



Additional Information / evidence to support the inclusion of a Principal Residency policy in Mabe.

Introduction:

This Parish aims to support sustainable and robust communities across all villages and hamlets in the Mabe Parish, however the Parish is unique in that it incorporates the combined campus, of the University of Exeter and Falmouth University, which places a significant burden on the housing supply within the Parish.

Although numerous schemes exist outside of the Parish designed specifically to cater for student accommodation, not all have commenced or been completed.

The combination of the demand for student accommodation and the general trend in Cornwall for second, or holiday homes, has an adverse effect on the sustainability of the Parish. It erodes services available to local residents and negatively impacts on the affordability of housing.

House prices are artificially increased, reducing the access to local residents, whose income invariably falls well short of that required to purchase a local property. House prices within the locality vary considerably but in general terms fall in excess of 12 to 17 x the local average income.

Population:

Mabe has experienced rapid population growth since 2001. The 2001 census population was recorded as 1,275, however, the latest 2020 estimates from the ONS record a population of 3,811. Although considered a rural parish the majority of homes center around the NE corner, in close proximity to the Combined University Campus.

This is partly owing to the growth of the student population at the Combined University Campus.

The Parish has experienced the highest percentage population growth of any parish in Cornwall in the 15-year period from 2002 to 2017, placing pressure on its limited infrastructure and services.

The average household size in Cornwall is 2.27 people per household (Cornwall Council, 2015)

Census	Population	Population Density
2001	1,275	118.2 km2
2011	2,601	241.1 km2
2020	3,811	353.1 km2

Source: UK Office for National Statistics

Student Accommodation:

The Combined University Campus is a partnership of five universities and colleges:

- Camborne School of Mines (University of Exeter)
- Falmouth University (formally Falmouth College of Arts)
- University of Exeter
- Plymouth University
- Cornwall College
- Truro College and Penwith College

The combined university campuses are located in Mabe and Falmouth. Mabe Campus, is situated adjacent to Penryn and separated from Mabe Burnthouse residential area, only by the A39 (See picture below). This is the larger of its two campuses. The increased necessity to access the campus from the residential area of Mabe is a cause for concern, as cyclist and pedestrians are required to cross the main arterial road (A39), which has no designated safe crossing point and which has unfortunately resulted in a recent pedestrian fatality.

In 2017 Cornwall Council granted planning permission to allow the increase of student numbers at the universities to 7,500 (from 5,000). The LPA requires the delivery of an appropriate number of bed spaces to support the growth of the universities at a ratio of 0.8 bed spaces per additional FTE student.



Student numbers for 2019/2020 totaled 6,245 which according to the LPA rate of 0.8 per student would require 4,996 bed spaces.

Current Accommodation offered by the University

Name	Capacity
Tuke House	156
The Sidings	233
The Quarry	134
Packsaddle Hill	124
Ocean View	190
Maritime Studios	132
Glasney Student Village	1,500
Carrick View	109
Total	2,578

Source: Falmouth University website

The report submitted by applicants of Ocean View (PA17/04077) to the Planning Inspectorate in support of their application highlighted student accommodation issues and stated that:

‘The existing and ongoing shortage of student bed spaces is one of the main themes of the submitted appeal and is documented extensively in the report by Cushman and Wakefield accompanying this representation. The key points of the Cushman and Wakefield report is that the supply of PBSA beds in Falmouth-Penryn is significantly constrained and the target figure of 1,650 plus those consented (totaling 1,174) is far too low. The Cushman and Wakefield report identifies that approximately 7,752 PBSA bed spaces are required over the Plan period. It suggests that there is a reputational risk to the University arising from the shortfall in rooms and that a detrimental impact on recruitment would harm both the University and

the town. Therefore, the Council's statement on the adequacy of site provision in the SADPD is clearly contrary to the Council's stated aims of supporting the future expansion of the University, as set out in the SADPD.

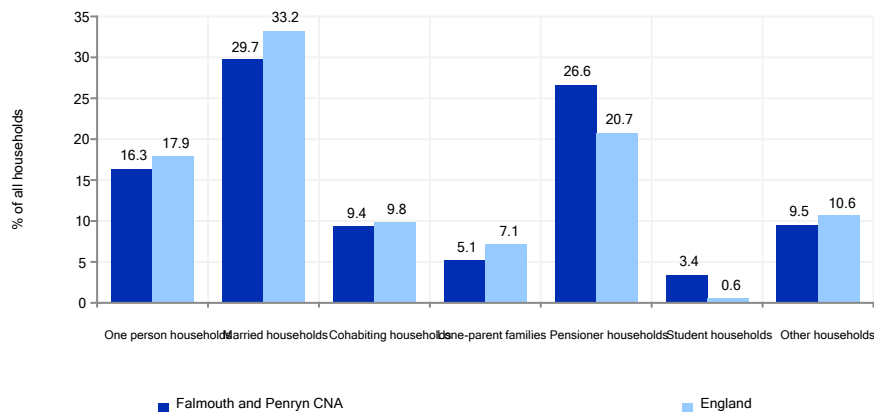
The Inspector Neil Pope BA (Hons) MRTPI in his report allowing the application agreed with this assumption and noted that 'the current supply of student bed spaces is inadequate in terms of quality and choice, with the current student to bed ratio in Falmouth and Penryn considerably higher than the nationally-observed average' concluding that current constraints on supply is placing considerable pressure on the local housing market and has the potential to restrict the growth plans of the Universities.

