



# Dorset Council **Local Plan**



## **Second Homes** Background Paper



**Dorset**  
Council

# Dorset Council Local Plan second homes background paper

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## 1. Introduction

### 1.1. Background

1.1.1. Dorset Council is working on its new Dorset wide Local Plan. As part of this a principal residence policy is being considered as has been proposed in the Purbeck District Council Local Plan 2018. Dorset Council has been looking further into the issue of second homeownership and whether the planning system can effectively restrict it. The planning system cannot influence the occupancy of existing properties, but in recent years, some planning policies have been introduced (mainly through neighbourhood plans) that restrict the occupancy of new-build homes and converted buildings to 'principal residences' only.

1.1.2. There is no official planning definition of a second home, but the Government's English Housing Survey<sup>1</sup> does provide a logical definition, which the Council believes is an appropriate starting point for the purposes of this paper:

*'A 'second home' is defined as a privately-owned habitable accommodation that is not occupied by anyone as their main residence. It may be occupied occasionally, for example as a holiday home or when working away from the household's main home.'*

1.1.3. There are some instances where more than one property is owned or rented by a household, but the additional property/properties are not considered to be second homes (SH):

- if a property is occupied by anyone as their main residence it is not a second home [i.e. if someone is renting from a landlord];
- a property that the household plans to sell in the near future, or a recently bought property that they haven't moved into yet, is not regarded as a second home; or
- a property that is occupied by a student son/daughter as accommodation while at college/university.

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6719/2075342.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6719/2075342.pdf)

## 2. National Planning Policy and Guidance

- 2.1.1. Local plans and neighbourhood plans have to be in general conformity with the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG). These set out the Government's planning policies for England and how they are expected to be applied. Neither of them includes any direct reference to primary and secondary residences and the ability for plans to restrict second homeownership.

## 3. The Issue

### 3.1. Introduction

- 3.1.1. If an area has a high rate of SH this is generally perceived as a negative for those that live there for many reasons. They are generally perceived to lead to many negative implications on the local housing market including housing shortages for local people due to an influx of people not local to the area, increasing house prices due to increased demand for homes, reducing affordability which can price locals out of an area. They are also considered to result in 'ghost towns' out of season, having negative impacts on local businesses. Section 3 looks further into these potential issues and evaluates whether a policy would effectively work to reduce them.

### 3.2. National Rates of Second Homes

- 3.2.1. The 2011 census found the former Purbeck and West Dorset Councils to have the seventh and fifteenth highest rates respectively of second homeownership for holiday homes of all Local Authorities in England and Wales. This is shown on Figure 1, which indicates that per 1000 residents in Purbeck and West Dorset, between 20 and 59.9 own SH used for holidaying<sup>2</sup>.

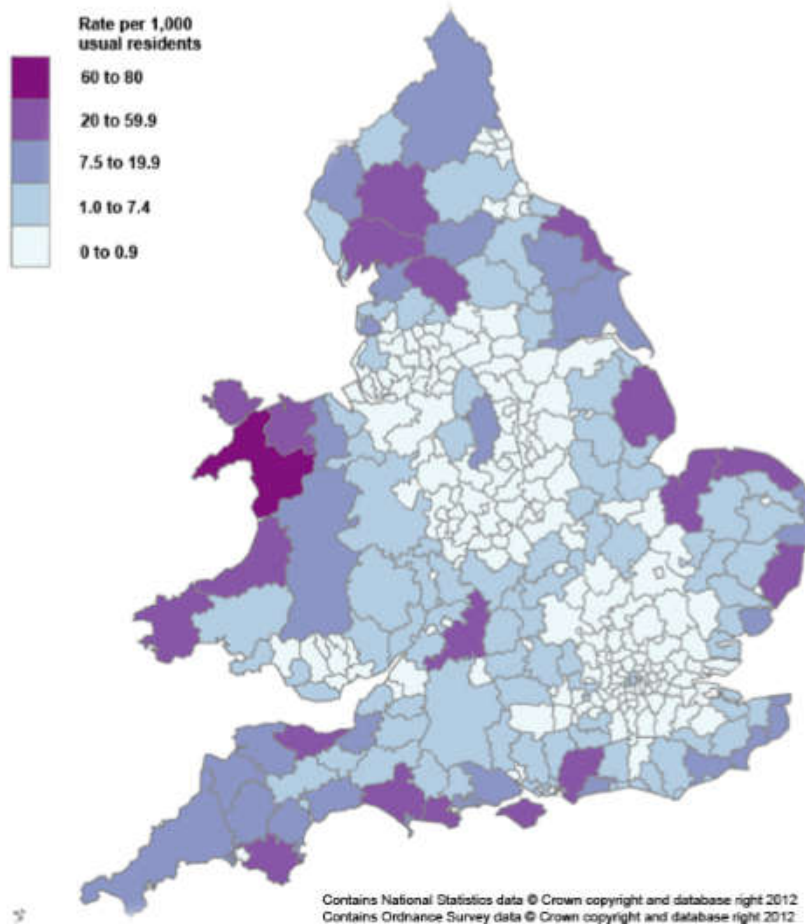
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<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/2011censusnumberofpeoplewithsecondaddressesinlocalauthoritiesinenglandandwales/2012-10-22>

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Figure 3.1: Rate, per 1000 usual residents, of people with 'Holiday' second addresses in England and Wales



