



**Falkland Islands Government Planning and Building Services**

# **PLANNING AND BUILDING COMMITTEE**

## **OPEN AGENDA**

**Wednesday 22 January 2025**

**08:30**

**Liberation Room, Secretariat**

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### **Distribution List**

Hon M. Pollard  
Hon J. Ford  
Hon R Spink

Lay members:  
Mr B. Brunton-Goss  
Mr D Christie  
Ms A. Crowie  
Ms E Lindsey  
Ms C Stevens

Director of Development & Commercial Services  
Deputy-Director of Development & Commercial Services  
Director of Public Works  
Head of Planning & Building Services  
Planning Technical Assistant  
Chief Fire Officer  
Senior Legal Officer  
Crown Counsel – Land & Contracts  
Clerk of the Legislative Assembly & Committees Coordinator  
Deputy Clerk and PA to members of the Legislative Assembly & Clerk

## Falkland Islands Government Planning & Building Services

# **AGENDA**

### **PART I (Open)**

Wednesday 22 January 2025

08:30

Liberation Room, Secretariat

Agenda Item No.	Item
1	Apologies for absence
2	Declarations of interest
3	Confirmation of Open and Closed Minutes of the previous meeting No Closed minutes from previous meeting
4	Actions arising from previous meeting
5	Since last committee the following planning applications have been considered.  <ol style="list-style-type: none"><li>1. Delegated Planning Applications see item 5 for details</li><li>2. Enforcement cases investigated/ lodged (0)</li><li>3. Appeal cases lodged (0)</li></ol>
6	Determination by Committee of the following Planning Applications  The Committee are requested to consider the following planning application/s and decide them in accordance with the Development Plan Policies unless material considerations state otherwise, considering the advice contained in the Planning Officers report.
6.1	99. 24.P – 7 Nutt Cartmell Close
7	Report on the Annual Development Plan Review 2023-24
8	Date of next meeting  <b>Wednesday 5 February 2025 - at 08:30am – Chamber of Commerce offices, Stanley.</b>

Note: There were no exempt matters at the last PBC and there are no new exempt matters for this meeting therefore a closed session is not required.

**Item 3. Minutes from previous meetings**

**MINUTES OF  
Planning and Building Committee**

**06<sup>th</sup> November 2024**

**8.30am**

**The Liberation Room, Secretariat**

*These Minutes are draft until confirmed by resolution at the next meeting of this Committee.*

**Present:**

Hon Mark Pollard MLA	Chair
Hon Jack Ford MLA	JF
Ana Crowie (Lay Member)	AC
Darnell Christie (Lay Member)	DC
Elena Lindsey (Lay Member)	EL
Caris Stevens (Lay Member)	CS

**In Attendance:**

Becky Clark (Director Development and Commercial Services)	DDCS
Batsirai Mavatu (Planning Technician)	PT
Roxane Crowie (Senior Legal Officer)	SLO
Alan Dawson (Building Adviser – minute taker)	BA

**Press & Public in attendance: 4**

**PART I (Open)**

<b>1.</b>	<b>Apologies for absence:</b> Sarah Witherley (Head of Planning and Building) Gerard Jaffray (Chief Fire Officer).  The Chair welcomed Darnell Christie, Elena Lindsey and Caris Stevens and thanked them for applying for and taking up the role of lay members of the committee.
<b>2.</b>	<b>Declarations of interest:</b> Caris Stevens for item 6.1 88/24/PB 39 Eliza Crescent. RBC own 40 Eliza Crescent.
<b>3.</b>	<b>Confirmation of the Minutes of the previous meetings</b>

	Minutes of the previous meeting held on 7 <sup>th</sup> of August 2024 were confirmed with no amendments.
<b>4.</b>	<b>Actions arising from Minutes of the previous meeting:</b>  None arising.
<b>5.</b>	<b>Summary of applications determined under the scheme of delegated powers</b>  For information only  SLO commented on 58.24.P. The description includes the construction of a driveway across FIG land as amended. The amended plan does not include a driveway across FIG land. The access is now through 9 Pitaluga Place.  The Committee noted the delegated scheme report.
<b>6.1</b>	<b>Planning Application:</b> 88.24.PB <b>Location:</b> 39 Eliza Crescent <b>Proposal:</b> To demolish existing garage, erect extensions to the east and south and to reconfigure the internal layout. <b>Officer Recommendation:</b> To approve the application with conditions.  DDCS suggested this application was addressed first as the objectors were present and wished to speak. Chair agreed.  CS confirmed that because of the conflict of interest they would not take part in the discussion or decision.  PT introduced the application and explained the application is before the committee because it has received an objection from a neighbour.  PT then outlined the main issues regarding this application starting with the principal of development. In this location, a residential extension is an acceptable form of development subject to compliance with other policies.  PT noted the wider Eliza Crescent scene had a varied character with a mixture of single-storey detached and semi-detached dwellings. The proposed extensions are single-storey and align with policies SP4 and TP6. When looking at

the effect on neighbouring properties, particularly with regard to the neighbours at number 38, the proposed east front extension would leave a 4.9m gap (building to building), which represents an improvement on the existing situation, the removal of the garage opens up a visual gap between the two properties.

The rear extension design, scale and form and being setback approximately 2.9m from the boundary ensures the extension would not appear as a dominant or overbearing proposal.

The only windows overlooking the neighbours are a toilet window and a high-level kitchen window.

It is acknowledged that the proposal reduces the properties amenity space. However, it is considered that sufficient garden/amenity space remains having regard to the context of the site. Again, the proposal represents no conflict with the aims of policies SP4 and TP6.

The applicants have undertaken to agree a suitable drainage scheme to mitigate the flooding that the objector had raised as an issue. This would be the subject to a planning condition if approval is granted.

There is a HV cable in the rear garden. The applicant has agreed to carry out measures to protect this cable in line with recommendations from PWD.

PT finished by confirming that the officer's recommendation was to approve the application with the conditions attached in the report.

Chair welcomed Alex and Denise Blake and set out they had three minutes to address the committee, it was confirmed that Alex Blake (AB) would be addressing the committee on behalf of them both.

AB stated that they took a contrary view to the report and that in their opinion the proposed extension is too large and will dominate the neighbouring properties and give an overbearing appearance. Furthermore, whilst the planning officer has stated that the 25% rule only applies to infills when they discussed their initial plans (for their extension) they were told they would be unlikely to receive planning

permission for anything significantly over 25%. On this advice they reduced their proposals thus reducing the value of the extended property. Whilst accepting that the policy applies to infill plots only it does show what is considered reasonable amenity space (75%)

Regarding the HV cable. The maps do not accurately show the location of the HV cable. The cable itself is shallow and they are concerned that the extension may have to be raised and they would request that if this is the case the application should be brought back before the committee.

Finally, regarding afternoon and evening sunlight. AB believes that this extension will mean that number 38 will now be in shadow 1 hour before twilight thus adversely affecting their property. And that it is clear that any changes in level, of the extension, will have a profound effect on the house and garden of number 38.

Chair thanked AB for their comments and asked if officers wanted to address any of the points.

DDCS thanked AB for the clear presentation and stated that the comments were also contained in the letter of objection and had been addressed in the report. DDCS also reminded the committee that each application is considered on its own merits and not based on precedent.

PT stated that a legal opinion was sought in March 2021 regarding the "25% rule". This opinion advised that it applied to infill plots only and not house extensions.

Chair asked for some clarity on the HV cable issue.

DDCS confirmed PWD had been consulted.

PT read the comments received from PWD.

Chair asked for any further comments from members, there were none. Chair then asked if any member was not minded to approve the application with the conditions attached.

