

GENERAL INTRODUCTION

BACKGROUND

This Guide for Developers has been prepared to provide assistance to developers on the legal and institutional framework for planning and development. A special focus is placed on the environmental dimensions in planning and developmental matters.

The overall intention of the Guide is to contribute to better awareness of the legal and environmental issues involved in planning.

CONTENT

The Guide for Developers outlines the various statutory provisions governing the grant of permission for development.

The Guide also sets out the legal and institutional framework within which applications for planning and development permissions are determined and identifies the general objectives of planning for development.

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PREFACE

This Guide to Developers is an important step in the process of facilitating the physical planning, design and development of projects.

The Guide to Developers is published to give information and advice to professionals and technicians in the field of development on the laws, regulations and requirements for all types of development.

It is hoped that the use of this Guide by applicants and prospective developers will expedite development and contribute to better project planning and design and to general improvement of the physical environment.

In the preparation of the document the co-operation of a number of other Government agencies was readily forthcoming. Materials were also supplied by various government agencies for the compilation of these guidelines.

Pending Guidelines and Policies

There are a number of guidelines being developed which, if they are implemented, will have some impact on developers. All of these matters are only in an evolutionary stage. These include the following:

- < A Cayes Development Policy (draft)
- < Marine Dredging Guidelines (draft)
- < Guidelines for Liquid Waste Management (draft)

None of the above matters have yet been completed and their implementation timetable is not yet settled.

DISCLAIMER

This document is a guide to developers and applicants for planning permission. In its preparation, the writer has sought to state accurately the effect of the planning and other relevant legislation as it relates to development. However, readers are cautioned that regard must be had to the actual Law. In addition, the various planning statutes and related legislation, referred to in the text, may be amended from time to time, and are subject to interpretation by the Courts. In addition, contact should be made with the individual government agencies to verify current procedures and practices.