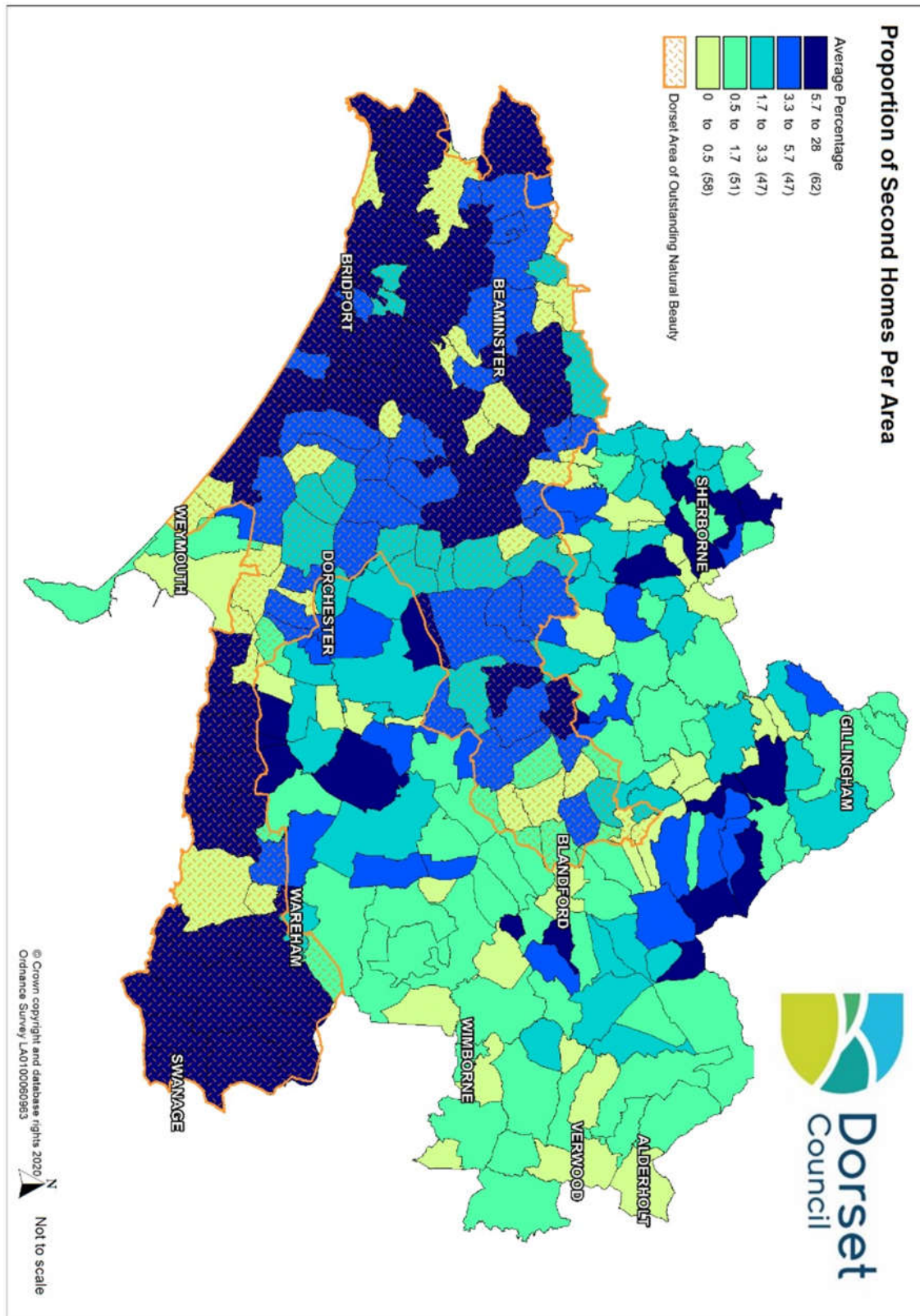
### 3.3. Second Home Rates in Dorset

Figure 2 below shows the spatial distribution of SH in each area of Dorset as a percentage of the overall housing supply in each area, based on averages of the most recent localised electoral roll and council tax data available. This shows it to be a highly localised issue as the percentage varies significantly over the district, ranging from 0% to 29% of the housing supply in each area. Appendix 1 shows the datasets in full that this map was derived from.

High levels of second homeownership primarily affect areas within the Dorset Area of Outstanding Natural Beauty (AONB) and at the coast, including the majority of the Purbeck area, particularly near to Swanage and Lulworth; the northern part of The Fleet running along the coast near Weymouth; and much of West Dorset including most of Bridport. It also shows high levels of second homeownership at Beaminster and at further sporadic inland areas throughout Dorset.

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Figure 3.2: Proportion of second homes per parish in Dorset Council area





### 4. The Pros and Cons of a Planning Policy Approach

#### 4.1. Introduction

- 4.1.1. A 'principal residence policy' aims in principle to reduce the overall numbers of SH within an area; to restrict the occupancy of new build dwellings and conversions to 'principal residences' only. This would have no bearing on existing SH, or existing dwellings which can be purchased as SH, but would apply to existing properties that are proposed for demolition and are then redeveloped.
- 4.1.2. Various sources have been consulted to look into the pros and cons of implementing such a policy. This section looks into the potential implications of the policy's implementation, in terms of:
- Whether the policy would impact the affordability of the existing housing stock;
  - The potential for the policy to displace the issue of high second homeownership;
  - The impacts of the policy on viability of new developments;
  - The impacts of the policy on local communities;
  - The impacts of the policy on local economies; and
  - Any other implications of the policy.
- 4.1.3. St Ives in Cornwall is predominantly looked to as an example of the potential impacts of a principal residence policy. Here in 2011, 25% of dwellings within the Neighbourhood Plan area were not occupied by a resident household; this was a 67% increase from 2001. Therefore, the St Ives Neighbourhood Plan introduced Policy H2 which placed a ban on the sale of new-build flats and houses to second home buyers in 2016. Appendix 2 shows Policy H2 which has been implemented in the St Ives Neighbourhood Plan. Many other Neighbourhood Plans in Cornwall have also implemented the ban but this paper mainly focuses on St Ives as there is a large body of research available.

