

## FAQs

### 1. Define development control and state its uses?

- The focus is the development control function of the land use planning process and it is this activity with which you are most familiar in your daily work.
- The development control function seeks to manage and regulate property development to ensure that all development takes place at an appropriate time and place and in such a manner that it conforms to a pre-determined set of policies or standards.

To avoid the following:

- Inappropriate or **poorly sited development** which should not be located where it is;
- Projects/buildings that **do not have the necessary facilities** (car parking, sewage treatment plant) or infrastructure (access roads, drainage, water supply) to support it;
- Buildings that are **structurally weak** and are easily damaged during hurricanes, earthquakes or other disaster events; or
- Development projects which have serious negative impacts on the country's sensitive environment, particularly its beaches/coastal areas.

### 2. Why is a land use plan prepared?

Plans are prepared to:

- anticipate the development needs of an area;
- identify relevant development issues;
- identify opportunities for and constraints to development;
- identify areas which are suitable/unsuitable for different types of development

- **Make proposals** for the way in which the area should develop over time; and
- Establish **policies and standards** to guide development.
- Plans are also prepared for areas which are already experiencing significant development pressures or some of the negative effects of growth and development in an effort to find solutions to these problems and **to manage future growth**.

### **3. What are the physical characteristics of the development site and surrounding land?**

- The physical characteristics of the development site and surrounding land, including
  1. Topography;
  2. On-site physical features;
  3. Geology and soil type;
  4. Drainage patterns etc.
- Some of these characteristics are crucial in determining an area's vulnerability to natural disasters.

### **4. What are the problems that might occur if land-use planning issues and criteria are not adequately considered?**

- The following examples highlights some of the problems that may occur if land-use planning issues and criteria are not adequately considered during and incorporated into the process of evaluating development applications:
- Proliferation of advertising and directional signs
- Proliferation of Roadside Vendors
- Incompatible Uses in Residential Areas

- Conflict between Agriculture and Built Development
- Subdivisions
- Failure to Enforce Development Standards
- Uncontrolled Development

**5. What is the relationship between land use planning and national development process?**

- The land use-planning function must be viewed as an integral part of the national development process that cannot be viewed in isolation from the other critical elements of that process, namely social and economic planning.
- Land-use policies and plans address a number of issues which the development control staff, especially the Building Inspectors face on a daily basis while evaluating applications for development permission.