
Mr D Jackson
Chief Executive
Causeway Coast & Glens Borough Council

Via Email: [REDACTED]

25th February 2025

Dear David,

Laurel Hill, Coleraine (Phase 3) – Radius Housing – LA01/2024/1096/F

I hope this finds you well.

As you know, the Housing Executive is responsible for the delivery of the Social Housing Development Programme (SHDP) on behalf of the Department for Communities. The Department has secured additional funding via the 'in-year' Monitoring Rounds to support SHDP delivery in the 2024/25 programme year. This additional funding has supported the target for new social housing Starts to be increased to 1,500 homes for the 2024/25 year. You will recall the discussion at our Housing Investment Plan meeting, and I am conscious of the commitment of elected members in the Council area to ensure as much social housing as possible is built. One key scheme in the 2024/25 year is Laurel Hill, Coleraine.

The development of 77 social housing units, proposed for Phase 3 of the Laurel Hill site in Coleraine, is critical in addressing social housing need identified in the Council area. The Housing Need Assessments (HNAs), which we carry out annually, projects social housing need for Coleraine Town at 547 units for the 2024-2029 period. The housing need projection for Coleraine Town has increased year-on-year over the past five years (2020 until 2024 inclusive), with an overall growth from 320 (2020-25) to 547 units (2024-29). The number of applicants in housing stress on the first preference waiting list has also followed this upward trend, increasing from 465 housing stress applicants at September 2020 to 660 at September 2024.

On this basis, and on the basis that capital funding for the new build programme for 2025/26 remains very uncertain, I am very keen that progress is made on this scheme this year.

I am very grateful for the support and excellent partnership working ongoing across our respective teams. Causeway Coast & Glens (CCG) Planning colleagues have been crucial in ensuring progression of the Planning Application for the Laurel Hill proposals. Your Planning colleagues have confirmed to our DPG and North Place Shaping teams that

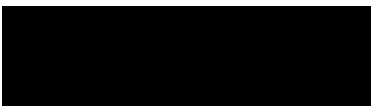
the proposals are due to be presented to CCG Planning Committee on Wednesday 26th February 2025.

We are aware that there are significant objections to the proposals uploaded to the Planning Portal and that there is a risk that a decision on the Planning Application will be deferred to a future Planning Committee Meeting. A deferral of this decision will put the proposals at significant risk of slipping into a future programme year, with no certainty around future SHDP Budget provision to ensure delivery of the scheme.

I am therefore taking this opportunity to provide you with this additional information around the urgent need to secure Planning Approval for the proposals, in the context of achieving the Minister for Communities' overall new social housing Starts targets for the 2024/25 programme year and the Council's own ambitions to address housing need in the Borough.

I would appreciate if you could make Planning Committee members aware of this correspondence ahead of the Planning Committee meeting scheduled for Wednesday 26th February 2025.

Yours sincerely,

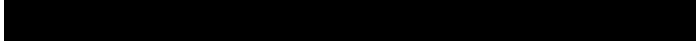


Grainia Long
Chief Executive

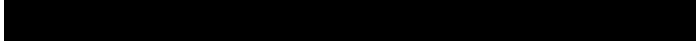
cc Denise Dickson, Head of Planning, CCG



cc Shane Mathers, Principal Planning Officer, CCG



cc Michael Wilson, Senior Planning Officer, CCG



cc Joshua Chisim, Case Officer, CCG