#### 4.2. Affordability of the Existing Housing Stock

- 4.2.1. Housing is a very complex good, consisting of many attributes, and is influenced by numerous factors, including proximity to schools, amenities and landscapes which can impact house and land values. Pre-determining knock-on impacts of housing market intervention is extremely complicated and consequently, imposing regulations on the housing market may have perverse impacts. However, it is clear that if the demand for SH remains whilst the available stock is diminishing, prices

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could rise. This means that existing, unrestricted properties could rise in value and become even less affordable to local people.

- 4.2.2. Former Purbeck District Council commissioned consultants to look into affordability when forming their Local Plan<sup>3</sup>. The study found that there was a considerable supply of second-hand homes in the area and that second home purchasers would therefore continue to have plenty of choice, were a restrictive policy for new properties introduced. Therefore, they found that it was highly unlikely that introducing such a policy would increase house prices in the second-hand stock. Overall, their evidence suggested that it would be unlikely that such a policy would substantially impact upon new and existing build house prices, and Purbeck District Council considered the impact of the policy on affordability to be neutral.
- 4.2.3. Alternatively, in St Ives, research has found that existing housing has become even less affordable for buyers<sup>4</sup>. The average property price has increased 3 per cent in St Ives since policy implementation in 2016, albeit this is a slower rate than in the past. Local firms, particularly construction and tourism businesses and their workforce, lose out. 2016 study findings also suggest that the negative effect on local economies dominated positive amenity-preservation effects, concluding that constraining second home investments may reinforce rather than reduce wealth inequality.
- 4.2.4. If prices were to rise, the only benefits would be to existing primary and secondary homeowners as their assets are in higher demand and become more valuable<sup>5</sup>.
- 4.2.5. To conclude, it appears impacts of the policy may vary significantly depending on localised circumstances. To add to this, the emergence of this new policy area means that there is not yet significant research based on the actual affordability outcomes that have been seen as a result of policy introduction and there is consequently much uncertainty surrounding it.

### 4.3. Potential Impacts of the Policy on Viability

- 4.3.1. Placing additional restrictions on new homes may affect the market value of properties built as it limits the number of buyers by excluding all prospective SH owners.

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<sup>3</sup> [www.dorsetforyou.gov.uk/Purbeck-localplan-review](http://www.dorsetforyou.gov.uk/Purbeck-localplan-review)

<sup>4</sup> <http://spatial-economics.blogspot.com/2019/08/why-banning-construction-of-second.html>



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- 4.3.2. In the Exmoor Neighbourhood Plan, a similar SH policy was submitted for examination in 2016, and the Inspector cited that 'a 5% reduction in the value of new dwellings subject to the principal residence requirement would be likely'<sup>6</sup>.
- 4.3.3. The Neighbourhood Plan Group Team Leader from Cornwall Council agreed that the policy does have impacts on viability, stating any parish which applies the principal residence policy drops a value zone for CIL and for the percentage of on-site affordable housing required. The number of units built since implementation of the policy in St Ives has increased compared to before 2016 when the policy was implemented, however these were mostly from permissions granted prior to the adoption of the policy, and therefore the restrictions do not apply. St Ives do not yet know if delivery will falter when permissions granted post 2016 with the condition applied come forward, however, if viability margins aren't as high then it may deter developers, who may move elsewhere to less restricted authorities.
- 4.3.4. There are many existing strains on viability with Councils juggling numerous priorities including climate change, affordable housing, health and green infrastructure requirements, and the evidence points towards the fact that adding second homes into the mix may reduce this viability further, which could have negative implications for the Council's housing numbers if developers move elsewhere.

### 4.4. Potential Impacts of the Policy on Communities

- 4.4.1. Communities often view high rates of second homeownership as a negative, as they can result in seasonal 'ghost towns', with many properties left empty for much of the year.
- 4.4.2. The Purbeck District Council Second Homes Background Paper<sup>7</sup> also expressed concerns that because high levels of second homeownership had resulted in increased house prices and reduced house supply, some people continued to work in the area but were forced to move outside the district, having a negative impact on social cohesion. However, not all second homes are bought by city dwellers for holiday use; some are used as holiday lets for most of the year which brings in much local income, or are bought by people looking to move to the area, so it is in their interest to play an active part in the community<sup>5</sup>. The issue in Dorset is primarily with people purchasing second homes for 'holidaying' rather than for work purposes, but this is not to say that they are additionally not being let out all year round. However,

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<sup>5</sup> [http://personal.lse.ac.uk/hilber/hilber\\_wp/Hilber\\_Schoeni\\_2016\\_08.pdf](http://personal.lse.ac.uk/hilber/hilber_wp/Hilber_Schoeni_2016_08.pdf)

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arguably, presence of permanent residents would have a more positive impact on local communities than holiday makers who may stay for a few days and not play a part in the community.

- 4.4.3. In theory, a policy would work to reduce the levels of SH and enable increased primary residence and year round community benefits, however because evidence shows that the policy does not appear to reduce SH ownership rates in the first place, the extent to which this may work in practice is disputed.
- 4.4.4. The policy in the Purbeck emerging Local Plan aims to reduce negative impacts on communities, and its outcomes are yet to be seen. However, the Isle of Purbeck bears many differences to the Dorset Council area as a whole. As Figure 2 showed, Purbeck is an area of Dorset which faces high levels of second homeownership; however, the issue is not apparent over Dorset Council area as a whole. Many local communities are not currently impacted by high rates of second homes; these areas may therefore not be benefitted by a policy.
- 4.4.5. To summarise, as the issue is so highly localised over the Dorset area, it can be argued that a small proportion of communities in Dorset as seen on Figure 2 may suffer from the 'ghost town' effect. However, for the communities that do have these high SH rates, research shows that they can have significant negative impacts on community cohesion. This is not to say that introduction of a policy would work to reduce the numbers of SH in the first place.

