

APPROVED

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY THE DEPUTY OF ST. JOHN
ANSWER TO BE TABLED ON TUESDAY 18TH APRIL 2017**

Question

Following the Minister's decision to reduce the time limit of planning permits from 5 to 3 years, could the Minister justify the costs that apply to planning permits, state whether there will be a reduction in these costs with the change in time limit and explain what impact this change is likely to have on supply in the local market?

Answer

The assessment and determination of planning applications are funded, almost exclusively, through the receipt of fees accompanying those applications. This is a user-pays service available to Islanders where the funding model has been approved by this Assembly and administered by successive Ministers.

I do not intend to reduce planning application fees as a result of my decision to change the length of time available for the commencement of work. Nor do I see any need. Islanders will still receive the same assessment service and the resultant uplift in value of the property (following an approval) will not change as a result of this decision.

This is part of a package of measures I have introduced since becoming Minister, aimed at encouraging development to take place to boost the economy. Members will already be aware of the reductions in red tape I have brought forward, by increasing the allowances to property owners for work which can be carried out without planning permission. My intention is to stimulate the development industry, not fetter it.