two guest nights. The number of nights refers to the number of nights a property or room offered by the platforms was occupied during a stay; whereas the number of stays refers to the number of times a facility offered by the platforms was occupied by a single booking, regardless of length of stay.

The data shows:

There were 93,823,780 guest nights spent in short-term lets in the UK from July 2024 to June 2025. This was an increase of 10.2% from the previous 12-month period, July 2023 to June 2024 (85,157,810).

The distribution of guest nights across the year in the UK was strongly affected by the seasons. August being the most popular month.

National highlights include:

- Westminster saw the largest increase among the top four local authorities (+16.7%)
- Edinburgh was the only top 15 local authority with a decline of 1.4%.
- Cornwall had the biggest seasonal variation, with guest nights being the highest of all the local authorities, peaking in August 2024
- Across all English regions, the East Midlands saw the largest increase (two most recent periods) and the Southeast saw the smallest increase
- Four local authorities with the highest total number of guest nights in short-term lets between July 2024 and June 2025 are Westminster, Cornwall, City of Edinburgh and Highlands.

The table below shows the total number of guests nights available in Dorset Council and other neighbouring local authorities.

Table 1 compares number of guest nights per area

Local Authority Area	Guest nights for month July 2023	Guest nights July 2024	Guest nights June 2025 (data for July not currently available)
Dorset	135,480	153,820	118,350
Somerset	88,800	104,620	80,450
East Devon	43,020	47,030	30,200
BCP	126,890	136,210	88,740
Wiltshire	60,630	68,560	52,340
Cornwall	565,700	595,550	401,110

According to data from Airbitics and AirDNA it is thought the occupancy rate for short-term holiday lets within the Dorset Council area is between 53% and 63% over the course of a year (November 2024-October 2025).

There are 2231 business rates assessments in Dorset which have a description or part-description of 'self-catering holiday accommodation'. Each assessment can comprise of one or multiple units. This number could include guest houses that have self-catering units, which make it difficult to obtain an accurate holiday let number for Dorset. The 2021 Census tell us that there are approximately 2490 holiday let homes in Dorset, with areas like Swanage, Lyme Regis and Corfe being hotspots.

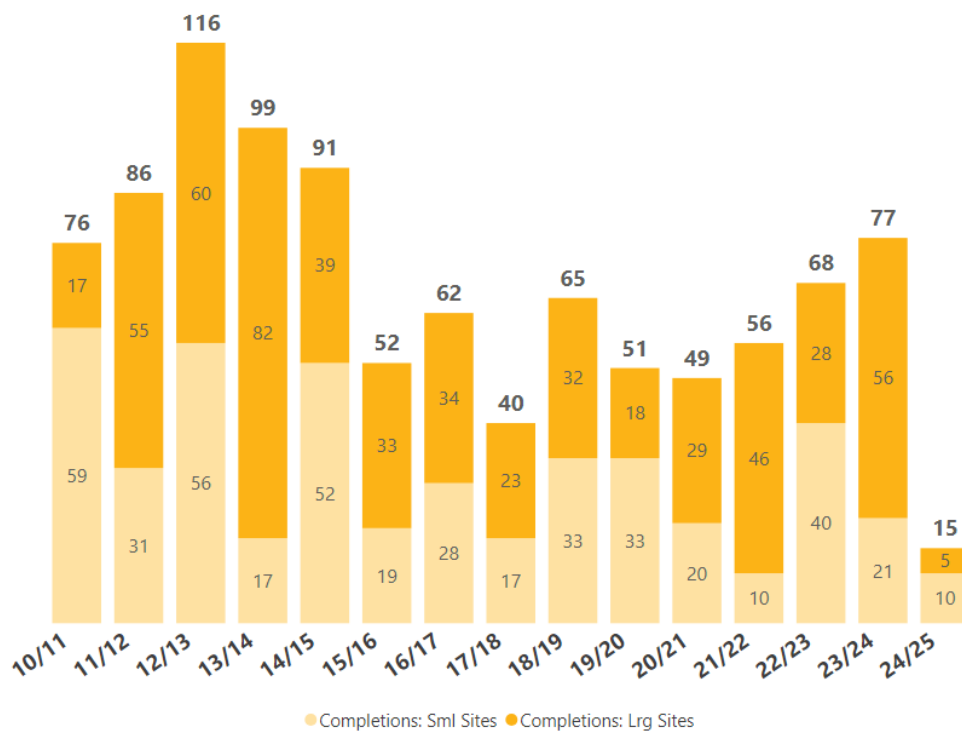
Impact of principal residence policies

There is limited data on the impact of the second homes policy, locally and nationally.