### 4.5. Potential Impacts of the Policy on the Local Economy

- 4.5.1. It is apparent that second homeownership in Dorset brings both advantages and disadvantages to local economies.
- 4.5.2. SH bring people to the area outside of the tourist season as as previously discussed, not all are used for holiday purposes (others for work purposes); they provide year-round work for local trades; some are temporarily used as holiday lets; and they pay full council tax, despite not getting full use of local services. However, they also bear many negatives including the lack of support for local businesses, as some second homeowners bring their own supplies and do not shop locally; and the affordability issues caused by SH mean that local employers cannot employ local staff because there is nowhere for them to live. This can contribute to a decline in the local services, including local stores, post offices and bus services, leaving less mobile people in these communities remote and cut-off.

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- 4.5.3. Purbeck District Council's SH background paper<sup>6</sup> discussed the issue with 30 local businesses in Dorset, and found varied results depending on the business. Those whose trade more towards hospitality considered second homeowners help to sustain their businesses year round. However, others whose businesses are not seasonal or do not provide a hospitality service are not so dependent on them. Anecdotal evidence was cited of second homeowners who develop a connection to the area and eventually move to the area permanently and bring their wealth with them, continuing to spend at the businesses they have grown to enjoy through their holidays. The additional spending of second homeowners that sustains local businesses means facilities are then available to local people to use all year round, when they would otherwise be shut out of season. When absent from the area, second homeowners employ local trades people to maintain their properties and are more likely to seek such support than permanent residents.
- 4.5.4. Other businesses reported some significant negative effects. Experiences noted that the resident population was reduced as a result of second homes meaning availability of a younger qualified workforce will worsen as the average age of the workforce increases. Many of this businesses employees still live with their parents or are eventually forced to rent or buy further away from their place of work.
- 4.5.5. In planning terms, where households that would typically choose to be resident in Purbeck to be close to work or family are unable to do so because of housing stock and affordability issues, this has a wider impact than just an economic one. The lack of affordability is a social problem; and the effects of additional commuting distances can mean increased private car journeys, causing environmental impacts through congestion and air pollution.
- 4.5.6. Although some businesses in Purbeck have experienced positive implications from high rates of second homeownership, this is very dependent on the type of business. Either way, it can be argued that increasing year-round permanent residents would provide more widespread positive implications and year round security for the majority of local businesses. Reducing second homes rates in an area may pose negative implications on tourism based businesses, but if there is still demand for accommodation in an area when SH holiday let availability decreases, this may

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<sup>6</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/submission-documents/sd23-2019-01-17-second-homes-evidence-paper.pdf>

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provide sufficient demand for new hotels which could provide further employment in areas.

### 4.6. Displacing the Problem

- 4.6.1. As shown in Figure 2, the distribution of SH in Dorset appears to be highest within the AONB and at coastal locations. If a restriction was placed over the entire Dorset Council area through the Local Plan, this would mean that new build properties could be occupied for principal residences only, so demand could not be pushed to other desirable locations in Dorset Council area. Figure 1 showed the existing demand for SH was significantly higher in West Dorset and Purbeck areas than in the neighbouring Bournemouth, Christchurch and Poole (BCP) Local Authority Area, and in Devon and Somerset. However, this is not to say that implementation of a policy over the Dorset Council area would stop potential buyers looking further afield to other council jurisdictions.

Figure 4.1: Proportion of all properties sold as second homes in St Ives in relation to the restrictive policy on second homes being introduced in 2016



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- 4.6.2. Although it may not displace the problem in terms of its spatial distribution, there is potential for demand for SH to be shifted from new builds to existing builds. St Ives found exactly this; after policy implementation, the demand on new build homes merely shifted to existing homes, thereby reducing the share of permanent residents further. In 2015, second-homers bought 25 per cent of all properties sold in St Ives through the Countrywide network of estate agents, whereas in 2018, they bought 32 per cent; this increase can be seen in Figure 3<sup>7</sup>. There is also the potential that much speculation over the SH policy lead to increased publicity of St Ives, and ironically, higher SH sales.
- 4.6.3. A further consideration is that the majority of existing demand for SH is more likely to be with the existing rather than new build properties. Existing dwellings in Dorset are often known for their historic character and may be situated in more desirable locations in coastal areas or conservation areas. New builds are frequently situated further out of town in potentially less desirable locations, lacking in the original historic character that may be desirable for many second home purchasers. This would mean that the policy would not effectively tackle the issue as it would have no bearing on existing build dwellings.

## 5. Enforcement of the Policy

### 5.1. Planning conditions or obligation

- 5.1.1. A principal residence restriction is best imposed as a condition on the planning consent for the dwelling, or through a planning obligation, however both pose limitations. Planning conditions are easier to enforce through an enforcement notice or breach of condition notice, whereas planning obligations are more burdensome to enforce as this must be done through the court. However, after continuous occupation for 10 or more years in breach of a planning condition, the use of a property becomes lawful and immune from enforcement action. Therefore, there is an inherent risk that protection secured by condition will be lost over time. Alternatively, planning obligations do not become immune from enforcement after a continuous breach and are generally imposed on the land, binding on successors in title<sup>7</sup>.

