



5

Implementation

This section outlines the range of strategies, mechanisms and processes to implement the policies of the PDP (2023) as well as commitments with regard to community consultation, monitoring and amending the Plan over time.

5.1

The Role of the Plan

The purpose of the implementation section is to provide direction and interpretation in applying the policies of the Physical Development Plan (PDP) (2023). The Plan provides a comprehensive set of policies that establish “what” and “where” conservation, settlement and infrastructure investment should occur. The implementation section speaks to “how” the Plan policies will be implemented.

This is covered in seven areas: the development approval process, impact assessments, public engagement and consultation, related initiatives and studies, monitoring, Plan review and amendments to the Plan and interpretation.

1. When approved, this Plan will have the following functions:
 - a) Provide standards for the consideration and approval of planning applications for all development;
 - b) Provide guidance on locations and priorities for public and private sector investment;
 - c) Provide guidance and direction to the private sector and landowners through the clear elaboration of land use policies and the designation of appropriate areas to accommodate growth and promote protection and conservation;
 - d) Provide alignment with and direction to related Government policies and strategies (climate crisis and disaster risk reduction, agriculture, infrastructure, transportation, drainage, housing);
 - e) Implement Government commitments related to national and international protocols and strategies and multi-lateral environmental agreements (Sustainable Development Goals, New Urban Agenda, Paris Agreement, UNESCO World Heritage, Sendai and SAMOA Pathway); and
 - f) Act as a framework for investment and decision making that is accessible and available to citizens, landowners, investors and Government officials.

The cross-sectoral nature of many objectives of the Plan will require maximum coordination and collaboration amongst various Government ministries and agencies, the development industry, civil society and the public.

5.2

The Development Approval Process

The Physical Development Plan (2023) sets out the strategic framework and policies that implement the proposed national growth management framework, island settlement structure and land use policies.

1. Accordingly, all development applications that:
 - a) Do not require Environmental Impact Assessments (EIA), Agricultural Impact Assessments (AIS), Heritage Impact Assessments (HIA), Transportation Impact Assessments (TIA), Hazard Impact Assessments (NHIA) or other technical studies as set out by the policies of this Plan; and
 - b) Conform to the policies included in the Physical Development Plan (2023).will be granted unless a review of other applicable material considerations, as set out in the Planning and Development legislation, relevant policies or other legislative requirements provide sufficient justification to refuse the application.
2. In the review of a development application, the Director of Planning and Development may consider guidelines developed by the Design and Engineering Committee or any supplementary policies created in accordance with Section 19 of the Planning and Development Act, which may include, but not limited to, technical design guidelines for taller buildings.
3. Development applications for major development sites will be required to submit a design framework and be subject to a design review process as established by the Design and Engineering Committee. The design framework will demonstrate how the site is comprehensively planned in terms of land use, streets, transportation and servicing capacity, development blocks, public realm and open space, shoreline access, building massing and heights, heritage, sustainability and resilience and fit within the surrounding context.
4. Where development applications do not, in the opinion of the Director of Planning and Development, conform with the policies of the PDP (2023):