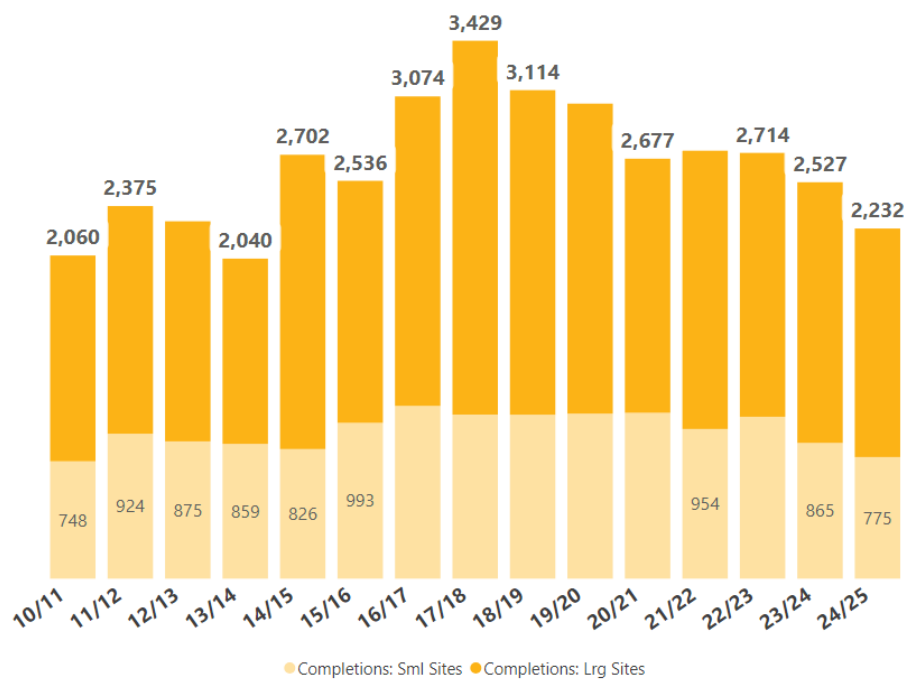
Below is data for the number of housing completions for St Ives, where a PRP is adopted. The first graph shows data for St Ives and the second chart data for Cornwall as a whole. The policy was introduced in 2016, after which there is a fall in annual completions compared to years previous. However, it is not known if this is entirely down to the policy because there may also have been an increase in planning applications prior to the adoption of the plan to avoid the new restrictions. There has been an increasing trend in completions over the last few years, suggesting that numbers may be increasing again.

St Ives also introduced council tax premium to second homes from April 2025, alongside PRP legislation.

Graph A shows housing completions for St Ives



Graph B shows housing completions for Cornwall as a whole



Conclusion

PRPs are necessarily limited in scope as a strategic response to Dorset's current second-home concern because they apply prospectively to new homes and cannot retrospectively address the existing stock of second homes or the wider holiday-let market. They may help prevent new dwellings from becoming second homes and can support community sustainability in appropriate, evidence-based locations, however they are not a comprehensive tool for reducing existing second-home ownership. There is limited data to show the effectiveness of the policy, and the data existing is limited, showing that while PRPs can help preserve community sustainability they do not significantly reduce second-home demand.

Previous data & reports by Dorset Council's Planning Team concluded that PRP may negatively impact affordability, by pushing up the price of existing homes which do not have these planning restriction placed on them. Whilst at the same time reducing the viability of new homes (because their sales price is reduced due to the restriction). PRP's may also shift second home demand elsewhere bringing unintended consequences. It was concluded Council Tax Premiums would be considered more effective and generate revenue without the same risks.

Council Tax Premiums are already delivering measurable impact. Since April 2025 Dorset Council applied a 100% premium on second homes, generating £10.3 million annually.

The number of second homes has fallen since the premium was introduced, suggesting the implementation of the premium tax has triggered changes to occupancy and/or property status.

Overall, Dorset has a relatively low proportion of second homes (around 3%), though this varies significantly between areas. In locations with higher concentrations of second homes, there is generally limited housing development either underway or planned. However, exceptions include places such as Lyme Regis and Swanage, which are likely to be identified as 'tier two' towns in the emerging Local Plan's settlement hierarchy. As a result, these areas are expected to accommodate some future growth and development.