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<sup>7</sup> <https://www.ashurst.com/en/news-and-insights/legal-updates/10.11.16-planning-nutshells---a-ban-on-second-homes-in-st-ives/>

### 5.2. Enforcement recommendations from St Ives

- 5.2.1. In the St Ives Neighbourhood Plan, many argued that neither planning conditions nor obligations would be enforceable by Cornwall Council, with concerns arising on the following grounds:
- The policy does not set clear criteria for determining someone's principal residence. The submission draft of the plan suggested that the criteria should require 270 days residence; however the independent examiner removed this. This would have been difficult to monitor however it provided a clear definition of principal residence;
  - It is not clear what evidence will suffice to demonstrate that a property is being used as a principal residence. The St Ives NP provides several examples, however the policy does not provide guidance on this point and of the examples given, not all would solve the issue. For example, one suggestion relates to the appearance on the St Ives electoral role, however appearing on an electoral role is not conclusive evidence of primary residence;
  - It is unclear how Cornwall Council will monitor the compliance with the planning conditions/obligations and whether adequate resources exist to do so. It is also unclear whether where a breach is found, the Council would have the resources to or be able to enforce the condition/obligation, and what view a court would take if matters progressed further. The policy in Cornwall though has been used as reason for refusal and resulted in dismissal at appeal stage.
- 5.2.2. The St Ives NP policy effectiveness cannot be measured fully as there have not yet been any examples of enforcement cases, as a dwelling with the restriction placed would have had to have been built and occupied for a long time before it became apparent that it was not being occupied as a principal residence.

## 6. Alternative Ways of Addressing the Issue

### 6.1. Local tax on second homes

- 6.1.1. Research from the London School of Economics<sup>8</sup> indicates that a more suitable policy with more advantages than a ban on construction of second homes may be a sizeable annual local tax on the current value of second homes. This would firstly generate revenue for the local authority which could improve local public services for permanent residents, as opposed to a ban which generates zero revenue and limits

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<sup>8</sup> <https://andrewlainton.wordpress.com/2019/07/21/has-the-st-ives-second-homes-ban-backfired/>

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the potential of local authorities to benefit from Section 106 agreements. Also, a yearly tax would discourage buying of properties for investment purposes through making the investment less attractive financially. This will help with the affordability of existing homes. A sizeable local annual tax will most effectively repel those investors who consider second homes as pure investment and not as consumption. It does however come with the issue that Council Tax is highly regressive and therefore wealthy investors will not be significantly discouraged from buying large underutilised properties, but it would reduce some of the demand. This would mean that seasonal tourist locations increase their permanent residents and appear less like 'ghost towns' out of season.

### 6.2. Adoption of policy in Neighbourhood Plans

- 6.2.1. Another way of addressing the issue as opposed to Dorset-wide Local Plan adoption is through adoption of the policy in Neighbourhood Plans. This may be more effective than a whole Council approach because, as Figure 2 shows, the issue is localised and does not impact the whole of the Dorset Council area. Communities would be able to decide whether they think it is an issue for them, looking at more localised data. This may reduce the negative implications over the Council area as a whole, however the impacts of displacing the demand to other areas of Dorset in the AONB or at coastal locations would need to be considered.
- 6.2.2. However, during the 2018 Bridport Area Neighbourhood Plan Examination, the examiner was not satisfied that the percentage of second homes identified and projected for the BANP was sufficiently high to justify a principal residence requirement policy. This is despite the majority of the Bridport area falling within the highest bracket of second homeownership in Dorset as identified on Figure 2.

### 7. Overarching recommendations from St Ives

- 7.1.1. The Group Leader of Neighbourhood Planning at Cornwall Council and the St Ives Planning Committee Vice Chairman and Neighbourhood Plan Review Group Member were contacted to obtain information regarding the effects that the principal residence policy in the St Ives NP has had. Whilst both contacts agreed that it was too early to fully be able to evaluate the impacts of such a policy, and it is difficult to do so because of many externalities, now including Covid-19, the Cornwall Council Neighbourhood Planning Team Leader advised that they would not try to include such a policy in their local plan.



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- 7.1.2. The reasoning behind this was that tackling second home ownership through the planning system is difficult when second homes do not have a separate use class; Cornwall Council has campaigned to have this through a devolution deal, but it has not been granted. It therefore remains hard to establish the level of second homes in any community and even for those NDP areas with the policy to start with. Furthermore, as the restriction can only be applied to new development, the majority of housing stock will continue to be unrestricted. Cornwall Council instead recommended a change to taxation as it can be applied throughout all properties and allows for Local Authorities to benefit; they therefore charge a higher rate of council tax for empty properties.

## 8. Conclusion

- 8.1.1. This paper has shown that specific coastal and AONB areas of Dorset face high rates of second homeownership and has researched into the implications of including a principal residence policy within the Dorset Local Plan to reduce these high levels of SH. It has shown that the policy can negatively impact affordability, and may shift demand for SH both to alternative locations and onto the existing housing stock in Dorset. Although the policy is intended to positively impact communities and the local economy, research indicates that in reality, this may not be the case as it does not appear to effectively reduce second homes demand in the first place.
- 8.1.2. Consideration of these points show that inclusion of a principal residence policy in the Dorset Local Plan could cause many negative externalities which may outweigh the positives. Much research and further insight from Cornwall Council indicate that placement of a tax on the value of all second homes to be a more appropriate solution, generating income for the Local Authority and reducing some of the demand for SH. Additionally, research shows that if a community is particularly concerned about high local rates of SH, this may best be addressed through a Neighbourhood Plan, as any impacts would then be more localised.
- 8.1.3. Therefore, currently, Dorset Council do not recommend inclusion of a principal residence policy within the Dorset Local Plan. However, it is possible that potential commissioning of further studies to look into the implications, and extraction of more local evidence may indicate that a policy could be beneficial for Dorset. This is a relatively new and up and coming policy area and its effects are yet to be fully seen and analysed in areas such as St Ives and The Isle of Purbeck of whom have adopted the policy. Therefore, if further evidence were to come available, this may change the Council's perspective on the policy.

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### 9. Appendix 1

Figure 9.1: Electoral roll and council tax data showing rates of second homes for each Parish in Dorset. Data used to formulate Figure 2.