**Approved** unanimously by 5 members (1 not declaring due to conflict of interest)

	2 members of public left the meeting.
6	<p><b>Planning Application:</b> 81.24.PB  <b>Location:</b> 11 Rick Jolly Way  <b>Proposal:</b> Erect 1-bedroom apartment above garage (garage previously approved under planning ref 24.22.PB)</p> <p><b>Officer Recommendation:</b> To refuse the application</p> <p>PT explained the application has been brought before the committee because it is recommended for refusal.</p> <p>PT summarised the proposal and then outlined the main issues considered when coming to the officer’s recommendation. Including the proposal being out of keeping with the host building, being top heavy and appearing dominant and out of place. Having an overbearing appearance when viewed from the habitable areas of the neighbouring property at number 13 although there would be no loss of privacy or unacceptable noise increase.</p> <p>PWD and the neighbour have both raised concerns over parking and highway safety. The parking proposal would render the garage inaccessible making the proposed parking less likely to be used.</p> <p>PWD also highlighted some anomalies on the plans. No negotiation with the applicant over the points raised has taken place.</p> <p>The officer’s recommendation is to refuse the application for the reasons given in section 11 of the report.</p> <p>Chair asked for any other officer comments.</p> <p>DDCS drew members attention to section 10 and details of PWDs response which had not been mitigated against and has been reflected in the policy analysis.</p> <p>Chair asked about the capacity of the drainage and whose responsibility it was?</p> <p>BA explained that the building permit would require foul drainage to go to a suitable place, normally a public sewer.</p>

	<p>PWD would be responsible for allowing a connection to be made to the foul sewer.</p> <p>Chair asked for some clarity around the parking and why it was likely to be restricted. PT explained about access to the garage and that the balcony supports are proposed to be in the car parking space.</p> <p>DC asked about the fuel tank.</p> <p>BA confirmed this would be covered by a building permit. The tank would need to be moved to comply with separation distances.</p> <p>EL ask if there was space to achieve this.</p> <p>BA confirmed he believed so, if not there are alternative approaches including building a block fire wall as detailed in the Building Regulations.</p> <p>DDCS reminded members that the policy concerns are why the application is recommended for refusal as highlighted in the report.</p> <p>Chair noted that there are other developments of a similar height in the area but they are not straight on the side of the road and more set back.</p> <p>JF asked if there was a plan showing number 13 in relation to number 11. PT showed the presentation photographs. JF ask if number 13 intended to build a garage on the concrete slab visible in the photograph and would this block the extension from their view.</p> <p>SLO pointed out the extension would be in front of the living space rather than any garage.</p> <p>Chair asked for any further comments and then if anyone was minded to go against the recommendation.</p> <p>EL asked for confirmation that the refusal was based on policy alone and not the other contributing factors.</p> <p>DDCS confirmed the refusal was based on the policy analysis.</p>
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	<b>Refused</b> unanimously
<b>6.2</b>	<p><b>Planning Application:</b> Discharge of Pre-Commencement condition no. 5 of Ref 90.21.P</p> <p><b>Location:</b> Megabid/Old Bitumen Plant area, Airport Road</p> <p><b>Proposal:</b> Waste management facility with access onto Airport Road including household waste tipping area, public waste centre, incinerator (including 30m high chimney and ash collection bay) and waste storage area (revised scheme)</p> <p><b>Officer Recommendation:</b> That members agree to the proposed colour, as set out in Option A (Marlstone RAL 1013 &amp; Straw RAL 0807030) for the building hereby approved under planning permission Ref 90.21.P. In doing so condition 5 will be discharged when the development is completed in accordance with the approved details.</p> <p>PT gave the back ground to the application for discharge of the condition and why it was brought before the committee. It was explained that there are 2 colour scheme options and the other option being Alaska Grey RAL 7000 &amp; Goosewing Grey RAL 7038.</p> <p>JF expressed disappooint in the 2 colour choices available.</p> <p>Members looked at the photographs of the recommendations</p> <p>Chair proposed that the committee vote on the 2 proposals.</p> <p>Option A (Marlstone &amp; Straw) 2 votes Option B (Alaska Grey &amp; Goosewing Grey) 4 votes.</p> <p>Officers will inform the applicant and confirm that condition 5 can be discharged.</p>
<b>7</b>	<p><b>Date of next meeting:</b></p> <p>Wednesday 4<sup>th</sup> December 2024 - at 08:30am – Liberation Room, Secretariat.</p>

Meeting ended 09.11 am

## ITEM 5.1 Delegated Reports

The following planning applications have been determined under the scheme of delegation since the last P & B committee

80.24.P	To erect a domestic garage	24 Rex Hunt Road
83.24.P	Change of use from gift shop to martial arts studio	Waverly House Unit 6 (The Pod)
84.24.PB	To construct a 4.4m <sup>2</sup> bathroom extension	Fitzroy Farm
86.24.PB	Relocate toilets and to site a converted container for use as a tea room.	Berthas Beach
89.24.P	Renewal of planning permission for siting a mobile home in the garden, for use by a family member	43 Ross Road East
95.24.PB	Erection of 3 no. Warehouses	1-3 & 5 Boxer Bridge
96.24.P	Development of a canine care centre	6 Michael Clapp Way
97.24.P	Siting a mobile home	6 Strawberry Street
100.24.P	To erect purpose-built horse pens for use during the annual race events	Stanley Racecourse
105.24.PB	Excavation of ground to the east of the tank farm to extend the current banked berm further to the east to enable building of a new main fuel pump house, additional warehouse and creation of new barrel storage area.	Stanley Services Fuel Terminal, Fipass Road Stanley
107.24.PB	Construct a warehouse	11 Kiel Canal Road Stanley

**Item 6 Determination of planning applications**

**Item 6.1 Ref 99/24/P**

<b>Planning Application Reference Number:</b>	99/24/P		
<b>Proposal:</b>	Part retrospective permission is sought for a windbreak panel to the north west corner of the driveway, forward of the garage, its length is 3.6m long and height 2.4 metres. Full planning permission is sought for works to the north east side of the driveway, length 6m, height 1.8m. It would be constructed in 100mmx100mm posts with 100mm x 50mm horizontal battens at 550mm c/c finished with Accoya hard wood cladding.		
<b>Site Address:</b>	7 Nutt Cartmell Close, Stanley		
<b>Applicant:</b>	Jaco Alexander		
<b>Agent:</b>			
<b>Valid Date:</b>	31/10/2024	<b>Expiry Date:</b>	30/12/24



## 1. Introduction

- 1.1 The application is brought before committee as it is recommended for refusal and therefore falls out with the scheme of delegation.

## 2. Description of the proposal

- 2.1 The application is part retrospective and seeks permission for the retention of a 2.4-metre-high windbreaker located at the west side of the driveway at No. 7 Nutt Cartmell and the construction of an additional 1.8-metre-high fence and windbreaker at the east side of the driveway.

## 3. Site History

Planning Application History:	N/A
Planning Enforcement History:	N/A

## 4. Consultee Responses

Department of Public Works:	As the landlord we have also received a retrospective request to approve the application. We have no issue with it as it has no detrimental impact on the property. We will reserve the right to have the fence return to its original condition on termination of the tenancy. The proposed fence does not impact on the sight lines for traffic moving in either direction, nor will it particularly impact and traffic exiting the driveway and therefore there is no objection from the highway's perspective.
Chief Fire Officer:	No comments

## 5. Neighbour notification

Number of Neighbours Notified:	7
Number of Objections:	0
Number of Support:	0
Number of General Comments:	0

## 6. Summary of Responses

### 7. Publicity

Date of advert in Penguin News	08.11.2024
Date Notice Placed on Secretariat Notice Board	08.11.2024

