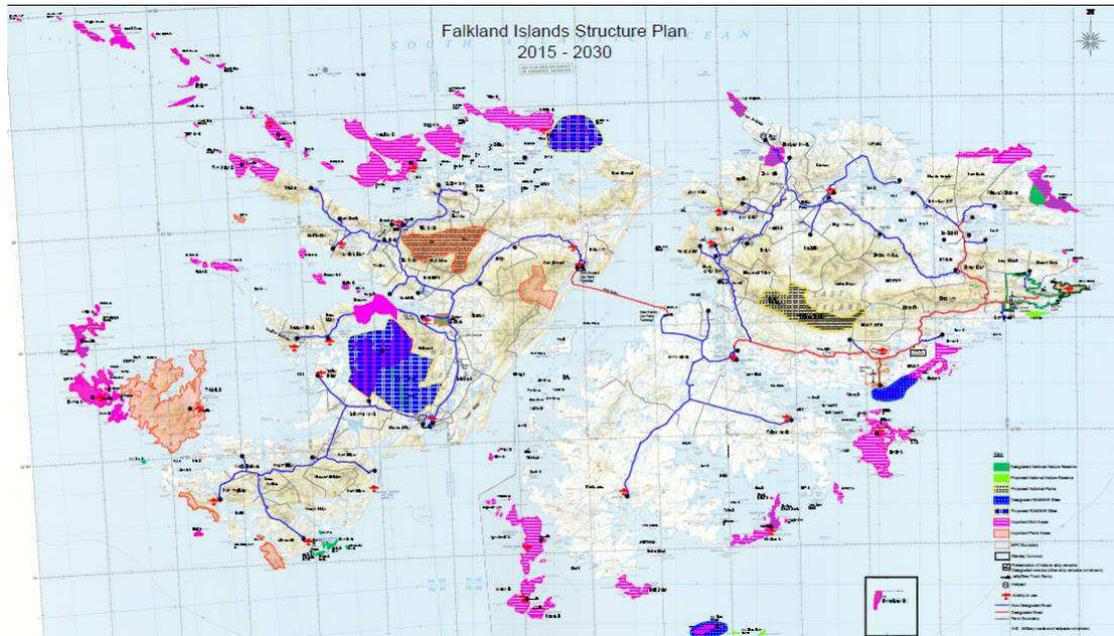




It is essential therefore for you to know how your planning application may be affected by the policies in your area.

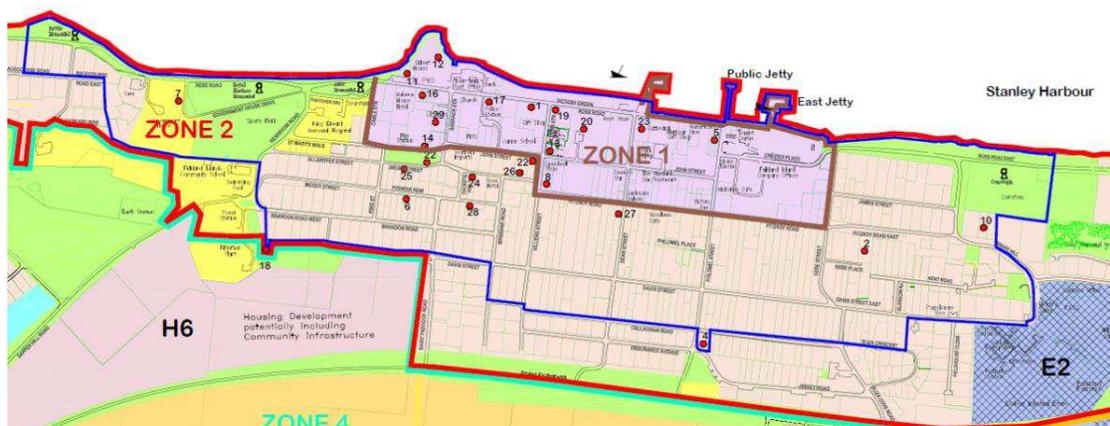
The Government is required to produce a Development Plan for the Falkland Islands. There are various documents which make up the Development Plan.

## STRUCTURE PLAN



- **Structure Plan** – applies to all the Falkland Islands and sets out the strategic framework for all planning decisions.
- Contains strategic policies for the whole of the Falklands, with some more detailed policies which can be applied to both Stanley and Camp.
- It also contains policies that are more local in nature relating to Camp.
- The Structure Plan is important as it establishes the framework within which Local Plans are prepared.

## LOCAL PLAN



- **Local Plans** – interpret the broad Structure Plan policies at a defined local level in great detail often for specific sites. **The Stanley Town Plan is a Local Plan.**
  - **In Stanley, the Local Plan is probably the most important document you will need to look at before preparing your planning application.**
  - **HOWEVER** the Structure Plan also contains policies applicable to Stanley, in particular SP3/4/5;
  - The Stanley Town Plan (and Structure Plan) is available for inspection at your Environmental Planning Department and Stanley library also keeps a copy.
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- The Plan contains a detailed ‘Policies and Proposals Map’ for Stanley which illustrates a wide range of information, such as: -
    - Stanley Common boundary, which acts as the settlement boundary around Stanley.
    - Land allocations for housing, commercial and industrial development.
    - Greenspace.
    - Transport proposals for roads.
    - Educational and other social proposals.
    - Conservation Areas and other issues of special interest.
  - The **Policies and Proposals Map** is linked to written policies in the Plan, which specify the way in which development may or may not be permitted. Certain policies may restrict development in certain areas or circumstances altogether, whilst others will establish detailed criteria which must be satisfied if development is to be supported.

## INTERPRETING LOCAL PLANS



Having obtained a copy of your Local Plan or other Development Plan documents, it is generally a good idea to read the 'book' from cover to cover.

Many policies are interrelated, so avoid the trap of targeting your particular area of interest. Where cross references are included in policies, this is simply to aid reading and should not be interpreted as meaning that other policies are not relevant.. Clearly though, if you are only interested in domestic matters the retail policies will be of little interest, unless you are considering a change of use of a shop or other development in a town centre.

Consider the specific wording of the policy you are reading and any accompanying comments. It is important to fully appreciate exactly how the policy has been arrived at. The explanatory comments are intended to interpret the policy.

Where the policy contains a number of criteria, establish how many you can satisfy and those that you cannot. Does your proposal need adjustment to better fit the criteria the Government requires?

Do speak to the staff in the Planning Department for explanations of their intentions. This may assist you in understanding how the Government has arrived at the policy and whether they have properly considered all the issues.

Review your position. Are you seeking something that is plainly out of the question or are the policies favourable? Probably you will be somewhere in between, but that's life!

**REMEMBER** whilst charges have been introduced for some planning applications, there is no charge for pre-application advice so please feel free to come in and discuss your projects with our staff prior to submitting an application. We are more than happy to review your application before it is submitted or provide you with advice and guidance on preparing your application.

January 2016

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**Should you have queries please do not hesitate to contact us:**



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