Data gaps. There is limited evidence nationally and locally on the long-term impact of PRP, second-home taxation and holiday let trends within Dorset.

Recommendations

Maintain the current position of not adopting a PRP in the Dorset Local Plan

Evidence from Dorset Council's background papers and national case studies shows that PRPs have limited effectiveness in reducing overall second-home demand, particularly where demand may be displaced to existing stock or neighbouring locations.

PRPs apply prospectively to new homes, therefore they cannot address the existing 4,775 recorded second homes or the wider holiday-let market; this supports the need to consider complementary interventions such as Council Tax premiums, monitoring, affordable housing delivery and community-led housing.

Potential negative impacts including reduced affordability, displacement of demand, and administrative complexity—outweigh the likely benefits at present.

Continue prioritising the Council Tax Premium as the primary tool for managing second homes

The 100% premium on second homes is generating measurable revenue and appears to have influenced the number of properties recorded as second homes.

Ongoing monitoring will help determine the long-term effectiveness of this measure.

This approach avoids the risks associated with PRPs while providing a flexible, scalable mechanism to influence behaviour.

Strengthen monitoring and analysis of second homes, holiday lets, and housing market impacts

Establish a consistent monitoring framework covering:

- Second-home prevalence and geographic distribution
- Holiday-let activity
- Housing completions and affordability indicators in high-pressure areas

Improved data will support future policy decisions and help identify emerging hotspots.

Support local communities exploring PRPs through Neighbourhood Plans

While a district-wide PRP is not currently recommended, some parishes may wish to consider localised policies in exceptional circumstances where:

- Second homes exceed a clear threshold
- Evidence of community harm is robust (e.g., school closures, loss of services, depopulation)

Explore a range of housing interventions to support local housing needs

Consider targeted interventions in high-pressure areas, such as:

- Increasing delivery of affordable and social housing
- Supporting community-led housing schemes
- Encouraging build-to-rent or key-worker housing models

Appendices

Appendix A

Dorset Council, council tax data from 4 July 2025 showing the total number of dwellings and second homes per parish

	Parish	Total number of dwellings	Number of Second Homes	% Second Homes
1	Studland CP	263	72	27%
2	Catherston Leweston CP	28	7	25%
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17	Up Cerne CP	7	1	14%
18	West Compton CP	22	3	14%
19	Stoke Abbott CP	133	18	14%
20	Fleet CP	37	5	14%
21	West Chelborough CP	15	2	13%
22	Nether Cerne CP	8	1	13%
23	Charmouth CP	857	107	12%
24	Church Knowle CP	153	19	12%
25	Powerstock CP	195	24	12%
26	Chaldon Herring CP	84	10	12%
27	Loders CP	263	31	12%
28	Chedington CP	52	6	12%
29	Owermoigne CP	245	28	11%
30	Abbotsbury CP	249	28	11%

31	Coombe Keynes CP	36	4	11%
32	Hilfield CP	36	4	11%
33	North Poorton CP	9	1	11%
34	Osmington CP	316	35	11%
35	Litton Cheney CP	211	23	11%
36	Shipton Gorge CP	211	23	11%
37	Chideock CP	349	38	11%
38	Frome Vauchurch CP	93	10	11%
39	Tarrant Rushton CP	47	5	11%
40	Whitchurch Canonicorum CP	350	37	11%
41	Seaborough CP	30	3	10%
42	Wynford Eagle CP	30	3	10%
43	Corfe Castle CP	687	66	10%
44	East Holme CP	21	2	10%
45	Iwerne Stepleton CP	11	1	9%
46	Woolland CP	44	4	9%
47	Batcombe CP	33	3	9%
48	Melbury Osmond CP	89	8	9%
49	Minterne Magna CP	91	8	9%
50	Stoke Wake CP	23	2	9%
51	Steeple with Tyneham CP	46	4	9%
52	Winterborne Came CP	26	2	8%
53	Fifehead Magdalen CP	53	4	8%
54	Netherbury CP	611	46	8%
55	Sydling St. Nicholas CP	214	16	7%
56	Sandford Orcas CP	94	7	7%
57	Winfrith Newburgh CP	331	24	7%
58	Toller Porcorum CP	167	12	7%
59	Chilfrome CP	28	2	7%
60	Stanton St. Gabriel CP	59	4	7%
61	Hooke CP	60	4	7%
62	Symondsburry CP	534	35	7%
63	Long Bredy and Kingston Russell CP	107	7	7%
64	Melcombe Horsey CP	63	4	6%
65	Askerswell CP	79	5	6%
66	Portesham CP	374	23	6%
67	Ibberton CP	51	3	6%
68	Warmwell CP	51	3	6%
69	Corscombe CP	244	14	6%
70	Nether Compton CP	157	9	6%

