



Department for

Infrastructure

An Roinn

Bonneagair

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From the office of the Minister for Infrastructure
Nichola Mallon MLA

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Your reference: DfI PAN
Our reference: CORR-1861-2021
15 November 2021

Dear Ms Dickson

PUBLICATION OF PLANNING ADVICE NOTE (PAN): IMPLEMENTATION OF STRATEGIC PLANNING POLICY ON DEVELOPMENT IN THE COUNTRYSIDE

Thank you for your correspondence of 4 November 2021 regarding the publication of the above named, and now withdrawn, planning advice note. Minister Mallon has noted the issues raised by Causeway Coast & Glens Borough Council Planning Committee in relation to the PAN and strategic planning policy on Development in the Countryside, and asked that I reply to you on her behalf.

As you are aware, the Minister withdrew the PAN on 15 October 2021, having listened carefully to, and reflected on, all the concerns expressed since it issued, including through correspondence from local government, in order to restore clarity and certainty to this policy area. As advised by Angus Kerr, Chief Planner and Director of Regional Planning in his letter to council Chief Executives dated 15 October (copy attached for information), the Department will now take stock of all the concerns raised, including those highlighted by the council's Planning Committee, and undertake further engagement and analysis on this important policy area. This will include consideration of current and emerging issues such as the emerging climate change bills and a green recovery from the pandemic. This does not, at this stage, constitute a formal review of strategic planning policy on Development in the Countryside.

In your correspondence you refer to problems faced by some applicants in raising mortgage finance for dwellings approved under current policy provisions, in circumstances where there is a shared access. The issue of shared lanes has occasionally been raised with the Department in respect of dwellings on farms. Recent correspondence from the Ulster Farmers' Union also raised concerns around mortgage finance and the siting of dwellings on farms. Furthermore, occupancy conditions in

respect of dwellings approved in the countryside for personal and domestic circumstances and the implications for gaining mortgage finance, has also been raised with the Department previously. Mindful of these concerns, Minister Mallon recently wrote to UK Finance, a trade association for the UK banking and financial services sector, to reinforce the importance of its members taking full account of planning approvals when considering mortgage applications.

I trust you find this information to be of assistance.



KATHRYN MCFERRAN
Private Secretary to the Minister for Infrastructure