## 8. Planning Policy

### Falkland Islands Structure Plan

Policy SP4: Sustainable Development Principle

### Local Plan: Stanley Town Plan

TP11: Transport Infrastructure and Management

TP12: General Amenity

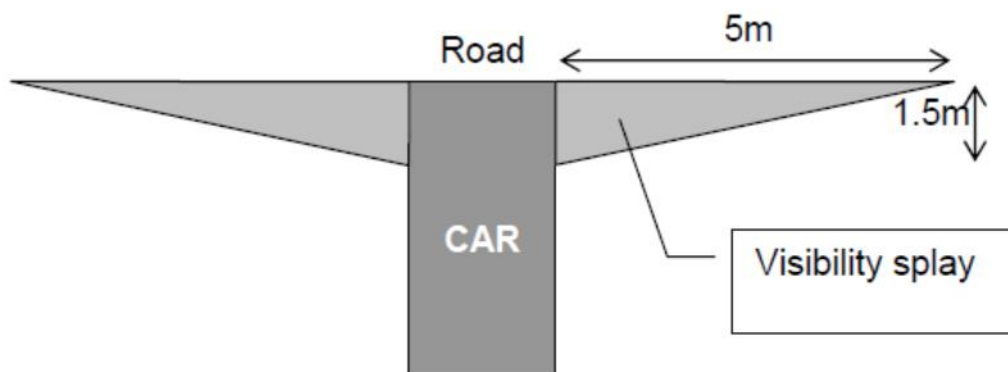
## 9. Material Considerations

## 10. Appraisal

	<p><i>Main issues</i></p>
10.1	<p>Character and appearance Highway safety Other matters</p> <p><i>Character and appearance</i></p>
10.2	<p>This property is Government owned and managed by the Government's Housing department. It is located in a planned housing estate where there is a mix of detached and semi-detached properties. Each property benefits from a single storey garage with driveway that sits below and forward of the main dwelling house. The garage and driveway are established features within this streetscape along with the 1 metre high open field fence that bounds the properties and driveways throughout the estate.</p>
10.3	<p>The constructed windbreaker sits to the west of the existing driveway and replaces the 1 metre high, open post and railing field fencing, with a 2.4metre high close boarded fence made of Accoya timber. The proposed fencing and windbreaker at the east would be 1. 8 metres in height.</p>
10.4	<p>The constructed windbreaker at the west side of the driveway is, as a result of its height, significantly more prominent in views throughout the streetscape than the existing 1 metre fence it has replaced. Its close boarded design and materials contrast strikingly with the simple, open and subordinate existing fences. Nothing about the development appears subservient to the existing driveway and garage, nor are the materials similar to any others used throughout the boundary treatments in this part of the housing estate.</p>
10.5	<p>The proposed fencing and windbreaker to the east of the driveway would appear to further dominate the streetscape and visually enclose the driveway, resulting in an overbearing and visually intrusive development at odds and disproportionate with its surroundings. As such, the constructed and proposed elements, individually and combined, introduce an overly dominant and incongruous feature into this open and attractive, pre-planned housing estate.</p>
10.6	<p>Accordingly, by virtue of its height, close boarded design and materials, the existing and proposed development would appear out of keeping with the established open boundary treatments. Given its prominent position within the streetscape it appears as an intrusive, incongruous feature that would enclose the driveway resulting in an unusual and inconsistent addition relative to its surroundings. Consequently, it appears alien to the domestic and open boundary treatments in the streetscape.</p>
10.7	<p>On this main issue, the proposal is considered to result in an incongruous feature which would undermine the open character of the street scene. It does little to protect the general amenity of the surrounding area by way of its inappropriate design and scale. Moreover, its overall design, height and prominent location is not sympathetic to or suitable to this open planned housing estate. Accordingly, it does not accord with the overarching aims of Policy SP4 or Policy TP12 which seeks to protect and improve the general amenity of Stanley.</p>

*Highway Safety*

- 10.8 The close boarded fence encloses the previously open driveway which is foreword of the garage and thereby close to the footpath. It is acknowledged that the windbreaker would not extend right to the back of the footway.
- 10.9 The Director of PWD has provided the following comments: *the proposed fence does not impact on the sight lines for traffic moving in either direction, nor will it particularly impact any traffic exiting the driveway and therefore there is no objection from the highway's perspective.*
- 10.10 There are likely many cases in which fencing obstructs mutual sight-lines between drivers and/or pedestrians on the highway and vehicles emerging from a domestic drive throughout Stanley. Nevertheless, in many situations, development proposals have been requested to be amended or conditions have been imposed on planning permissions with the intent of reducing such risks through restricting fences and walls within sight-line areas to 1 metre in height. These restrictions have been applied as per the following guidance, as set out in the supporting text of Policy TP11, to safeguard pedestrian safety as well as driver safety.
- 10.11 Guidance set out in Policy TP 11 states that *It is important that when vehicles pull out onto the road the driver can see clearly, this is done by leaving a clear line of sight. Generally, the splay needs to be 1.5 metres x 5 metres as in the diagram below.*



- 10.12 Notwithstanding the above comments from PWD, the windbreaker is 2.4 metres high on the west side and the fence and windbreaker proposed on the east is to be 1.8 metres, therefore the sight-lines on exiting the driveway are more than likely to be compromised, and as such likely to cause danger to pedestrian safety. There would be inadequate inter-visibility between a driver reversing out of the driveway and a pedestrian, particularly a small child, on the footpath. Visibility to the east already appears constrained due to the high hedge and this proposal would only further add to this. Consequently, the proposal would significant impact pedestrian safety.
- 10.13 On this main issue, and having taken on board all comments, including those from PWD, the proposal would not be considered acceptable having regard to pedestrian safety and accordingly does not comply with Policy TP11 which seeks unobstructed access to each parking space.

*Other Matters*

- 10.14 The applicant has put forward reasons for the development. These are as follows:

	It will provide a wind still space where work can be done, children can play and provide a safe space for bbq's by eliminating the fire risk caused by wind blowing the coals out of the bbq.
10.15	I note the comments regarding the need for the development. These personal circumstances are not sufficient to outweigh the harm that the development would have on the character and appearance of the area and to pedestrian safety. Moreover, personal need and circumstances are rarely considered material planning matters. The reasons for needing the windbreaker are not therefore considered material in the consideration of this application.
10.16	Despite comments from PWD stating that the proposal could be removed at the end of the tenancy, there is no indication of when the tenancy would likely end. Consequently, the harm caused by the windbreaker and proposed development would endure for an indeterminate period of time with no indication of when it may cease. A condition in this regard would not, therefore, make an unacceptable development acceptable, as is the purpose of planning conditions.
10.17	Furthermore, allowing this development would set a poor example to tenants of Government housing in respect of carrying out work without the necessary permissions and would make it harder for the Government to resist unsuitable development in the future.
10.18	Having considered the view points of the applicant and the mitigation proposed by PWD, these are not sufficient to overcome the harm that the development would cause to the character and appearance of the area nor to pedestrian safety.

## 11. Conclusion

The proposal harms the overall open character and appearance of this planned housing estate and impacts on pedestrian safety for the reasons as set out above. As such, it does not comply with Policies SP4, TP11 and TP12 of the Falkland Islands Development Plan 2015-2030 which combined seeks to protect the character of an area and safeguard pedestrian safety.

There are no material considerations that indicate the decision should be made other than in accordance with the development plan.

## 12. Recommendation

The proposal has been found to be in conflict with the Development Plan policies and therefore is recommended for refusal.

**Background Papers: N/A**

## **Item 7     Annual Development Plan Review 2023-24**

### **Annual Development Plan Review 2023 - 24**

Title:                    Annual Development Plan Review 2023-24

Date:                    22 January 2025

Author:                 Head of Planning & Building Services

Attachment:            Appendix 1

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#### **1.0     Purpose**

1.1     The purpose of this report is for members to take note of the annual review of the Development Plan 2023-24. Attached as Appendix 1 to this report.

1.2     The report was presented to ExCo 26 November 2024 via ExCo paper 186-24 DCS

#### **2.0     Recommendation**

2.1     For information only.

#### **3.0     Background**

3.1     The report provides the summary of the Annual Review of the planning and development activities in the delivery of housing, commercial and community/social developments on the Falkland Islands for the financial year July 2023 up to June 24.

3.2     The Development Plan currently comprises two parts: the Falkland Islands Structure Plan and the Stanley Local Plan. Whilst both parts of the Development Plan are presented together in one document, they are written and structured in two parts to allow them to be reviewed and updated independently. Both plans were adopted in 2015 and cover the period 2015 to 2030.

3.3     In December 2019, the Executive Council resolved (ExCo paper 178/19) that reviews should take place annually and agreed the key elements of the annual review (AR), which were:

- Assessment of the evidence base.
- Examining housing land allocations.
- Examining commercial land allocations.
- The impact of updated evidence (within those allocations).
- Compliance of the 2015 Development Plan against the aims and visions of the Assembly within the Islands Plan 2018-2022 objectives.
- Any other material considerations (forthcoming strategic initiatives, incoming legislation).

3.4 2022/2023 – the review concluded that in light of the up-to-date statistical information on population and household data taken from 2021 Census, there remained sufficient land allocated to meet and deliver future housing needs for the envisaged population increase. It also noted that all land in the Town Plan was allocated for various uses, and unless there were to be some unforeseen demand for land for the future economic growth of the Island, the current demand for land for housing, commercial/industrial use, community, health and social facilities and additional infrastructure appears to be sufficient for the lifetime of the Plan, to 2030.

#### **4.0 Findings from the 2023/24 review**

##### **4.1 2023/24 review**

- Development Plan continues to align with the Government’s aspirations as set out in the Island Plan 2022-2026 as well as other strategies.
- Unless a complete shift in the requirements of the proposed oil industry is needed, it is considered that current Plan would likely meet with the future needs for temporary workers accommodation and land-based requirements associated with this area of development.
- The level of activity since the last review in September 2023 indicates there is sufficient land availability for the current growth protectory for housing, commercial and community development. This, however, is subject to growth in those areas remaining on target and not exceeding those limits.