Parish	No of households in Parish	Number of second homes- Electoral roll	Number of second homes- Council Tax	Average	Electoral Roll Second Homes data (%)	Council Tax Second Homes data (%)	Average (%)
Abbotsbury	252		72	72	0.0	28.6	14.3
Affpuddle and Turnerspuddle	231	19	10	14.5	8.2	4.3	6.3
Alderholt	1353	6	7	6.5	0.4	0.5	0.5
Allington	474	16	9	12.5	3.4	1.9	2.6
Alton Pancras	72	5		5	6.9	0.0	3.5
Arne	641	48	27	37.5	7.5	4.2	5.9
Ashmore	96	6	5	5.5	6.3	5.2	5.7
Askerswell	82	9	8	8.5	11.0	9.8	10.4
Beaminster & Mapperton	1737	98	71	84.5	5.6	4.1	4.9
Bere Regis	853	20	17	18.5	2.3	2.0	2.2
Bincombe	244	1		1	0.4	0.0	0.2
Bishops Caundle	211	4	1	2.5	1.9	0.5	1.2
Blandford Forum & Langton Long Blandford	5098		29	29	0.0	0.6	0.3

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<b>Blandford St. Mary</b>	729	5	6	5.5	0.7	0.8	0.8
<b>Bloxworth</b>	89	5	4	4.5	5.6	4.5	5.1
<b>Bothenhampton</b>	1104	48	35	41.5	4.3	3.2	3.8
<b>Bourton</b>	440	3	4	3.5	0.7	0.9	0.8
<b>Bradford Abbas &amp; Clifton Maybank</b>	450	8	10	9	1.8	2.2	2.0
<b>Bradford Peverell</b>	165	8	8	8	4.8	4.8	4.8
<b>Bradpole</b>	1139	44	23	33.5	3.9	2.0	2.9
<b>Bridport</b>	4744	392	232	312	8.3	4.9	6.6
<b>Broadmayne</b>	572	11	5	8	1.9	0.9	1.4
<b>Broadwindsor &amp; Seaborough</b>	702	23	30	26.5	3.3	4.3	3.8
<b>Bryanston</b>	188	4	2	3	2.1	1.1	1.6
<b>Buckhorn Weston</b>	165	7	5	6	4.2	3.0	3.6
<b>Buckland Newton</b>	312	22	8	15	7.1	2.6	4.8
<b>Burstock</b>	57	6		6	10.5	0.0	5.3
<b>Burton</b>	1887			0	0.0	0.0	0.0
<b>Burton Bradstock</b>	592	125	94	109.5	21.1	15.9	18.5
<b>Cann</b>	243	5	1	3	2.1	0.4	1.2

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Castleton & Goathill	71	2	10	6	2.8	14.1	8.5
Cattistock & Chilfrome	279	20	15	17.5	7.2	5.4	6.3
Cerne Abbas & Up Cerne	455	29		29	6.4	0.0	3.2
Chalbury	61	0	0	0	0.0	0.0	0.0
Chaldon Herring	90	24	19	21.5	26.7	21.1	23.9
Charlton Marshall	553	10	3	6.5	1.8	0.5	1.2
Charminster	1413	39	25	32	2.8	1.8	2.3
Charmouth & Catherston Leweston	910	217	148	182.5	23.8	16.3	20.1
Cheselbourne	138	4	3	3.5	2.9	2.2	2.5
Chetnole & Stockwood	170	6	1	3.5	3.5	0.6	2.1
Chickerell	2878	19	20	19.5	0.7	0.7	0.7
Chideock & Stanton St. Gabriel	414	82	37	59.5	19.8	8.9	14.4
Child Okeford	548	26	10	18	4.7	1.8	3.3
Church Knowle	160	34	32	33	21.3	20.0	20.6
Colehill	3744	11	17	14	0.3	0.5	0.4
Compton Abbas	98	7	3	5	7.1	3.1	5.1
Corfe Castle	722	92	72	82	12.7	10.0	11.4

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Corfe Mullen	4280	13	19	16	0.3	0.4	0.4
Corscombe	255	19	20	19.5	7.5	7.8	7.6
Cranborne	333	3	4	3.5	0.9	1.2	1.1
Crichel	118	5	2	3.5	4.2	1.7	3.0
Crossways	1211	29	27	28	2.4	2.2	2.3
Dewlish	126	3	6	4.5	2.4	4.8	3.6
Dorchester	11177	225	170	197.5	2.0	1.5	1.8
Durweston	176	8	6	7	4.5	3.4	4.0
East Lulworth & Coombe Keynes	122	16	8	12	13.1	6.6	9.8
East Orchard & Margaret Marsh & West Orchard	120	9	5	7	7.5	4.2	5.8
East Stoke & East Holme	228	16	9	12.5	7.0	3.9	5.5
East Stour	278	7	5	6	2.5	1.8	2.2
Edmondsham	83	1	1	1	1.2	1.2	1.2
Evershot & East Chelborough & West Chelborough	150	13	9	11	8.7	6.0	7.3
Farnham	104	13	8	10.5	12.5	7.7	10.1
Ferndown Town	9030	62	65	63.5	0.7	0.7	0.7
Fifehead Neville	66	3	2	2.5	4.5	3.0	3.8

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Folke & North Wootton	166	14	7	10.5	8.4	4.2	6.3
Fontmell Magna	334	14	12	13	4.2	3.6	3.9
Frampton	238	15	6	10.5	6.3	2.5	4.4
Frome St. Quintin	83	9	8	8.5	10.8	9.6	10.2
Frome Vauchurch	77	8	8	8	10.4	10.4	10.4
Gillingham	5470	68	35	51.5	1.2	0.6	0.9
Glanvilles Wootton	96	3	1	2	3.1	1.0	2.1
Godmanstone & Nether Cerne	76	3		3	3.9	0.0	2.0
Gussage All Saints	107	1	3	2	0.9	2.8	1.9
Gussage St. Michael	93	2	1	1.5	2.2	1.1	1.6
Halstock	249	8	7	7.5	3.2	2.8	3.0
Hazelbury Bryan	488	10	6	8	2.0	1.2	1.6
Hilfield & Melbury Bubb & Batcombe & Hermitage	148	11	0	5.5	7.4	0.0	3.7
Hilton	235	12	10	11	5.1	4.3	4.7
Hinton	189	0	7	3.5	0.0	3.7	1.9
Hinton St. Mary	109	2	0	1	1.8	0.0	0.9