Despite this approval and its inclusion in the current list of student accommodation available on the University's website there are a number of sites which have now been completed or are under construction. When coupled with those listed by the university and when considered in light of the University prediction to move away from onsite courses, to remote learning and specialist off site satellite venues. It is clear that student accommodation has reached or even surpassed its presumed need over the plan period.

Site number.	Site Name.	Stage reached.	Number of rooms
1	Trescobase Road	Completed	15
2	Falmouth Coachworks	Under construction	135
3	Ocean Bowl	Completed	190
4	Fish Strand	Completed	119
5	Rosslyn Hotel	Completed	117
6	Falmouth Road	Allocated	400
7	Parkengue	Under construction	1000
8	Treliever	Allocated	450
9	Falmouth Coachworks	Under construction	135
10	Kernick Industrial Estate	Completed	177
11	Penvose Student Village	Detail Consent sought	2000
		Total	4738

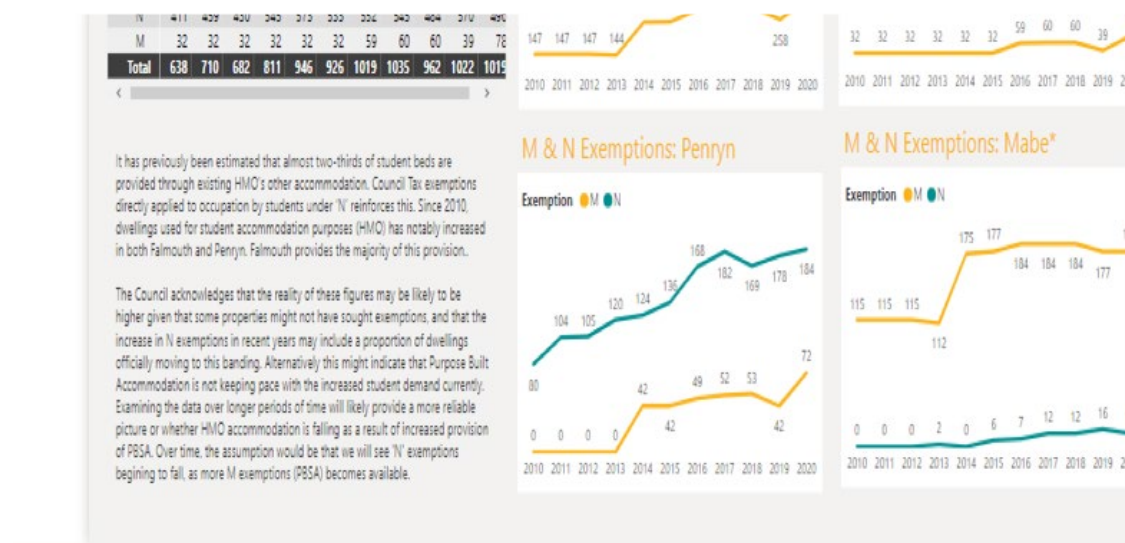
The Local Insight profile for Falmouth and Penryn Community Network Area (13 July 2022) reinforces this pressure by showing that the area has a total of 620 student households.

This is 3.4% of the total households in the area against the England average of 0.6%.



Mabe Burnthouse the largest village in the Parish sits adjacent to the Penryn Campus it has been and will continue to be impacted by the latent demand for student accommodation.

Cornwall data [see Cornwall Council Estimated Student / Council Tax Exemptions] indicates there are some 177 student homes made up from Halls of Residence or Purpose-Built Accommodation. However, this does not take into account the further 4738 student rooms recently completed, or currently under construction, or which have been granted approval, upon sites which although not technically within the parish they adjoin the parish boundary, or are within close proximity to the main residential area of Mabe.



Where Do Students Live.

Information submitted in support of the Penvose Student village granted application PA16/11983. Gave an indication of student numbers and their effect on local communities

The impacts on the communities of the Falmouth and Penryn Community Network Area [FPCNA] are real and have been felt for some time.

