

FAO Mr Alistair Beggs
[REDACTED]

Date: 29th September 2024

Tel: 028 7034 7137

Dear Mr Beggs,

Re: Causeway Coast and Glens Borough Council: Local Development Plan 2038 - Revised Timetable.

I write in response to your correspondence dated 30th July 2024, as follows:

Clarification of information:

Regarding paragraph 3 of your correspondence, I wish to clarify that it was the Council's draft Plan Strategy (dPS), not LDP Timetable, that was presented and agreed at the Council's 24th August 2022 Planning Committee. The dPS then proceeded to the 1st November 2022 Full Council Meeting for ratification, where the Council resolved to defer it for further discussion and consideration.

Further Work:

Following the November 2022 Council meeting, and at Members' request, a suite of party group meetings, workshops and working groups have been undertaken. Discussions remain ongoing regarding the provision of housing in the Borough, and in particular to the following key aspects of this:

- The evolving housing crisis in the Borough;
- LDP Housing Allocation;
- LDP Housing Distribution; and
- LDP Rural Housing Policies.

In advance of the party group meetings, workshops and working groups (see Appendix 1) planning officials have undertaken a range of research to update the Council's evidence base and to inform discussions with Members.

Evidence gathering and research currently being finalised includes, but is not limited to, the following:

- Analysis of the level of second homes and short term lets in the Borough.
- Collaborative working with Tourism NI on short term lets in the Borough.
- Research into how other jurisdictions are dealing with second homes/short term lets.
- Discussions with government departments and key stakeholders, including:

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- DAERA re farming/farm dwellings; and
- NIHE re housing need in the Borough.

This recent evidence is to be presented to Members at our next LDP Working Group which is scheduled to take place on 9th October 2024.

At the request of our Members, planning officials are also in discussion with Ulster University regarding the carrying out of independent housing research on behalf of the Council, to inform the Plan preparation.

Timetable Extension:

The current published timetable was agreed at the Council's 24th March 2021 Planning Committee. The Planning Appeals Commission (PAC) was consulted on the revision and agreement with the Department was received on 13th May 2021. It sets out an indicative dPS publication date of spring/summer 2022, which has now passed.

In addition to the further research and evidence gathering undertaken so far by planning officials, there are reports, appraisals etc, within the Council's LDP document library that will also require updating. This includes:

- Topic-related background papers;
- Sustainability Appraisal (including Strategic Environmental Assessment; and
- Retail & Leisure Capacity Study.

This is required to ensure that the Plan preparation is informed by a robust and up to date evidence base.

This further work has implications for both the dPS stage and subsequent stages of Plan preparation. The Council therefore considers it necessary to make a revision to its published timetable which includes indicative dates for each key stage of the Plan-making process as well as an extension to the (notional) end date (from 2035 to 2038), and to ensure a 15-year Plan for the Borough.

Agreement on Revised LDP Timetable:

Further to the information set out above and in line with the legislative requirements set out in our previous correspondence, dated 2nd July 2024, the Council now seeks the Department's agreement on the submitted revised timetable.

Please do not hesitate to contact me should you have any further queries regarding this.

Yours faithfully,


Denise Dickson
Head of Planning

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Appendix 1: Chronology of events since draft Plan Strategy was presented and agreed at the 24th August 2022 Planning Committee.

Date	Event
24th August 2022	dPS publication document presented at Planning Committee. Members resolved to proceed to Full Council for dPS ratification prior to publication and public consultation.
1st November 2022	dPS publication presented at Full Council Meeting. Council resolved to defer for further consideration and discussion with Party Groups.
November - December 2022	Series of Party Group Meetings held. This resulted in further evidence gathering and consequential updates to the Council's evidence base were also carried out.
August -September 2023	Further series of Party Group Meetings held following Local Government Elections. This resulted in further evidence gathering and consequential updates to the Council's evidence base were also carried out.
7th December 2023	All-Member Workshop held. Agreed to set up a LDP Working Group. Requested a paper on this to be brought before the Planning Committee for agreement.
24th January 2024	Paper presented to Planning Committee seeking agreement to set up the LDP Working Group. Members resolved to proceed.
19th March 2024	LDP Working Group Meeting held. Members agreed to officers preparing a paper for CP&R Committee to procure independent research to inform the LDP preparation.
24th March 2024	Paper presented to Planning Committee seeking agreement on revised LDP Timetable (Revision 4). Members resolved to agree new timetable.
4th April 2024	Planning Appeals Commission (PAC) consulted on revised LDP timetable.
10th April 2024	Response received from PAC on revised LDP Timetable.
11th April 2024	Member comment sought on the procurement TOR prior to presentation of the proposal at the 23 rd April 2024 Corporate Policy and Resources (CP&R) Committee.
23rd April 2024	Paper presented at CP&R Committee seeking agreement on the procurement of consultant/s.

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	Members resolved to agree to procure consultants.
24th May 2024	Tender advert issued.
2nd July 2024	Revised LDP Timetable sent to the Department for Infrastructure (Dfi) for agreement.
10th July 2024	Procurement exercise closed. The Council received no submissions in response to the advert.
28th August 2024	<p>Paper outlining the outcome of the procurement exercise presented to Planning Committee.</p> <p>Members resolved that planning officials make contact with Ulster University to discuss independent housing research to inform the Plan preparation.</p>
8th October 2024	Meeting scheduled with Ulster University to discuss independent housing research to inform the Plan preparation.
9th October 2024	LDP Working Group Scheduled to take place.

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