71	Littlebredy CP	35	2	6%
72	Evershot CP	106	6	6%
73	Tarrant Gunville CP	124	7	6%
74	Margaret Marsh CP	18	1	6%
75	Haydon CP	18	1	6%
76	Poxwell CP	18	1	6%
77	South Perrott CP	109	6	6%
78	Melbury Abbas CP	146	8	5%
79	Marshwood CP	150	8	5%
80	Melbury Sampford CP	19	1	5%
81	Rampisham CP	57	3	5%
82	West Stafford CP	153	8	5%
83	Compton Abbas CP	98	5	5%
84	Langton Long Blandford CP	59	3	5%
85	Thorncombe CP	335	17	5%
86	Poyntington CP	61	3	5%
87	Affpuddle and Turnerspuddle CP	227	11	5%
88	Frome St. Quintin CP	83	4	5%
89	Farnham CP	104	5	5%
90	Hilton CP	234	11	5%
91	Wimborne St. Giles CP	153	7	5%
92	East Chelborough CP	22	1	5%
93	Oborne CP	44	2	5%
94	Piddletrenthide CP	333	15	5%
95	Stour Provost CP	268	12	4%
96	East Orchard CP	68	3	4%
97	Iwerne Minster CP	340	15	4%
98	Arne CP	663	29	4%
99	Turnworth CP	23	1	4%
100	Hermitage CP	47	2	4%
101	Buckhorn Weston CP	165	7	4%
102	Bridport CP	7465	314	4%
103	Swyre CP	48	2	4%
104	Beaminster CP	1736	72	4%
105	Wootton Fitzpaine CP	145	6	4%
106	Folke CP	146	6	4%
107	Fontmell Magna CP	368	15	4%
108	Cattistock CP	246	10	4%
109	Tincleton CP	74	3	4%
110	Bincombe CP	25	1	4%
111	Dewlish CP	126	5	4%

112	Manston CP	77	3	4%
113	Holnest CP	79	3	4%
114	East Lulworth CP	80	3	4%
115	Purse Caundle CP	54	2	4%
116	Holwell CP	190	7	4%
117	Broadwindsor CP	679	25	4%
118	Durweston CP	167	6	4%
119	Burstock CP	56	2	4%
120	Winterborne Stickland CP	256	9	4%
121	Kington Magna CP	174	6	3%
122	Portland CP	6299	214	3%
123	Burleston and Tolpuddle CP	236	8	3%
124	Over Compton CP	90	3	3%
125	Piddlehinton CP	212	7	3%
126	Ashmore CP	94	3	3%
127	Milton Abbas CP	283	9	3%
128	West Orchard CP	32	1	3%
129	Weymouth CP	26755	826	3%
130	Godmanstone CP	65	2	3%
131	Ryme Intrinseca CP	65	2	3%
132	Maiden Newton CP	525	16	3%
133	Fifehead Neville CP	66	2	3%
134	Todber CP	66	2	3%
135	Cheselbourne CP	139	4	3%
136	Buckland Newton CP	318	9	3%
137	East Stoke CP	214	6	3%
138	Hinton St. Mary CP	108	3	3%
139	West Stour CP	108	3	3%
140	Cerne Abbas CP	438	12	3%
141	Winterborne St. Martin CP	374	10	3%
142	Mappowder CP	76	2	3%
143	Iwerne Courtney or Shroton CP	199	5	3%
144	Moreton CP	163	4	2%
145	Bradford Peverell CP	164	4	2%
146	Bloxworth CP	87	2	2%
147	Winterborne Houghton CP	88	2	2%
148	Gussage St. Michael CP	93	2	2%
149	Bradford Abbas CP	423	9	2%
150	Wareham St. Martin CP	1176	25	2%
151	Wareham Town CP	2959	62	2%
152	Stinsford CP	144	3	2%