#### **5. Conclusion and Recommendation**

5.1 Members are to note the information contained in the annual review Appendix 1.

**Falkland Islands Development Plan (2015-2030)**  
**Annual Review 2023-2024**  
**October 2024**

**1. Introduction**

- 1.1 A key function of the planning system is to contribute to the achievement of sustainable development. Planning legislation, set out in the Planning Ordinance (1991) requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.2 The Development Plan currently comprises two parts: the Falkland Islands Structure Plan and the Stanley Local Plan. Whilst both parts of the Development Plan are presented together in one document, they are written and structured in two parts to allow them to be reviewed and updated independently. Both plans were adopted in 2015, and cover the period 2015 to 2030.
- 1.3 The Structure Plan contains a vision, six objectives and eight strategic policies defining the approach to delivering sustainable development, the location of development, infrastructure, protecting and enhancing the natural and historic environment, and natural resources (minerals extraction, landfill and the development of rivers and coastal areas). The Stanley Town Plan has 12 policies which provide a more detailed policy framework to support the future spatial development of the town in terms of its impact on the built, natural and historic environment, whilst recognising its important economic and social roles.
- 1.4 Section 13(3) of the Planning Ordinance includes a duty for the Development Plan to be kept under review. The first Development Plan review took place in 2019, which was in accordance with the monitoring approach set out within section 6 of the Structure Plan - this required the first review to be undertaken three years following its adoption and then every five years thereafter. The key test in a review is whether the policies within the Development Plan remain 'fit for purpose' in the extent to which they embrace the Government's approach to development and adequately reflect the land use implications arising from strategic documents and other factors that influence planning and development.
- 1.5 In December 2019, the Executive Council resolved (ExCo paper 178/19) that reviews should take place annually and agreed the key elements of the annual review (AR), which were:
- Assessment of the evidence base.
  - Examining housing land allocations.
  - Examining commercial land allocations.
  - The impact of updated evidence (within those allocations).
  - Compliance of the 2015 Development Plan against the aims and visions of the Assembly within the Islands Plan 2018-2022 objectives.
  - Any other material considerations (forthcoming strategic initiatives, incoming legislation).
- 1.6 The ARs have, therefore, considered whether changes and trends have developed. This then informed an assessment of whether Development Plan policies and allocations have been effective and are achieving their aims. The ARs also provided an understanding of the wider

social, environmental and economic issues affecting the key drivers of spatial change, and monitor the progress against the Islands Plan objectives.

1.7 The following ARs of the Development Plan have taken place:

- 2015/2019 - the review concluded that the Development Plan was sound and performing well and was capable of delivering development based on the most up to date population growth forecasts.
- 2019/20 – no review undertaken.
- 2020/2021 – the review concluded that the Development Plan was sound and continued to be capable of delivering development based on the most up to date population growth forecasts.
- 2021/2022 – no review undertaken.
- 2022/2023 – the review concluded that in light of the up-to-date statistical information on population and household data taken from 2021 Census, there remained sufficient land allocated to meet and deliver future housing needs for the envisaged population increase. It also noted that all land in the Town Plan was allocated for various uses, and unless there were to be some unforeseen demand for land for the future economic growth of the Island, the current demand for land for housing, commercial/industrial use, community, health and social facilities and additional infrastructure appears to be sufficient for the lifetime of the Plan, to 2030.

1.8 This AR covers the period from 1 July 2023 to 30 June 2024. It considers all the issues assessed in previous reviews, but given the Development Plan is moving towards the end of the plan period (2030), the scope has been expanded to include matters that could be used to inform the review of the Development Plan, particularly:

- Considering the level of housing development that has not taken place on allocated sites.
- Identifying possible areas for wider development monitoring – including where additional data collection could take place.
- Looking at the use of policies in decisions on planning applications.
- Monitoring against the indicators identified within the development plan.

1.9 The structure of the AR is as follows:

- Section 2: Assessment of the evidence base.
- Section 3: Planning applications and development types (housing, commercial, and other development).
- Section 4: Relationship of the development plan with the Islands Plan
- Section 5: Relationship of the development plan with other plans and strategies
- Section 6: Summary and conclusions

## 2. Assessment of the evidence base

- 2.1 The Development Plan was informed by a wide evidence base. Section 1.6 of the Structure Plan explains that the evidence base will be monitored and updated to ensure that it is effective and 6.11 defines the evidence base to inform the review of the Development Plan. Table 1 describes the evidence base that informed the Development Plan and Table 2 outlines new evidence work that has been completed since the Development Plan was prepared and that which is on-going that is likely to inform the review of the Development Plan.

*Table 1 - Evidence Base that informed the current Development Plan*

<b>Evidence Base that informed the current Development Plan</b>	<b>Current position</b>
Islands Plan (2014)	Updated, current Islands Plan: 2022 – 2026. Progress report every 6 months.
Towards a National Infrastructure Plan (2013)	DCS – ExCo report 04/24 Members approved
Socio-Economic Study of Oil and Gas Development in the Falklands (May 2013)	The 2013 document remains to be the most recent version
Housing Strategy (via Islands Plan 2014)	Housing for Our Future approved 2021.ExCo 162/21. Progress report every 6 months, last update in Feb 2024: ExCo 45/24
Economic Development Strategy (2010)	Economic Development Strategy updated in 2017. Review currently underway (which will also include Rural and Tourism sectors)
Waterfront Master Plan (2012)	Not updated.
ExCo Decisions on Deep Water Port and Oil Development (2012 – 2013)	Permission granted by ExCo for a renewed port facility.
Rural Development Strategy (2012)	Not replaced – rural issues to be incorporated within the updated Economic Development Strategy.
Biodiversity Strategy (2008)	Update of biodiversity policy and related legislation planned in 2024/25 (delayed due to prioritisation of National Park Policy and legislation) (links with Environment Strategy)
Waste Management Action Plan (2014)	Draft Pollution Prevention and Waste Management Policy (November 2023) ExCo 15/23 – final policy to be submitted to ExCo in 24/25
Census 2012	2021 Census Report (February 2024) ExCo 31/24
Environment Strategy 2021-2040	Environment Strategy 2021-2040 (September 2021) ExCo 161/21

Table 2 - Evidence base completed/ on-going following adoption of Development Plan

New evidence Base completed/ on-going since adoption of Development Plan	Current position
Workforce Development Strategy (2023)	Adopted November 2023 ExCo 136/23 – Skills Assessment Council responsible for overseeing implementation
Heritage and Culture Strategy	Culture and Heritage Statement to be published in 24/25
Equalities Act	Initial policy development/public engagement to begin 24/25
Marine Managed Areas Policy	Final policy and draft legislation to be submitted to ExCo in 24/25
Stanley Common Management Plan (2019)	Update of management plan underway
Biosecurity Policy & Strategy	Policy/strategy development underway
Draft Energy Strategy and Implementation Plan (2023)	Draft approved ExCo 156/23. Final strategy to be submitted in 24/25.

2.2 Since the previous AR was presented in September 2023 the following evidence documents have been prepared and considered by ExCo:

- Progress report of Islands Plan (ExCo 134/24).
- Progress report of Housing Strategy (ExCo 45/24).
- Workforce Development Strategy (ExCo 136/23).
- Draft Energy Strategy and Implementation Plan (ExCo 156/23).

2.3 The latest progress report on the delivery of the Islands Plan (ExCo 134/24) highlights the need to begin planning for a formal review of the development plan, including the identification and preparation of the evidence base and drafting of terms of reference for the review. The planning system has a fundamental role in supporting the delivery of the vision, objectives and commitments contained within the Islands Plan, it is therefore essential that it remains up to date.