Understanding the Numbers.

Of the 7019 students currently attending the Wood Lane and Mabe Campuses 12% are deemed to live at home or outside of the FPCNA, therefore indicating 6177 are accommodated in the FPCNA. Of this number 2205 live in PBSA (purpose-built student accommodation). Therefore 3972 students are currently living in HMO accommodation. PBSA currently accounts for 36% of student housing.

The impact of the above situation on the local housing market is significant, assuming an average of 4 students per HMO, some 993 dwellings have been removed from the local housing market.

The increase in the student cap at Penryn Campus to 7500 will add a further 2500 students to the above numbers and potentially remove a further 625 dwellings from the local housing market.

Second or holiday homes:

Cornwall Council's report into 'Housing in Cornwall 2021 – Second Homes' found that issues associated with an imbalance of second homes include the erosion of community, seasonality, under-occupation of stock, and reduced affordability.

This reports that accurate data is difficult to find but while the data they use is not regarded as robust, the data is still useful to show us which parishes are more likely to have high levels of second home ownership. The map below shows the historic council tax data and indicates higher levels of second home ownership are more likely in coastal communities and to a lesser extent in rural areas.

How many second homes are there in Cornwall?

The map shows the number of second homes recorded in the Cornwall Council Tax Database at 31st March 2018.

In 2013 the 10% discount for second homes was removed, meaning that second home owners pay full council tax for their property. The Council Tax team record if a property is used as a second home, but there is no incentive for the homeowner to share this information.

Any figures quoted are provided as estimates only.

See next page for second home figures for each parish.

13,500

Estimated number of second homes
31st March 2018

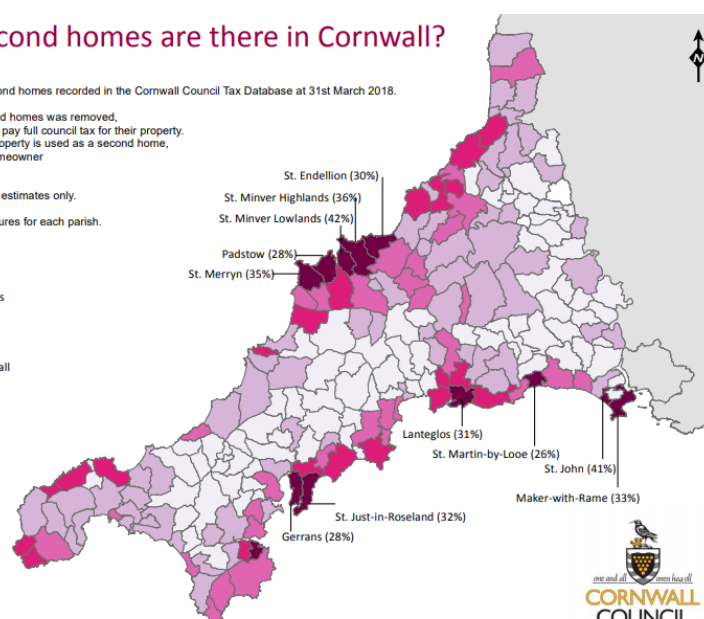
5%

Average % second homes in Cornwall

Parishes

% second homes

- Data not available
- 1% - 3%
- 4% - 8%
- 9% - 14%
- 15% - 24%
- 25% - 42%



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Source: Housing in Cornwall 2021 - Second homes (Cornwall Council, 2021)

Whilst this indicates that Mabe currently has up to 3% of second homes in the Parish it is worth noting that the neighbouring parishes have up to 8% and 14% respectively and that student accommodation does not meet the definition in this report.

The Local Insight profile for Falmouth and Penryn Community Network Area (13 July 2022) indicates that there was a total of 641 second homes in 2001. This figure will have grown over the subsequent 20 years.

This is 3.5% of the total households in the area against the England average of 0.6%.

Cornwall Council [CC] data indicates that 5 properties are registered as holiday lets for business rates. As holiday let residential properties are not required to register for business rates, it is difficult to determine actual numbers of properties being let as holiday lets. Gaining an accurate estimate is further complicated as the University Holiday let 1400 bed spaces of their Halls of Residence student accommodation during the summer recess.

Using an on-line search, coupled with assistance from a steering group member with 20 years' experience in the holiday letting industry, it appears that 19 properties are registered with Air B&B, 10 with VRBO, 5 with Cottages .com, 1 with Classic Cottages and six with Sykes. Whilst not exhaustive as numerous other minor letting agencies cover the area, it gives an indication of the number of properties offered.

