

Regional Planning Directorate

Ms Denise Dickson
Head of Planning
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
COLERAINE
BT52 1EY
[REDACTED]



Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Tel: 0300 200 7830

Email: [REDACTED]

Your reference: Second Homes/
Short Term Lets

Our reference: DFIPG 378/22

25 November 2022

Dear Denise

Legislative Changes required to address issue of second homes and short-term lets

Thank you for your letter dated 03 November in which you raise the growing issue of second homes and short-term lets in your Council area, especially in relation to settlements along the coast and just inland from a coastal setting.

I acknowledge the detailed consideration the Planning Committee has given to the issue, and I also thank you for forwarding the documents that explain the approaches taken in the other UK jurisdictions.

As you have referred to in your letter and as you are aware, the Regional Development Strategy (RDS) 2035 and the Strategic Planning Policy Statement (SPPS) support the creation of balanced communities and, in relation to housing, the policy approach is to facilitate an adequate and available supply of quality housing to meet the needs of everyone. The SPPS states that local development plans (LDPs) prepared by councils should “*zone land or include policy, as appropriate, to reflect the local need resulting from the demand for second homes*”. Councils affected by these matters can consider the demand for second homes and short-term holiday lettings when assessing local housing need for their LDPs and have the opportunity to bring forward bespoke local policies to address these issues. I trust you will agree it is important that councils also operate effective development management in respect of housing development proposals in their areas. In doing so they will take account of the relevant provisions of regional planning

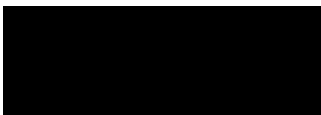
policy and guidance including the SPPS and PPS 7: Quality Residential Environments in decision-taking and plan-making.

You will also be aware that the Department for Communities (DfC) has overall responsibility for housing policy. DfC recently advised that there is limited up-to-date information available as to the extent and in what way second homes or short-term holiday lettings impact on housing stress and homelessness. The need for improved housing-related data collection and analysis forms part of the ongoing work of the Housing Supply Strategy which is being led by DfC and on which DfI officials are and will continue to be engaged.

You will of course be aware that changes to legislation will require a Minister to be in place. It will also require us to give the issue full consideration through a policy development process, including public consultation. I can, however, assure you that we will raise this with the newly appointed Minister when he/she is in place.

I hope that this information is of assistance to you.

Yours sincerely

A solid black rectangular box used to redact the signature of Angus Kerr.

ANGUS KERR
Chief Planner &
Director of Regional Planning