

# BREAGE PARISH COUNCIL



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## **CONSULTATION RE. SECOND HOMES IN BREAGE PARISH**

Breage Parish Council wishes to inform the Parishioners of Breage that it has requested Cornwall Council to modify the Breage Neighbourhood Development Plan, specifically policy H7, which seeks to ensure that new homes being built in the parish can only be used as primary residences and not as second homes.

Due to the current impact upon the local housing market of the uncontrolled growth of dwellings to be used for holiday accommodation, either second homes or holiday accommodation in the new-build market, Breage Parish Council is seeking by way of its Neighbourhood Development Plan to restrict the number of second homes in the Praa Sands area of the Parish in order to safeguard the future and distinctiveness of the village and ensure that appropriate housing is available for those seeking full-time residency within that area.

Breage Parish Council had originally determined that this Primary Residency Policy, H7, should apply across the whole of the Parish. However, evidence indicates that there is insufficient justification to apply policy H7 across the whole Parish.

Breage Parish Council has provided additional evidence showing the impacts on the settlement of Praa Sands that it anticipates will satisfy the evidential requirement for the policy to be implemented in that area. It is proposed that it will cover an area broadly in a line from the Toll House in Ashton, extending

to the sea via Hendra Lane, to a position on the Parish boundary at Rosudgeon again extending to the sea. Both points being bounded by the A394. The evidence and request for the area to be covered by Policy H7 to be focused on the settlement of Praa Sands will now be considered by the independent person appointed to examine the Neighbourhood Plan to determine whether the policy can be included.

Breage Parish Council considers the inclusion of this revised policy vital to secure the ongoing housing security of the Parish and is asking for your support as Parishioners. The Neighbourhood Development Plan will be reviewed on an annual basis and this policy will be kept under specific scrutiny.

Consultation on **Policy H7 only** is being undertaken by Cornwall Council and all responses will be sent to the independent person appointed to examine the plan. All comments should be made to Cornwall Council using the online planning register: [www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register](http://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register) and using the reference PA21/00011/NDP or by emailing: [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk) The deadline for comments to be received is **31st May 2022**.

The full Neighbourhood development plan is included in the Breage Parish Council website <https://www.breagepc.org.uk>, pages 37 and 38 referring to Primary Residency.

**SHOULD YOU REQUIRE ANY FURTHER INFORMATION PLEASE CONTACT BREAGE PARISH COUNCIL CLERK by email [breageparishcouncil@btconnect.com](mailto:breageparishcouncil@btconnect.com) or by telephoning the Clerk on 01326 574781.**

Thank you very much in anticipation of your views/ comments.

Mrs C Macleod  
Clerk to Breage Parish Council.  
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