

Sustainable Coastal Communities

Council's Vision:

**To improve the quality of life and well-being
of all our citizens and visitors**

Source: Citizens Newsletter Spring Edition 2019

What is needed to meet this vision?

- A balanced population
- Affordable houses for families
- A community that supports local business
- A community that can help the vulnerable
- Development that enhances the local area

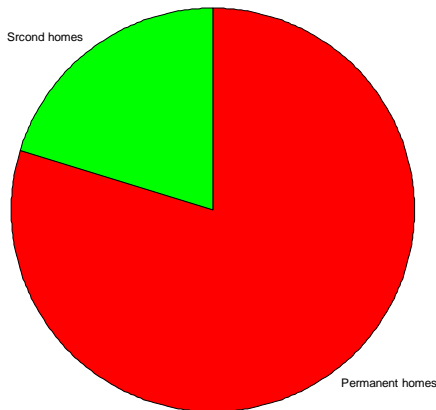
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What does census data tell us?

Portstewart: ratio **second** to **permanent** homes:

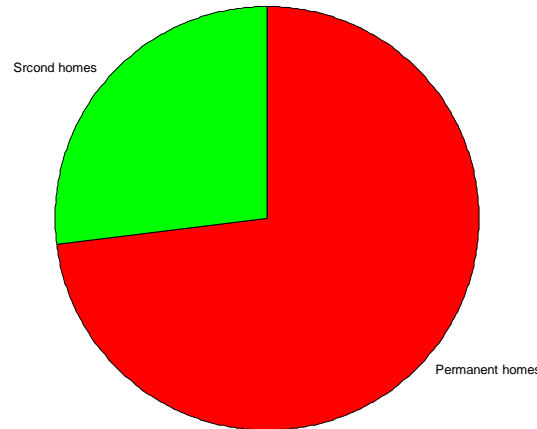
2001

18%



2011

28%



2021

%

?

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Portstewart is not alone

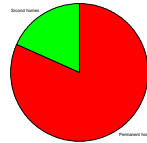
Ratio: **second** to **permanent** homes

2001

2011

Castlerock

18%



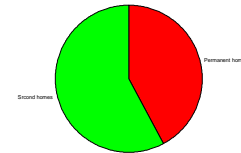
32%



Portballantrae

N/A

58%



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Comparing Population / Dwellings

| | Population | Ratio | Dwellings |
|----------------|------------|-------|-----------|
| Limavady | 120132 | 2.4 | 4965 |
| Ballymoney | 10402 | 2.3 | 4592 |
| Portstewart* | 8003 | 1.7 | 4574 |
| Castlerock | 1256 | 1.5 | 816 |
| Portballantrae | 601 | 0.8 | 723 |

Source: 2011 Census data

* Portstewart includes students (est. 800)

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Impact on the Community (I)

- **Diminishing sense of neighbourliness**
- **Residents more isolated**
 - Living on streets with few neighbours
 - Elderly feeling lonely and isolated
 - Elderly facing possible related mental health issues
 - Lone householders dealing with a real fear of crime
 - Young families with no playmates in their streets
- **Second home owners less likely to contribute to or support the permanent community**

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Impact on the Community (2)

- **House prices driven up by more affluent second home owners**
- **Young families cannot afford to buy**
 - **Forced to move elsewhere or**
 - **Forced to rent**
- **The rent is paying the mortgage of the landlord**

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Residents' responses (in short survey)

- Portstewart (in one of the few streets without second homes): **“We are really lucky to have no second homes here”**
- Disabled Portballantrae pensioner **“I look out my window in winter and see no cars parked.., no lights in any windows. If I fall getting into my car no neighbours to help. I am alone!”**

The worst street in town?

“This can be a scary place in winter”

| House | Use | Occupants | Age |
|-------|----------------|----------------|---------|
| 1 | Permanent Home | M/F | Over 60 |
| 2 | Second home | | |
| 3 | Second home | | |
| 4 | Second home | | |
| 5 | Second home | | |
| 6 | Permanent home | M/F 2 children | 40-60 |
| 7 | Second home | | |
| 8 | Second home | | |
| 9 | Second home | | |
| 10 | Second home | | |
| 11 | Second home | | |
| 12 | Second home | | |
| 13 | Second home | | |
| 14 | Second home | | |

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Impact on Schools

Children 0 years to 10 years

| | 2001 | 2011 | 2021 |
|----------------|------|------|------|
| Portstewart | 719 | 703 | ? |
| Portballantrae | 51 | 26 | ? |
| Castlerock | 192 | 113 | ? |
| Portrush | 849 | 711 | ? |

School Numbers

- Portstewart Primary some years ago had intake of 90-100 pupils per year
- Intake for recent years:
 - 2016/17 67
 - 2017/18 52
 - 2018/19 44

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More land, more second homes

2001 to 2011

| | New Dwellings | Population |
|----------------|---------------|-------------|
| Portballantrae | Numerous* | Down 133 |
| Castlerock | 116 | Down 80 |
| Portstewart | 510 | Up only 200 |
| Portrush | 618 | Up only 82 |

- More land developed, houses & apartments built, but precise data not known

Proposed Interventions

- **New houses built only for people as sole or principal residence**
e.g. Lake District, St. Ives, Channel Islands
- **Second homes, not occupied by owner or tenant as sole or principal residence, subject to double amount in council tax**
e.g. Differential rates in Donegal
Under consideration in Swansea

Local Development Plan Requirements: Discussion Paper 12

- **Regional Strategic Objectives 2.16**

The management of housing growth to achieve sustainable patterns of residential development and the strengthening of community cohesion

- **Regional Strategic Policy 2.17**

Planning authorities must deliver Balanced Communities – achieving balanced communities and strengthening community cohesion

Based on this data: Are we on track to meet the vision?

- A balanced population
- Affordable houses for families
- A community that supports local business
- A community that can help the vulnerable
- Development that enhances the local area