2.4 The planning system also has a key role in the delivery of the vision for housing, set out within the Housing Strategy, which is:

- *People are enabled and encouraged to stay and build their lives in the Islands*
- *There is a choice of affordable housing for everyone, across ownership and rental*
- *We can all access suitable, secure homes of good quality that meet our needs*
- *We are empowered to make housing decisions and work towards our aspirations.*

2.5 The Housing Strategy Progress Report (ExCo 45/24) identifies that the planning system is supporting the delivery of a number of the workstreams, specifically:

- Private sector development/affordable rented development incentives – planning applications have been submitted for accommodation at the Old Butchery Site and Moody Brook, with on-going discussions regarding further development on Sapper Hill and Dairy Paddock
- Housing and infrastructure:
  - monitoring the need for additional plots to provide a continuous supply of services plots to meet need – this highlighted that (at the end of December 2023) there were 205 people on the first-time owners list, the highest figure since the data began being collected in 2012, demonstrating that demand is increasing.
  - Build 40 FIG rental units over 3-year period – at the end of December 2023 6 units had been completed with 8 nearing completion;

- Housing standards: discouraging the creation of mobile/caravan home parks – no planning permissions have been granted for mobile homes or caravans within Stanley and these continue to be discouraged, unless in very exceptional circumstances.

2.6 The Workforce Development Strategy (ExCo 136/23) sets a clear direction for actions related to workforce development across the Falkland Islands, to inform joint working between a variant of stakeholders. It highlights that a shortage of labour of all types is regularly reported by businesses as a barrier to economic growth. Having a sufficient supply of skilled workers is essential to deliver the development strategy across the Islands.

2.7 The draft Energy Strategy and Implementation Plan (ExCo 156/23) seeks to define the energy priorities. It contains recommendations for infrastructure upgrades to energy generation, distribution, storage and use. It is intended to: guide infrastructure planning, investment and yearly procurement planning and budgeting over the next 20 years; the development of the proposal National Infrastructure Plan, public investments and developments; and private-public initiatives and schemes. As a result, it will be important for the policies within the Development Plan to support the delivery of these vital initiatives. The final strategy is scheduled for agreement in 2024/25.

2.8 Section 6 of the Development Plan outlines indicators (table 3) and states that these should be the focus of monitoring activity. It highlights that the indicators may be amended or replaced if alternative sources of information become available.

*Table 3 - Development Plan Indicators*

Ref	Topic	Indicator	Target
11	Housing	Number of houses (excluding mobile homes) built within Stanley (net)	450 between 2013 and 2030 (average of 27 per year)
12	Housing	Number of names on government housing waiting list	As low as possible
13	Employment	Amount of land available within Stanley for: <ul style="list-style-type: none"> <li>• light industry;</li> <li>• heaving industry;</li> <li>• warehousing and storage; and</li> <li>• office</li> </ul>	No target
14	Camp	Economically active population of Camp	Increase (RDS target is by 5% by 2017)
15	Camp	Number of houses (excluding mobile homes) built within Camp (net)	As high as possible
16	Heritage	Number of listed buildings demolished (by settlement)	As low as possible
17	Open Space	Net change in the amount of open space within Stanley	Increase

2.9 Progress against the relevant indicators are considered in the topic-based sections which follow.

### 3. Planning Applications

#### Overview

- 3.1 Table 4 illustrates the number of applications determined annually since from (July 2015 – June 2024). The average number of applications determined annually since 2015/16 is 118. After a sharp increase in determinations in 2021/22, application numbers fell in 2022/23, and then returned to average levels during 2023/24.

Table 4 - Number of planning applications determined

Year	Total Number of Planning Applications Determined
2015/16	127
2016/17	89
2017/18	106
2018/19	150
2019/20	112
2020/21	128
2021/22	146
2022/23	85
2023/24	120

- 3.2 Consideration has been given to the usage of Development Plan policies in the assessment of planning applications determined by the Planning and Building Committee between July 2019 and June 2024. Most applications are determined under delegated powers, however, the more complex applications, including those where there have been objections, are determined by committee. Table 5 details the number of applications determined by committee since 2019.
- 3.3 Table 6 then illustrates the usage of Structure Plan policies in decisions and table 7, the usage of Town Plan policies in decisions. The most frequently used Structure Plan policies are SP4 (Sustainable Development Principles), SP1 (Supporting Development) and SP5 (Historic and Natural Environment). The most frequently used Town Plan policies are TP12 (General Amenity), TP11 (Transport, Infrastructure and Management) and TP6 (Housing).

Table 5 - Applications determined by the Planning and Building Committee

Year	Number of applications determined by the Planning and Building Committee
2019/20	8
2020/21	34
2021/22	26
2022/23	15
2023/24	17

Table 6 - Use of Structure Plan policies in decisions

Policies	Reference in decisions				
	2019/20	2020/21	2021/22	2022/23	2023/24
SP1: Supporting Development	8	34	26	8	15
SP2: Distribution of Development	1	11	6	6	4
SP3: Infrastructure	0	2	3	3	1
SP4: SD Principles	7	29	26	16	16
SP5: Historic & Natural Environment	3	14	11	6	8

Policies	Reference in decisions				
	2019/20	2020/21	2021/22	2022/23	2023/24
SP6: Oil & Gas	0	0	0	0	0
SP7: On-Shore Minerals & Landfill	0	1	1	0	1
SP8: Rivers, Coastal & Territorial Sea	0	0	3	3	0

Table 7 - Use of Town Plan policies in decisions

Policies	Reference in decisions				
	2019/20	2020/21	2021/22	2022/23	2023/24
TP1: Development Zones	0	2	4	2	6
TP2: Development of Stanley	0	0	2	2	5
TP3: Central Stanley, Mixed Use Projects and Neighbourhood Commercial Areas	1	1	6	1	4
TP4: Commercial Allocations	0	0	2	2	0
TP5: Port Developments	0	1	2	0	0
TP6: Housing	7	18	17	10	7
TP7: Mobile Homes	0	1	0	0	0
TP8: Temporary Workers Accommodation	0	2	1	1	0
TP9: Stanley's Heritage	1	13	1	2	5
TP10: Open Space	2	10	1	3	2
TP11: Transport Infrastructure and Management	6	24	24	13	10
TP12: General Amenity	6	28	25	11	11

3.4 Table 8 provides an overview of all planning applications determined since the adoption of the Development Plan in 2015. The highest percentage of application types has fluctuated, however overall, most applications relate to the construction of new dwellings, followed by householder applications. It is positive that there has been an increase in both applications for new dwellings and new commercial development during 2023/24.

Table 8 - Overview of all planning applications determined

Year	New dwellings		Householder		Commercial			Other		Community		Mobile homes	
	No.	%	No.	%	New	Existing		No.	%	No.	%	No.	%
					No.	No.	%						
2015/16	41	32	35	28	5	8	10	33	26	1	1	4	3
2016/17	28	31	33	37	2	4	7	17	19	2	2	2	2
2017/18	25	24	31	29	9	5	13	30	28	1	1	5	5
2018/19	57	38	32	21	15	7	15	32	21	2	1	5	3
2019/20	38	34	37	33	8	13	19	15	13	0	0	1	1
2020/21	35	27	36	28	11	16	21	28	22	0	0	2	2
2021/22	60	41	43	29	7	13	14	20	14	3	2	1	1
2022/23	15	18	35	41	3	14	20	16	19	2	2	0	0
2023/24	45	37	27	23	8	14	18	26	22	1	1	0	0
<b>Total</b>	<b>344</b>		<b>309</b>		<b>68</b>	<b>94</b>		<b>217</b>		<b>12</b>		<b>20</b>	

## Housing Development

- 3.5 The housing allocations contained within the Development Plan were identified to meet projected housing growth informed by data from the 2012 Census, this required that sufficient land was allocated to accommodate at least 362 units during the plan period 2015-2030. The housing projections were amended based on the 2016 Census, which identified a need to deliver additional homes, as a result of population change and trends. The Housing Strategy highlights that it is expected that total housing demand will grow from 1,455 in 2019 to 1,945 in 2035 and that available housing supply could increase from 1,485 at the end of 2019 to 1,922 in 2035.
- 3.6 As explained above during 2023/24 review period, 45 applications for housing development were received (see table 9). This is almost double from the previous monitoring period: 32 of the applications were for housing development on allocated sites. 11 on windfall sites, with 2 located out in camp.