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<b>Holnest &amp; Lillington &amp; Leweston</b>	127	7		7	5.5	0.0	2.8
<b>Holt</b>	564	3	8	5.5	0.5	1.4	1.0
<b>Holwell</b>	177	8	6	7	4.5	3.4	4.0
<b>Hooke</b>	65	2	4	3	3.1	6.2	4.6
<b>Horton</b>	202	2	4	3	1.0	2.0	1.5
<b>Hurn</b>	316			0	0.0	0.0	0.0
<b>Ibberton</b>	54	2	3	2.5	3.7	5.6	4.6
<b>Iwerne Courtney or Shroton &amp; Hanford &amp; Iwerne Steepleton</b>	239	10	6	8	4.2	2.5	3.3
<b>Iwerne Minster</b>	362	22	10	16	6.1	2.8	4.4
<b>Kington Magna</b>	175	4	4	4	2.3	2.3	2.3
<b>Langton Herring &amp; Fleet</b>	132	25	0	12.5	18.9	0.0	9.5
<b>Langton Matravers</b>	496	113	80	96.5	22.8	16.1	19.5
<b>Leigh</b>	230	8	9	8.5	3.5	3.9	3.7
<b>Littlebredy &amp; Kingston Russell</b>	53	2	3	2.5	3.8	5.7	4.7
<b>Litton Cheney</b>	210	37	34	35.5	17.6	16.2	16.9
<b>Loders</b>	282	42	28	35	14.9	9.9	12.4



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Long Bredy	94	5	5	5	5.3	5.3	5.3
Longburton	222	9		9	4.1	0.0	2.0
Lydlinch	214	2	1	1.5	0.9	0.5	0.7
Lyme Regis	2574	687	432	559.5	26.7	16.8	21.7
Lytchett Matravers	1546	18	9	13.5	1.2	0.6	0.9
Lytchett Minster and Upton	3782	27	23	25	0.7	0.6	0.7
Maiden Newton	540	19	17	18	3.5	3.1	3.3
Manston & Hammoon	99	3	2	2.5	3.0	2.0	2.5
Mappowder	76	2	3	2.5	2.6	3.9	3.3
Marnhull	1000	30	21	25.5	3.0	2.1	2.6
Marshwood & Bettiscombe	191	16		16	8.4	0.0	4.2
Melbury Abbas	152	13	9	11	8.6	5.9	7.2
Melbury Osmond & Melbury Sampford	110	7	5	6	6.4	4.5	5.5
Melcombe Horsey	62	6	3	4.5	9.7	4.8	7.3
Milborne St. Andrew	521	7	4	5.5	1.3	0.8	1.1
Milton Abbas	290	15	15	15	5.2	5.2	5.2

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Minterne Magna	91	3	1	2	3.3	1.1	2.2
Morden	152	2	2	2	1.3	1.3	1.3
Moreton	166	4	4	4	2.4	2.4	2.4
Mosterton	337	10	3	6.5	3.0	0.9	1.9
Motcombe	642	17	7	12	2.6	1.1	1.9
Nether Compton	155	10		10	6.5	0.0	3.2
Netherbury	641	31	57	44	4.8	8.9	6.9
Oborne	46	4	0	2	8.7	0.0	4.3
Okeford Fitzpaine	456	11	4	7.5	2.4	0.9	1.6
Osmington	328	54	38	46	16.5	11.6	14.0
Over Compton	92	5		5	5.4	0.0	2.7
Owermoigne	248	19	20	19.5	7.7	8.1	7.9
Pamphill	311	2	2	2	0.6	0.6	0.6
Pentridge	0.0	2	joined with Sixpenny Handley	2	0.0	0.0	0.0
Piddlehinton	203	12	30	21	5.9	14.8	10.3
Piddletrenthide	335	26		26	7.8	0.0	3.9
Pimperne	510	6	5	5.5	1.2	1.0	1.1
Portesham	375	33		33	8.8	0.0	4.4
Portland	6312		208	208	0.0	3.3	1.6

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<b>Powerstock &amp; North Poorton</b>	215	37	25	31	17.2	11.6	14.4
<b>Poyntington</b>	61	2		2	3.3	0.0	1.6
<b>Puddletown &amp; Athelhampton</b>	694	19	25	22	2.7	3.6	3.2
<b>Pulham</b>	110	1	0	0.5	0.9	0.0	0.5
<b>Puncknowle</b>	277	30	52	41	10.8	18.8	14.8
<b>Purse Caundle &amp; Caundle Marsh &amp; Haydon</b>	97	4	2	3	4.1	2.1	3.1
<b>Rampisham &amp; Wraxall</b>	80	5	1	3	6.3	1.3	3.8
<b>Ryme Intrinsic</b>	63	4		4	6.3	0.0	3.2
<b>Sandford Orcas</b>	96	21		21	21.9	0.0	10.9
<b>Shaftesbury</b>	4518	80	46	63	1.8	1.0	1.4
<b>Shapwick</b>	84	0	0	0	0.0	0.0	0.0
<b>Sherborne</b>	5047	53	93	73	1.1	1.8	1.4
<b>Shillingstone</b>	523	12	6	9	2.3	1.1	1.7
<b>Shipton Gorge &amp; Chilcombe</b>	211	35	25	30	16.6	11.8	14.2
<b>Silton</b>	62	0	2	1	0.0	3.2	1.6
<b>Sixpenny Handley</b>	662	5	5	5	0.8	0.8	0.8
<b>South Perrott &amp; Chedington</b>	169			0	0.0	0.0	0.0

