

Rame Peninsula Neighbourhood Plan looks to re-address the balance of second homes in the 'Forgotten Corner' of Cornwall

The Rame Peninsula Neighbourhood Plan has been formally submitted to Cornwall Council for consultation.

Like St Ives, the Rame Peninsula Neighbourhood Plan has a headline, first policy, only allowing new build properties to be for primary residency only.

The Rame Peninsula, an area in South East Cornwall made up of five parishes - Millbrook, Maker with Rame, St John, Sheviok and Antony - joined forces in 2011 to work together on a future Neighbourhood plan which would influence development in the entire area, not just disparate parishes.

Rame Peninsula Cornwall Councillor and Chairman of the Rame Peninsula Neighbourhood Plan Parish Cluster Steering Group, Cllr George Trubody CC, said; *"We were one of the first three 'frontrunner' Neighbourhood Plans in Cornwall. In order to give local families a chance of having their own home, our first policy was (and still is) a control on future second homes on the Peninsula"*.

The Rame Peninsula has a higher percentage of second homes than St Ives.

Currently, 2 of the 5 parishes on the Rame Peninsula have the highest number of Second Homes in Cornwall. According to 2009 statistics (the most recent stats available), St John Parish has 39.9% of second homes, which is the second highest in Cornwall.

Maker with Rame Parish (which includes the twin villages of Kingsand & Cawsand) has 33.3%, the fifth highest in Cornwall, and this is rising. As prime residence properties come on the market, many are bought as second homes.

A major concern

As the parishes consulted with local residents to gather information for the Neighbourhood Plan, it quickly became clear that the growing number of second homes was a major concern.

"From all the consultation events and evidence gathered, our community is adamant that we have enough second homes and something needs to be done" said Cllr Trubody.

'Doing something' is including a 'New Housing - Primary Residency policy' within the Rame Peninsula Neighbourhood Plan which states that new homes must be occupied as a primary residence or operated as a holiday letting business, which helps the local economy.

Producing a Neighbourhood Development Plan is a huge challenge

Cllr Trubody recognises that Parish Councils faced with the task of producing a Neighbourhood Plan for their area can, not surprisingly, feel overwhelmed by the enormity of the job. *"I know the Rame Peninsula Parishes did!"*

As a resident of Millbrook, Cllr Trubody admits that he got *"more than a little bit involved with the Rame NDP."* *"Through all my efforts to make this plan happen, I was made a Neighbourhood Planning Champion for Cornwall and the South West by Locality and DCLG (Department of Communities & Local Government)."*

Experience gained in his 'home patch' is proving invaluable to other parish and town Councils in Cornwall and beyond. Cllr Trubody is regularly invited by Parishes just embarking on their Neighbourhood Plan journey to share his Neighbourhood Planning experience.