Key				
MU2		H2		Windfall sites
H1		H3/H4		Camp Development

Table 9 - Housing permissions 2023/24

Reference	Description of development	Address
60.23.PB	New Dwelling	Pale Maiden Cres
64.23.P	Erection of a 1-bedroom detached property with associated car parking and hard/soft landscaping	Rex Hunt Road
66.23.PB	Erect a single storey dwelling with 9m2 of decking to the north elevation	West Yorks Cres
69.23.PB	Two Storey Dwelling with decking to north and east	West Yorks Cres
70.23.PB	Erect a Single Storey Dwelling	West Yorks Cres
72.23.P	Single storey three-bedroom dwelling	Moody Street
74.23.PB	Erection of single storey dwelling	Pale Maiden Cres
78.23.P	Erection of single storey dwelling together with associated works	West Yorks Cres
79.23.P	Erection of single storey dwelling together with associated works	West Yorks Cres
82.23.P	Erection of a Three Bedroom Detached Property with Associated Carparking and hard and Soft Landscaping	West Yorks Cres
83.23.P	Erection of a Three Bedroom Detached Property with Associated Carparking and hard and Soft Landscaping	West Yorks Cres
84.23.P	Erection of a Three Bedroom Detached Property with Associated Carparking and hard and Soft Landscaping	West Yorks Cres
85.23.P	Erection of a Three Bedroom Detached Property with Associated Carparking and hard and Soft Landscaping	West Yorks Cres
89.23.PB	To demolish existing dwelling and to erect 2 semi-detached flats (following approval 78.22.P)	John Biscoe Road
93.23.PB	To erect a single storey dwelling with 13m2 of decking to the east elevation	West Yorks Cre

Reference	Description of development	Address
94.23.P	Erection of three-bedroom detached property with associated car parking and hard/soft landscaping	Pale Maiden Cres
97.23.OUT	Outline application for the change of use and renovation of the Old Filtration Plant, together with the erection of 25 dwellings and associated works	Old Filtration Works
98.23.P	To erect 2. Two-storey 1-bedroom blocks of flats (4 No. Flats per block)	John Street
99.23.PB	Erect a two-storey semi-detached dwelling	West Yorks Cres
100.23.PB	Erect a two-storey dwelling with an attached single storey garage and 28m2 of decking to the north elevation	West Yorks Cres
102.23.PB	Erection of 1.5 storey dwelling	West Yorks Cres
111.23.P	Erection of 2 bedroom detached property with associated car parking and hard/soft landscaping	West Yorks Cres
114.23.P	To subdivide the plot and erect a new 2-bedroom dwelling	Jeremy Moore Avenue
118.23.PB	Construct a 2-bedroom house	Fitzroy River
121.23.PB	Erection of a single storey dwelling with 12m2 of decking to the north elevation	West Yorks Cres
129.23.PB	Erection of a new dwelling (new scheme)	Rick Jolly Way
134.23.RMB	Erection of new dwelling (replacement ref Outline permission 61.21.OUT).	Ross Road East
138.23.P	To erect a single storey dwelling and a detached domestic garage	Bypass Road
01.24.PB	Construction of a 2-storey dwelling	West Yorks Cres
02.24.PB	Erection of a single storey dwelling with a 6m2 decking to the north elevation	Pale Maiden Cres
04.24.PB	Erection of 2 No.1 bedroom rental properties	Smokey Ridge
13.24.PB	Demolition of existing dwelling and garage and erection of a single storey 3-bedroom dwelling with 9.5m2 of decking to the north elevation.	Brandon Road
21.24.PB	To erect a single storey dwelling with 46m2 of decking to the north and west elevations	Pale Maiden Cres
26.24.PB	Erection of a single storey dwelling with 25sq.m of decking	Pale Maiden Cres
29.24.P	Erection of a dwelling including decking	Pale Maiden Cres
30.24.PB	Erection of a single storey dwelling	West Yorks Cres
31.24.PB	Sub division of plot demolition of existing garage and erection of a 2-bedroom single storey dwelling with approximately 6m2 of decking to the east elevation	Fieldhouse
44.24.PB	Erection of a single storey dwelling with 20m2 of decking to the north elevation and 6m2 to the south elevation	Pale Maiden Cres
45.24.P	Revised scheme erection of 2 no 2-bedroom semi-detached properties with associated boundary treatments and hard and soft landscaping.	West Yorks Cres
49.24.P	Construct three x 2-storey buildings consisting 6 x 1-bed flats and 4 x 2-bed flats. 18 x parking spaces and landscaping.	46 & 48 Callaghan Road

Reference	Description of development	Address
52.24.OUT	Subdivision of plot at 56 Rex Hunt Road and erection of one-storey, two-bedroom dwelling at the newly created plot.	Rex Hunt Road
54.24.PB	Erection of a single storey dwelling with approximately 8m2 of decking to the east elevation and north facing wall mounted thermal solar panel	Pale Maiden Cres
55.24.P	Erection of 4-1-bedroom flats (2 X semi-detached blocks. To reduce the width and erect an extension to the north of the existing building and demolition of existing garage and garden shed	Felton Court
56.24.P	Construction of a 1-bedroom single storey bedroom cabin with external shed to include water tank and battery bank	Bleaker Island
58.24.P	To subdivide the plot, erection of two new single storey dwellings, demolition of the existing dwelling	Ross Road East

3.7 Table 10 illustrates the level of housing completions overall since the start of the plan period, with table 11 providing the detail of delivery on allocated sites.

Table 10 - Housing delivery 2015-2024

	Type	Number of completions									Total Net Completions to date
		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	
	Allocations	29	20	43	32	12	35	10	20	20	221
	Windfall	0	4	2	7	7	12	4	9	2	47
	Camp	0	1	0	0	1	0	0	0	0	2
	<b>TOTAL</b>	<b>29</b>	<b>25</b>	<b>45</b>	<b>39</b>	<b>20</b>	<b>47</b>	<b>14</b>	<b>29</b>	<b>22</b>	<b>270</b>

3.8 Since the adoption of the Development Plan in 2015, 270 dwellings have been delivered, equating to an average of 30 per year – 75% of the original housing requirement. Of the 270 dwellings delivered, 221 have been on allocated sites and 47 on windfall sites, with 2 in camp. The level of delivery from allocated sites, at 20 units, remained the same as the previous year, with delivery on windfall sites dropping to the lowest level since 2017/18. However, there has been a high number of units on windfall sites gaining planning permission (30 units) in 2023/24.

3.9 Of those sites allocated in the Development Plan, housing development is complete on two sites - Sapper Hill site (phase 3 and 4) and Fitzroy Road (Central Stanley). Construction commenced on the Rowlands Estate (H1) in 2021/22 with 36 dwellings completed, 18 in this monitoring period. The Sapper Hill area also has an allocation for 118 dwellings (H5), for development in the longer term, which has not yet been released for development.

3.10 The West of Mink Park site (MU1) was granted planning permission in June 2023 Ref Number 34.23.P for the *Creation of an outdoor adventure centre within a mixed-use development*, however, there has been no progress with the housing element - which is allocated for 141 dwellings. Similarly, the South Stanley Site (MU2), is allocated for 183 dwellings, also has planning permission (granted in 2022) for the National Sports Centre, with only 2 dwellings completed, one during 2020/21 and the other during 2022/23.

3.11 Three of the outstanding allocations are privately owned, with 2 having expired permissions:

- Old Butchery (H2) – allocated for 15 dwellings
- Dairy Paddock (H6) – allocated for 122 dwellings
- YPF Site (H7) - allocated for 6 dwellings.

Table 11 - Housing completions on allocated sites since the start of the plan period

Ref	Site	Zone	Total Site Size (Ha)	Indicative proportion of site for housing	Capacity	Deliverability Potential & Plan period capacity		Number of completions								Total Net Completions to date	Comments	
								15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23			23/24
MU1	West of Mink Park	3	32.7	50%	141	Low	57	-	-	-	-	-	-	-	-	-	nil	Part of the site is being proposed for cemetery development. Small development of the site for leisure, recreation and tourism – planning permission granted in June 2023. No progress with housing development.
MU2	South Stanley	4	42.5	50%	183	Low	73						1	1		2	Part of the site is now allocated for the National Sport Centre - Planning permission for this was granted in 2022	
H1	Rowlands Estate (Bennett Paddock)	2	12.7	75%	82	Medium	49						2	16	18	36	The majority of plots within this allocation have now been allocated.	
H2	Old Butchery	3	0.9	100%	15	Medium	9	-	-	-	-	-	-	-	-	nil	Privately-owned site. The previous planning permission has now expired.	
H3/H4	Sappers Hill Phases 1 - 4	4	11.7	75%	76	Complete	61	29	20	43	7	12	34	8	3	2	158	Housing development for Phase 3 & 4 is complete. The total excludes 38 dwellings that were completed prior to July 2015.
H5	Sappers Hill (Long Term)	4	18.3	75%	118	Medium	47											This phase of Sappers Hill has yet to be released for development.
H6	Dairy Paddock	4	18.9	75%	122	Low	49	-	-	-	-	-	-	-	-	nil	Privately owned. The previous planning permission has now expired.	
H7	YPF Site	2	0.9	75%	6	Medium	4	-	-	-	-	-	-	-	-	nil	Privately owned. No progress.	
Central Stanley	Fitzroy Road	1	Development of 25 flats delivered			Complete					25					25	Privately owned. Development is complete with all units delivered.	
<b>TOTAL</b>			138.6 ha		768			29	20	43	32	12	35	10	20	20	221	