It is well known that accurately predicting the number of second homes within an area is extremely difficult. CC data suggests 35% could be for investment, which would imply long-term letting, 39% as holiday homes, or week end cottage as the two major aspects. Again, CC data indicates Mabe as a 1% -3% second home area. Although Cornwall has an indicator of 28% of transactions paying Higher rate stamp duty for second homes, although the data puts Cornwall in the top 10% at 19 per 1000 usual residents, it is again difficult to determine their intended use.

Whilst somewhat unscientific, given the somewhat unique layout of Mabe, with its main residential area confined to the aforementioned area and road junction, the area suffers greatly from a lack of on-site residential parking. With constant complaint in regard to the number and often illegally parked cars in and around this central area, during university term time. When compared to non term time parking, evidence suggest that the majority of second homes in Mabe are let as student accommodation. The NDP Steering Group consider that although the online data relative to holiday lets indicates some properties are in and around the North eastern sector, the majority of let properties within the parish cater for student letting.

The Effect and Affordability on House Prices.

It is accepted that the Coronavirus pandemic may have made working from home a more attractive concept. When coupled with a stamp duty holiday, designed to stimulate the housing market it may well have made Mabe an attractive proposition, as a place to live and work. Whilst this may have driven prices upwards The Mabe NDP policy 10 Economy and Employment advocates the Live work concept.

Falmouth and Penryn Community Network Area

The average house price (all types of housing) (Land Registry Mar 21- Feb 22) within the Community Network Area is £368,164 which is £21,561 higher than the England average.

The Local Insight profile highlights three indicators based on the average house price; housing affordability gap, savings ratio and total affordability ratio.

Housing affordability gap:

An estimate of the gap between the cost of local houses and the amount residents can borrow.

Falmouth & Penryn	England
£111,699	£42,272

Savings ratio:

The ratio between 15% of the house price (an estimate of the savings required for a deposit) and monthly earnings.

Falmouth & Penryn	England
14.92 months	10.41 months

Total affordability ratio: This is the ratio between the total house price and annual earnings.

Falmouth & Penryn	England
7.68 years	5.5 years

The data for these measures come from the ONS House Price Statistics for Small Areas (HPSSA) and ONS Income Estimates.

Mabe House Prices

The latest Zupla house price guide lists a four-bedroom detached property in Mabe at £733,000 a two-bedroom detached property at £484,000, a three-bedroom bungalow at £435,000 and a one-bedroom terraced house at between £343,000 and £456,000. This disproportionately high threshold reflects both Mabe close proximity to the University, the high return of student let houses or rooms, which average £159 per room per week and the close proximity to many of the local attractions of, Falmouth, The Helford Passage, Mawnan Smith, Maenporth Beach, Swanpool Beach and Argle reservoir.

In Rural areas it is suggested that house prices are 8.6 times the annual earnings. With an average earning in Cornwall stated as £26,700 PA using both incomes and assuming a minimum 5% deposit the maximum loan for an average local couple would be £198,000. A figure which is well below the average house price within the Parish and beyond the earning capacity of the local residents seeking a home within the Parish.

Conclusion:

Mabe Parish has seen a large growth in population over the last 20 years and this combined with the twin pressures from both the need for student accommodation and the demand for second homes, clearly impacts on both house prices and house availability within the Parish.

It is for this reason the NDP Steering Group and the Parish Council require a primary residency condition, placed on all new development.

Whilst not precluding those wishing to purchase a second home for investment purposes, it would dictate that such properties would not further increase the number of potential student accommodation, yet leave the potential for a financial return from either rental income or open market sale.

Links:

Cornwall and the Isles of Scilly Community Profiles

https://cornwall.communityinsight.org/?indicator=census11_p07_hh_pers_20210101#

Planning Application: PA17/04077 Redevelopment of site to provide purpose-built student accommodation block comprising 190 beds, communal facilities (reception, gym, study rooms) along with ancillary infrastructure and landscaping. Ocean Bowl Pendennis Rise Falmouth Cornwall TR11 4LT

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OP4OS5FGJ6W00>

Appeal: APP/D0840/W/17/3182360 Land at Ocean Bowl, Pendennis Rise, Falmouth, Cornwall, TR11 4LT.

https://planning.cornwall.gov.uk/online-applications/files/A2F1096128ABA7400671515A56108370/pdf/PA17_04077-ALLOWED-3560235.pdf

Cornwall A Brief Description (Cornwall Council, 2015)

https://www.cornwall.gov.uk/media/1rch4i2o/cornwall-statistics-infographic-a3_proof3.pdf

Housing in Cornwall 2021 - Second homes (Cornwall Council, 2021)

https://www.cornwall.gov.uk/media/k2vaas1v/cornwall_secondhomes_2021.pdf