## Dorset Council Local Plan second homes background paper

<b>Spetisbury</b>	258	2	2	2	0.8	0.8	0.8
<b>St. Leonards and St. Ives</b>	3616	22	24	23	0.6	0.7	0.6
<b>Stalbridge</b>	1264	12	5	8.5	0.9	0.4	0.7
<b>Steeple with Tyneham &amp; Kimmeridge</b>	104	16	12	14	15.4	11.5	13.5
<b>Stinsford</b>	143	9	6	7.5	6.3	4.2	5.2
<b>Stoke Abbott &amp; Pilsdon</b>	150	29		29	19.3	0.0	9.7
<b>Stour Provost</b>	271	19	14	16.5	7.0	5.2	6.1
<b>Stourpaine</b>	294	5	1	3	1.7	0.3	1.0
<b>Stourton Caundle</b>	194	3	5	4	1.5	2.6	2.1
<b>Stratton</b>	286	7	4	5.5	2.4	1.4	1.9
<b>Studland</b>	277	86	69	77.5	31.0	24.9	28.0
<b>Sturminster Marshall</b>	808	7	5	6	0.9	0.6	0.7
<b>Sturminster Newton</b>	2089	22	19	20.5	1.1	0.9	1.0
<b>Sutton Waldron</b>	103	2	1	1.5	1.9	1.0	1.5
<b>Swanage</b>	6371	1301	969	1135	20.4	15.2	17.8
<b>Swyre</b>	47	5	0	2.5	10.6	0.0	5.3
<b>Sydling St. Nicholas</b>	221	17	15	16	7.7	6.8	7.2
<b>Symondsburry</b>	607	18	60	39	3.0	9.9	6.4

## Dorset Council Local Plan second homes background paper

Tarrant Gunville	122	3	8	5.5	2.5	6.6	4.5
Tarrant Hinton & Chettle	124	4	3	3.5	3.2	2.4	2.8
Tarrant Keyneston	150	3	1	2	2.0	0.7	1.3
Tarrant Launceston	159	5	3	4	3.1	1.9	2.5
Tarrant Monkton	463	5	1	3	1.1	0.2	0.6
Tarrant Rushton & Tarrant Crawford & Tarrant Rawston	79	5	4	4.5	6.3	5.1	5.7
Thorncombe	347	37	24	30.5	10.7	6.9	8.8
Thornford & Beer Hackett	430	15	10	12.5	3.5	2.3	2.9
Tincleton & Woodsford	107	6	5	5.5	5.6	4.7	5.1
Todber	65	0	0	0	0.0	0.0	0.0
Toller Porcorum	167	21	17	19	12.6	10.2	11.4
Tolpuddle & Burleston	234	16		16	6.8	0.0	3.4
Trent	153	5		5	3.3	0.0	1.6
Verwood	6580	28	30	29	0.4	0.5	0.4
Wareham St. Martin	1178		17	8.5	0.0	1.4	0.7

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<b>Wareham Town</b>	2942	68	57	62.5	2.3	1.9	2.1
<b>Warmwell &amp; Poxwell</b>	74	4	4	4	5.4	5.4	5.4
<b>West Knighton</b>	173	6	4	5	3.5	2.3	2.9
<b>West Lulworth</b>	351	63	35	49	17.9	10.0	14.0
<b>West Moors</b>	3711	21	22	21.5	0.6	0.6	0.6
<b>West Parley</b>	1684	6	6	6	0.4	0.4	0.4
<b>West Stafford</b>	145	5	5	5	3.4	3.4	3.4
<b>West Stour &amp; Fifehead Magdalen</b>	154	8	7	7.5	5.2	4.5	4.9
<b>Weymouth</b>	53068	786	341	563.5	1.5	0.6	1.1
<b>Whitchurch Canonorum</b>	374	51		51	13.6	0.0	6.8
<b>Wimborne Minster</b>	3767	43	25	34	1.1	0.7	0.9
<b>Wimborne St. Giles</b>	158	1	2	1.5	0.6	1.3	0.9
<b>Winfrith Newburgh</b>	330	30	21	25.5	9.1	6.4	7.7
<b>Winterborne Herrington &amp; Whitcombe &amp; Winterborne Came &amp; Winterborne Monkton</b>	92	6		6	6.5	0.0	3.3

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Winterborne Houghton	90	2	1	1.5	2.2	1.1	1.7
Winterborne Kingston	324	5	3	4	1.5	0.9	1.2
Winterborne St. Martin	405	14	8	11	3.5	2.0	2.7
Winterborne Stickland & Turnworth & Winterborne Clenston	314	16	7	11.5	5.1	2.2	3.7
Winterborne Whitechurch	375	2	3	2.5	0.5	0.8	0.7
Winterborne Zelston & Anderson	103	4	4	4	3.9	3.9	3.9
Winterbourne Abbas	175	5	5	5	2.9	2.9	2.9
Winterbourne Steepleton	106	4	0	2	3.8	0.0	1.9
Witchampton	190	2	4	3	1.1	2.1	1.6
Woodlands	221	1	0	0.5	0.5	0.0	0.2
Wool	2174	19	13	16	0.9	0.6	0.7
Woolland & Stoke Wake	75	11	8	9.5	14.7	10.7	12.7
Wootton Fitzpaine	161	21		21	13.0	0.0	6.5
Worth Matravers	416	79	72	75.5	19.0	17.3	18.1
Wynford Eagle & West	89	6	3	4.5	6.7	3.4	5.1



## Dorset Council Local Plan second homes background paper

Compton & Toller Fratrum & Compton Valence							
Yetminster	635	11	8	9.5	1.7	1.3	1.5

### 10. Appendix 2

Figure 10.1: St Ives Neighbourhood Plan Policy H2

#### **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).**