

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT  
BY DEPUTY J.M. MAÇON OF ST. SAVIOUR  
ANSWER TO BE TABLED ON MONDAY 26TH SEPTEMBER 2016**

**Question**

Would the Minister advise whether guidance is provided to applicants for urban developments on the circumstances where, although a development does not meet minimum standards for parking and amenity provision, permission may be granted if significantly more living space is provided than is required by the minimum standards?

**Answer**

The department provides a range of guidance for developers bringing forward large urban schemes. In particular, there is guidance relating to car parking, internal and external living space standards and general expectations for the density of urban developments. Much of this guidance is currently under review. On some occasions, development briefs particular to a specific site are also produced.

Members will know that all development sites are different and will therefore require their own individual solution. The challenge for town planners is to advise applicants on how the guidance will be applied in any given case. This will depend upon a range of different circumstances which apply on any given site.

Although it is expected that standards should be met in every possible case, there may be occasion when a more lenient or flexible interpretation is required. This might be in order to yield a particular site where the overall contribution of the development accords with policy and where its overall benefit outweighs any potential dis-benefits. In these cases, planners may also look for compensatory contributions from the developer in other elements of the scheme, to offset the perceived shortfall in provision of one part.