3.12 The Development Plan indicators relevant to housing are identified in table 12.

Table 12 - Development Plan Housing Indicators

Indicator	Target	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24
Number of houses (excluding mobile homes) <b>built</b> within Stanley (net)	450 between 2013 and 2030 (average of 27 per year)	29	24	45	39	19	47	14	29	22
Number of names on government housing waiting list	As low as possible	22	18	25	31	27	22	28	41	55
Population of Camp	Increase		398					354		
Number of houses (excluding mobile homes) built within Camp (net)	As high as possible	0	1	0	0	1	0	0	0	0

3.13 The housing delivery information highlights that good progress is being made on the delivery of homes to meet the needs identified within the Development Plan, however the proportion of homes coming forward on windfall sites appears to be increasing. This may be linked to the delayed delivery of some of the Development Plan allocations, particularly those in private ownership. Whilst it is appropriate to allow for an element of windfall development, increasing levels could begin to impact on the character of the local area, particularly where this is resulting in an increased density of development, for example as a result of new dwellings being built within residential gardens.

3.14 The evidence informing the forthcoming review of the Development Plan should therefore consider not only the change in housing needs, as a result of the new demographic projections from the 2021 Census (level, type and size of housing) but also whether it is likely that those sites, which are currently allocated for development are likely to deliver within an appropriate timescale. The development of robust indicators to monitor development, including triggers which would identify a review of the plan, should be included as part of the preparation of the new evidence base.

### Commercial Development

3.15 The Development Plan allocates nine sites for commercial development, covering 117ha of land. Table 13 lists the planning applications received for new commercial development during 2023/24, these were all on allocated sites and accounted for 67.5m<sup>2</sup> of commercial land. In addition to the sites listed in table 13, a section of land to the east of allocated site E7 (Gordon Lines) has been set aside for the oil industry (ExCo papers 75/20 and 49/22).

Table 13 - Planning application for commercial development

Reference	Description of development	Location	Area (m <sup>2</sup> )
75.23.P	Outline application for 15,000MT cold store and storage facility together with associated works	Coastel Road	11,935

Reference	Description of development	Location	Area (m <sup>2</sup> )
77.23.OUT	Outline planning application with some matters reserved for warehouse together with hardstanding and access	Airport Road Industrial Site	10,473
88.23.P	To clear the site and create a laydown area for storage of equipment and place a container for safe storage.	South of Airport Road Industrial Estate	1,750
96.23.PB	Erection of packaway warehouse	Kiel Canal Road	0,750
120.23.PB	Erection of a workshop	Cylde Road	2,739
123.23.P	Sitting of 2 storage containers (1No.*40ft and 1No. *20ft) for use at the Lodge, with associated concrete work, roofing and painting to match the Lodge.	VPC Road	0,040
124.23.P	Construction of a warehouse	Cylde Road	2,900
24.24.PB	Revision of the approved siting of 3 storage units ref-112.22.PB and erection of 3 additional warehouses with associated laydown area.	Coastel Road	35,753
48.24.PB	Erection of warehouse and siting prefabricated offices	Kiel Canal Road	1,160

3.16 Table 14 provides a summary of the current position with the development of the allocated commercial sites. This illustrates that in only one of the allocated sites, Lookout/Hillside Industrial Estate (E2) that there is no scope for further development. Whilst all of the land has been developed at VPC Road/Bill Roberts Way/Kiel Canal Road (North) (E1) there may be some limited scope for some in-fill development. Development has also taken place on Land between Rowlands Rise and FIPASS Road (E3), Kiel Canal Road South (E4), Land to East of FIDF and West of potential power-station site (E6), Gordon Lines (E7), Megabid (E8) and West of Megabid (E9) – but all have land available for further development. No development has started at Eliza Cove Road (E5)

Table 14 - Status of Commercial Land Allocations

Ref	Name	Zone	Total Site Size (Ha)	Area avail.	Indicative Phasing	Plan Period Capacity (Ha)	Comments
E1	VPC Road/Bill Roberts Way/Kiel Canal Road (North)	5	9.0	0	Developed	0	Scope for further in-fill development
E2	Lookout/Hillside Industrial Estate	2	6.8	0	Developed	0	No scope for further development
E3	Land between Rowlands Rise and FIPASS Road	2	7.2	3.9	Developed	3.9	Continued scope for development within the allocation
E4	Kiel Canal Road (South)	5	7.9	7.0	Short term	7.	Some development commenced in this area
E5	Eliza Cove Road	5	23.5	22.5	Medium-long term	22.5	No development commenced in this location

Ref	Name	Zone	Total Site Size (Ha)	Area avail.	Indicative Phasing	Plan Period Capacity (Ha)	Comments
E6	Land to East of FIDF and West of potential power-station site	5	41.5	41.5	Medium-long term	41.5	Some industrial development has commenced in the past six months
E7	Gordon Lines	6	54.2	19.0	Developed	19	Still remains number of area for development (Approx. 50%)
E8	Megabid	6	20.8	11.4	Short Term	11.4	Still remains number of area for development (Approx. 50%)
E9	West of Megabid	6	11.9	11.9	Medium-long term	11.9	Some industrial development has commenced
<b>NET TOTAL</b>			182.8 Ha	117.2 Ha		117.2Ha	

3.17 As illustrated in table 8, since the start of the plan period, the number of applications for new build commercial development has varied greatly, at the lowest, there was only 3 applications in 2022/23 and the highest, 15 applications in 2018/19. The number of applications for the extensions to existing commercial development has remained more consistent over recent years, with the average being 14 applications per year since 2019/20.

3.18 There is only one Development Plan indicator relevant to commercial development which refers to the amount of land available for commercial development within Stanley – however no specific target is set.

3.19 A key role of the Development Plan is to ensure sufficient land is available to ensure the needs of commercial operators can be met. Table 14 illustrates that there are no immediate concerns regarding a shortage of land for industrial and commercial projects. If the current rates of release for allocated land continues then development needs will be able to be accounted for to the end of plan period and beyond.

#### Other Development

3.20 Table 8 illustrates that householder, community and other developments account for a large number of planning applications. Community developments include sport and leisure facilities, new health facilities, as well as new parks and open spaces. Table 15 details the other, non-housing and commercial Development Plan indicators.

Table 15 - Other development indicators

Indicator	Target	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Number of listed buildings demolished (by settlement)	As low as possible	0	0	0	0	0	0	0	0	0

Net change in the amount of open space within Stanley	Increase										0
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#### 4. Relationship of the development plan with the Islands Plan

4.1 The Islands Plan 2022-2026 is a material consideration in the determination of planning applications. Previous annual reviews have highlighted that the Development Plan has been functioning well in tandem with the aspirations of Islands Plan. Table 16 illustrates how the policies of the Development Plan support the delivery of the Islands Plan and opportunities where this could be strengthened through the preparation of the evidence base to inform the review of the Development Plan.