153	Horton CP	253	5	2%
154	Marnhull CP	1014	20	2%
155	Witchampton CP	203	4	2%
156	Morden CP	154	3	2%
157	Spetisbury CP	258	5	2%
158	Cranborne CP	320	6	2%
159	Lydlinch CP	219	4	2%
160	Sherborne CP	5180	93	2%
161	Pamphill CP	171	3	2%
162	Dorchester CP	11142	186	2%
163	Athelhampton and Puddletown CP	733	12	2%
164	Chalbury CP	62	1	2%
165	Winterborne Kingston CP	311	5	2%
166	Silton CP	63	1	2%
167	Halstock CP	254	4	2%
168	Motcombe CP	638	10	2%
169	Charminster CP	1535	24	2%
170	Milborne St. Andrew CP	513	8	2%
171	Winterborne Zelston CP	68	1	1%
172	Mosterton CP	347	5	1%
173	Bere Regis CP	837	12	1%
174	Broadmayne CP	568	8	1%
175	Alton Pancras CP	73	1	1%
176	Okeford Fitzpaine CP	512	7	1%
177	Hazelbury Bryan CP	516	7	1%
178	Holt CP	672	9	1%
179	Pimperne CP	524	7	1%
180	Trent CP	150	2	1%
181	Shaftesbury CP	4653	61	1%
182	Frampton CP	233	3	1%
183	Tarrant Launceston CP	159	2	1%
184	Longburton CP	244	3	1%
185	Edmondsham CP	83	1	1%
186	Tarrant Hinton CP	85	1	1%
187	Bryanston CP	171	2	1%
188	Shillingstone CP	529	6	1%
189	Sturminster Newton CP	2130	24	1%
190	Yetminster CP	639	7	1%
191	Child Okeford CP	553	6	1%
192	Cann CP	277	3	1%

193	Glanvilles Wootton CP	93	1	1%
194	West Knighton CP	191	2	1%
195	Stratton CP	287	3	1%
196	Stourton Caundle CP	192	2	1%
197	St. Leonards and St. Ives CP	3668	38	1%
198	Stalbridge CP	1449	15	1%
199	Sutton Waldron CP	99	1	1%
200	Ferndown Town CP	8482	84	1%
201	Thornford CP	414	4	1%
202	Wool CP	2181	21	1%
203	Pulham CP	104	1	1%
204	Bishop's Caundle CP	209	2	1%
205	Gussage All Saints CP	105	1	1%
206	Winterbourne Steepleton CP	105	1	1%
207	Crossways CP	1287	12	1%
208	Sixpenny Handley and Pentridge CP	660	6	1%
209	Leigh CP	233	2	1%
210	Wimborne Minster CP	5497	46	1%
211	Charlton Marshall CP	603	5	1%
212	East Stour CP	262	2	1%
213	West Moors CP	3702	28	1%
214	Sturminster Marshall CP	812	6	1%
215	Lytchett Matravers CP	1641	12	1%
216	Chickerell CP	3145	21	1%
217	Bourton CP	452	3	1%
218	Tarrant Keyneston CP	154	1	1%
219	Blandford Forum CP	5031	32	1%
220	Winterbourne Abbas CP	170	1	1%
221	Colehill CP	3134	18	1%
222	Winterborne Whitechurch CP	350	2	1%
223	Lytchett Minster and Upton CP	3876	22	1%
224	Hinton CP	182	1	1%
225	West Parley CP	1761	9	1%
226	Gillingham CP	5756	27	0%
227	Verwood CP	6752	31	0%
228	Alderholt CP	1368	5	0%
229	Blandford St. Mary CP	1148	4	0%
230	Stourpaine CP	300	1	0%
231	Corfe Mullen CP	4409	14	0%
232	Tarrant Monkton CP	452	1	0%

Appendix B

Review of Principal Residence Policies adopted or being introduced in Cornwall

Local Authority Neighbourhood Plan Area	Policy	Stage	Threshold / Trigger	Other Evidence	Community Impacts Identified	Method of Implementation
St Ives Area Neighbourhood Development Plan 2015 – 2030 (covering St Ives and Carbis Bay)	H2 – Principal Residence Requirement Proposals for holiday accommodation will not be permitted unless it is located on an established holiday complex (this aspect of the policy was requested to be added by the examiner)	Made plan December 2016	2011 Census showed that St Ives and Carbis were in the top 5 settlements in Cornwall with the highest proportion of second homes and holiday lets (25%).	Between 2001 -2011 the number of dwellings not occupied by a resident household grew by 67%. Housing stock rose by 684 but the number of resident households grew by 6%.	The socioeconomic effects of such a high proportion of holiday properties are being felt by local community consultation responses.	100% Principal residence occupancy on new open market housing, excluding replacement dwellings without price controls or any local connection requirement. Implemented by condition or obligation. Occupiers required to keep proof that they are meeting the obligation verifiable evidence (e.g. Local electoral register and attend local services) and obliged to provide this proof if/when requested by Cornwall Council. Does not impose an arbitrary limit on minimum number of days of occupation.