Table 16 – Delivering the Islands Plan

<b>Self-Determination and Public Diplomacy</b>	
<ul style="list-style-type: none"> <li>• We will continue work towards increasing our self-reliance and resilience as a forward - looking, twenty-first century country</li> <li>• We will ensure we have an international voice, which represents our home and engages in dialogue with other nations</li> <li>• We will encourage diversity and promote meaningful participation in democratic processes across the community</li> </ul>	
<b>Current Development Plan</b>	No relevant policies – the key elements in delivering this theme through the planning process are: making the planning process accessible, providing transparency in decision making, ensuring planning information is easily available.
<b>Opportunities to strengthen</b>	<p>The review of the Development Plan should provide the local community with opportunities to shape planning policies for the area. This could include obtaining an understanding of community needs, what is considered to be important about the area and the type of development that should be supported/resisted. This could be reflected within an amended vision and objectives.</p> <p>Consideration could also be given to the way in which planning application information is made available online to ensure easy access and transparency.</p> <p>There could also be an opportunity, alongside the review of the Development Plan, to consider whether the current Planning Information Notes could be updated.</p>
<b>Protecting the Environment</b>	
<ul style="list-style-type: none"> <li>• We will deliver the first four years of the Environment Strategy</li> <li>• We will ensure we have the appropriate framework and measures in place to protect our environment against potential biosecurity risks</li> <li>• We will proceed with a range of targeted actions and interventions, to shield and support our natural biodiversity across the Falkland Islands</li> <li>• We will carry out work to measure and reduce our carbon emissions, in order to ensure we act as a responsible global citizen</li> <li>• We will encourage responsible and ecological use of land and water, and make progress in restoring degraded land in public ownership</li> </ul>	

<ul style="list-style-type: none"> <li>• We will increase our knowledge and awareness of the best, and most viable ways, to ensure we have an environmentally sustainable future</li> </ul>	
<b>Current Development Plan</b>	The importance of the environment is clearly articulated throughout the Development Plan, including within the vision and objectives and several policies.
<b>Opportunities to strengthen</b>	There could be an opportunity to expand the policies and their evidence base to expand on matters such as climate change (and the role of the planning system in both mitigating against and adapting to its effects).
<b>Sustained Economic Development for the Islands</b>	
<ul style="list-style-type: none"> <li>• We will support the ambition of a green and sustainable economy</li> <li>• We will improve and develop domestic and international connectivity</li> <li>• We will refresh the vision for tourism across the Falkland Islands</li> <li>• We will assist and encourage local business, entrepreneurship and diversification, to create conditions to support the growth of businesses</li> <li>• We will continue promoting and developing sustainable fisheries</li> <li>• We will support the rural economy and explore options for growth</li> </ul>	
<b>Current Development Plan</b>	The need for planning decisions to support the growth and sustainability of the economy is clearly described within the vision and objectives. There are also a number of policies and allocations which will support this element of the Islands Plan.
<b>Opportunities to strengthen</b>	The Development Plan does not specifically refer to the green economy. Whilst tourism is highlighted within the vision the policy approach focuses seems to link tourism and rural areas. This could be enhanced. There is also a need to ensure that the policies and allocations reflect current employment needs and demands.
<b>Infrastructure, Transport and Communications</b>	
<ul style="list-style-type: none"> <li>• We will clearly identify, prioritise and effectively manage government assets for the benefit of the whole of the Falkland Islands</li> <li>• We will develop our utilities infrastructure to support current demand and make solid plans for future resilience</li> <li>• We will seek to improve communications for the whole community</li> </ul>	
<b>Current Development Plan</b>	The need for appropriate infrastructure is an important element that runs through the vision, objectives and policies of the Development Plan.
<b>Opportunities to strengthen</b>	Ensuring new development is supported by appropriate infrastructure is a key role of the Development Plan system. An update to the plan should detail the key infrastructure requirements and the role of the planning system in supporting these, for example specific policies and/or land allocations.
<b>Health, Wellbeing and Social Care</b>	
<ul style="list-style-type: none"> <li>• We will continue to prioritise and improve the resilience of health and social services</li> <li>• We will continue to implement a significant range of improvements, to support more effective and efficient healthcare services</li> </ul>	

<ul style="list-style-type: none"> <li>• We will embed positive wellbeing practices across government and encourage external partners to set similar objectives within their own organisations</li> </ul>	
<b>Current Development Plan</b>	The Development Plan supports the development of community facilities within existing settlements and requires them to be of an appropriate scale and nature.
<b>Opportunities to strengthen</b>	As the population continues to grow, it is essential that services and facilities are available and this need should be captured within a review of the Development Plan. This should be informed by engagement with the local community.
<b>Education, Training, Workforce, Community and Culture</b>	
<ul style="list-style-type: none"> <li>• We will continue to develop the provision of a lifelong education system and grow in-demand skills training for everyone across the Falkland Islands</li> <li>• We will widen access and participation opportunities for sport and recreation, in conjunction with public health initiatives and promotions</li> <li>• We will celebrate the history and diversity of the Islands via a new heritage and cultural strategy</li> <li>• We will use the workforce strategy as a tool to improve the labour capacity of the Islands</li> </ul>	
<b>Current Development Plan</b>	Protecting and enhancing the cultural heritage of the Islands is clearly defined within the vision, objectives and policies of the plan.
<b>Opportunities to strengthen</b>	Could include more detail of the specific cultural heritage features of the area and to ensure a full understanding when planning applications are assessed. This should be informed by engagement with the local community.
<b>Social Equity</b>	
<ul style="list-style-type: none"> <li>• We will aspire to improve standards of living for the community</li> <li>• We will appropriately resource and deliver the new housing strategy</li> <li>• We will review and refresh national workforce protection policies and legislation, including ensuring we meet international obligations</li> <li>• We will modernise national equalities policies and practices, and champion social equity values</li> </ul>	
<b>Current Development Plan</b>	An important role for the Development Plan is ensuring that sufficient land is available to develop housing to meet identified needs. Also that the right type and size of housing is available. The Development Plan has supported the delivery of new homes through relevant planning policies and allocations.
<b>Opportunities to strengthen</b>	The review of the Development Plan should consider updated population projection information and also feedback from the local community on the types of housing that is needed.
<b>Safety and Security</b>	
<ul style="list-style-type: none"> <li>• We will support our emergency services to build and maintain public confidence</li> <li>• We will ensure that the Falkland Islands has strong and secure borders</li> <li>• We will increase cybersecurity protections for the benefit of our community</li> </ul>	

<ul style="list-style-type: none"> <li>• We will continue to build on our positive and reciprocal relationship with British Forces South Atlantic Islands (BFSAI)</li> </ul>	
<b>Current Development Plan</b>	The Development Plan vision and objectives highlight that in order to support communities to live healthy lives, communities should be able to live in an attractive, safe and clean environment. This is also reflected in the sustainable development principles defined in policy.
<b>Opportunities to strengthen</b>	Consideration could be given to whether additional detail could be added to policies regarding the design of new development.
<b>Organised and Effective Government</b>	
<ul style="list-style-type: none"> <li>• We will develop a vision and values for our government, underpinning our commitment to delivering good public services</li> <li>• We will continue to invest in our civil service, to ensure we have a strong, joined up workforce which meets the needs of the community</li> <li>• We will strive to make the Falkland Islands Government an employer of choice</li> <li>• We will promote transparency, openness and accountability in all decision-making</li> </ul>	
<b>Current Development Plan</b>	No relevant policies – the key issue for this element of the plan is that the planning system delivers these aims and objectives.
<b>Opportunities to strengthen</b>	

## 5. Relationship of the development plan with other plans and strategies

5.1 It is essential that a review of the Development Plan is informed by evidence. Section 2 provides an overview of the evidence base that informed the current Development Plan and where this has been updated. The AR has illustrated that there are currently no specific concerns resulting from evidence documents that have been prepared since the adoption of the Development Plan.

5.2 Updates to these documents should be used to inform the review of the Development Plan, key documents (in addition to the Islands Plan) are:

- National Infrastructure Plan
- Housing Strategy (informed by Census updates)
- Economic Development Strategy (including proposals/decisions regarding Oil and Gas Developments)
- Environment Strategy
- Energy Strategy
- Heritage and Culture Strategy
- Waste Management Strategy
- Marine Managed Areas Policy

## 6. Summary and conclusions

6.1 This AR has demonstrated that the Development Plan continues to align with the Governments aspirations as set out in the Island Plan 2022-2026 as well as other strategies.

- 6.2 Whilst the overall need for housing and economic land has not been finalised for the potential growth from the proposed oil industry activities, the current Development Plan sets out provision for this development. Unless a complete shift in the requirements from the industry is needed, it is considered that current Plan would likely meet with the future needs for temporary workers accommodation and land-based requirements associated with this area of development.
- 6.3 Furthermore, recent Expressions of Interests issued by the Oil company have not raised any concerns or additional need for land from that already allocated within the current Plan. It is therefore considered that the current Plan would be able to accommodate the current forecasted need for this type of development.
- 6.4 Given the above and having regard to the outcome of the previous Development Plan monitoring reviews, the level of activity since the last review in September 2023 indicates there is sufficient land availability for the current growth protectory for housing, commercial and community development. This, however, is subject to growth in those areas remaining on target and not exceeding those limits.
- 6.5 In addition, given that it is now towards the end of the plan period, consideration should be given to the review of the Development Plan, particularly to ensure that the required evidence base is available to inform planning policies and land allocations.