Local Authority Neighbourhood Plan Area	Policy	Stage	Threshold / Trigger	Other Evidence	Community Impacts Identified	Method of Implementation
Other Cornwall Parishes Various Neighbourhood DPs as of April 2021: Parishes within St Minver, Rame Peninsula, Roseland Peninsula, Crantock, Fowey, St Agnes, Mevagissey	Similar to H2 above	Made NPs		A range of data sets set out in this briefing note produced by Cornwall: Second Homes in Cornwall	Loss of community facilities, decline in school numbers and closure of seasonal facilities – from local knowledge and consultation	Similar policy to St Ives

Appendix C

Review of Principal Residence Policies adopted or being introduced in Devon

Local Authority Neighbourhood Plan Area	Policy	Stage	Threshold / Trigger	Other Evidence	Community Impacts Identified	Method of Implementation
South Huish Neighbourhood Plan – a parish in the South Hams district,	Policy SH H2 Principal Residence	Adopted May 2021	Two thirds of the properties in the parish are second homes	More than 40 per cent of the parishioners are retired, the 2011 census reported that 38.1 per cent of	Housing Needs Survey	New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its

Devon a coastal community in AONB				the population was 65 and over - one of the highest in England		occupancy as a principal residence guaranteed through a planning condition or legal agreement. New unrestricted second homes will not be supported at any time
Salcombe Neighbourhood Plan Area, Devon	SALC H3	Made 2019 but seeking to modify the plan policy SALC H3	The level of second homes in Salcombe was quoted in 2017 by South Hams District Council as 38.45%. The NPG calculated in 2016 the figure to be 57 %.	NPG undertook a review of the electoral register and the database of residential addresses in the parish and analysis of properties rated for business rates and registered as holiday homes. 65% of survey respondents supported the PRP	The consequence of the high value placed on market housing which attracts primarily second homeowners is the lack of supply of properties for younger working people and families. the aim is to help local people purchase a home in the Parish.	The modification relates solely to policy SALC H3 Principal Residence requirement for new housing, and replaces the requirement for a planning condition, S106 agreement or other legal agreement, with a requirement for a S106 agreement only.

Local Authority Neighbourhood Plan Area	Policy	Stage	Threshold / Trigger	Other Evidence	Community Impacts Identified	Method of Implementation
Lynton and Lynmouth Neighbourhood Plan 2013-2028	Policy H3 - Open market housing without a restriction to ensure its occupation as a principal	Made in 2013	Census data 28% of all household spaces in the parish have no usual residents; this is a significant proportion of the housing stock and is	Consultation responses; legal advice on appropriateness of policy	Principal residence housing is supported by the Plan only in order to provide cross subsidy for affordable housing or other development	Planning Condition

	residence will not be permitted.		almost 3 times higher than the percentage for North Devon as a whole		directly benefiting the community	
Exmoor National Park Authority Local Plan 2011-2031	HC-S4 Principal residence Housing following the example of PRP implemented in the Lynton and Lynmouth NP	July 2017	19.2 % of homes in the National Park with no usual residents, at the parish level Lynton and Lynmouth have 28.5% no usual residents	During 2001 – 2011 some 263 dwellings were built within the National Park, however the population recorded in the Census for these dates demonstrates a decline in the National Park population by 600. Viability assessment agents and developers who advised the Authority on the viability assessment of the Plan agreed that a 5% reduction in the value of new dwellings subject to the principal residence requirement would be likely. This would have a small positive impact on affordability.	Brendon, where 33% of homes have no usual residents has no convenience store. Other effects are said to include the closure of local schools and shops and a general decline in social wellbeing. The intention is to ensure that any new market homes are lived in by people who will contribute to the local area.	Will only apply to new dwellings within the National Park and principally where they enable the delivery of local affordable homes. Through condition. Principal Residence housing will also apply to any new dwelling units created through the subdivision of existing dwellings (HC-D14) and the conversion/change of use of hotels/guesthouses to dwellings and in accordance with the tests set out in policy RT-D3 Safeguarding Serviced Accommodation