5.3

Impact Assessments

- a) The applicant may be refused, without further consideration, or
 - b) Where the Director of Planning and Development deems further consideration of the application is warranted, he/she may:
 - i) Undertake a detailed planning review of the merits of the application;
 - ii) Require the proponent to prepare an Environmental Impact Assessment; a Heritage Impact Assessment; an Agricultural Impact Assessment; a Transportation Impact Assessment and/or a Natural Hazard Impact Assessment to identify and address impacts arising from the potential development as outlined in Section 5.3; and
 - iii) conduct a review the development application according to the guidance of any supplementary planning policies or guidelines that have been.
 - 5.** If, upon further consideration, the Director of Planning and Development deems that the application has merit, it may be approved, subject to any conditions which may have arisen from review.
 - 6.** Where approval of the development application entails significant changes to the proposed land use structure set out in the PDP, the approval shall be deemed an amendment to the Plan. This would include such instances as: the conversion of lands designated for agricultural use (where the land is greater than 10 hectares), extension to the Urban Corridor or Stable Suburban Area; changes to the Island Settlement Structure of corridors and centres; development in Natural Heritage Conservation Areas that is not in accordance with the policies of Section 4.3; development in Cultural Heritage Conservation Areas that is not in accordance with the policies of Section 2.2.5; and reclassification of boundaries of the Groundwater Protection Zones.
 - 7.** Lands obtained through the Planning Obligations mechanism may be used for community-based benefits, uses and facilities including but not limited to: affordable housing, community uses, parks, sporting and recreational uses and local economic development.
- Impact Assessments are a key tool to assess proposed development and infrastructure projects. Impact Assessments are guided by the provisions of the Planning and Development Act (2019), as amended, as well as Environmental Impact Assessment Regulations. There are seven types of impact assessment in the PDP. A summary of triggers for Impact Assessments can be found in Figure 8.
- 1.** Environmental Impact Assessments (EIA) will assess both the environmental and social impacts of the proposed project.
 - 2.** Marine Impact Assessments (MnIA) will assess the potential impact of the proposal on the marine environment.
 - 3.** Heritage Impact Assessments (HIA) will critically review the development proposal in terms of any impacts compromising the ability to protect, restore and celebrate the identified cultural heritage resources.
 - 4.** Agricultural Impact Assessments (AIA) will review the development proposal in terms of any impact on the viability of food and agricultural production on lands so designated or adjacent to the proposed development.
 - 5.** Transportation Impact Assessments (TIA) will consider the implications of a proposed development to traffic, or will examine integrative transportation development options for transportation infrastructure.
 - 6.** Natural Hazard Impact Assessments (NHIA) will identify and evaluate natural hazard impacts associated with a new development or the extension of an existing facility.
 - 7.** Market Impact Assessments (MtIA) will analyse the impact of a proposal on existing commercial areas, particularly in the National Centre and Regional Centres.
 - 8.** Where EIA, MnIA, HIA, AIS, TIA, NHIA or MtIA are required:
 - a) They shall be completed to the satisfaction of the Environmental Impact Assessment Committee and the Director of Planning, prior to approval being given.
 - b) Approvals of development subject to Impact Assessments may contain certain conditions of approval to ensure that adverse impacts of such development are mitigated.
 - c) Given the relative scale or place specific context, the Director of Planning and Development may, at his/her discretion, deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP (2023).

Environmental Impact Assessments

9. The triggers for Environmental Impact Assessments (EIA) vary and have been identified in relevant sections of the PDP (2023). Generally, the following classes of development require an EIA, subject to the thresholds identified in the policies:
 - a) Special Industry, including:
 - i) A chemical or petroleum manufacturing plant other than a plant for the manufacturing of pharmaceutical drugs;
 - ii) A refinery;
 - iii) A desalination plant;
 - iv) An electricity generating plant;
 - v) A cement plant or other plant for the burning of lime or bricks; and
 - vi) Any other industry where the process is potentially noxious or dangerous to health and amenity by reason of excessive smell, fumes, smoke, dust, grit, ash, noise or vibration.
 - b) Waste management facilities and waste disposal sites other than facilities for initial sorting or processing of source separated dry recyclables.
 - c) Facilities storing and handling hazardous materials, radioactive materials, severely toxic substances and petroleum products.
 - d) Golf Courses.
 - e) Major development within or adjacent to:
 - i) Natural Heritage Conservation Areas;
 - ii) The National Park Forest Area;
 - iii) Core components of the Natural Heritage System; or
 - iv) Coastal Areas as defined by the Coastal Zone Management Sub Areas (Figure 4).
 - f) Mining operations including quarries and sand mines.
 - g) Initial construction of, or expansions to, major transportation infrastructure including highways, airports, seaport, wharves, marinas and jetties.
 - h) All new public roads (not private subdivision roads), and public road improvement schemes that exceed one or more of the following thresholds:
 - i) New roads over 500 metres long;
 - ii) New or improved roads or junctions taking at least 10 habitable dwellings or 10 other buildings in active use; and
 - iii) Improved roads or junctions that widen existing rights-of-way into privately owned land by at least three metres for a length of at least 100 metres.
 - i) Wastewater or sewage treatment facilities.
 - j) Crematoria, funeral parlours.
 - k) Amusement parks.
 - l) Large scale renewable energy installations or projects.
10. The requirement for, content, and scope of the Environmental Impact Assessment or other study will be determined on the basis of a scoped Environmental Impact Assessment (EIA) and a pre-consultation with the PDD. More detailed information on the terms of reference can be found in Planning and Development (Environmental Impact Assessment) Regulations, 2021 and Environmental Assessment Guidelines, 2022, issued by the EIA Committee.
11. An EIA will be completed by identifying natural features and associated functions, and by assessing the potential environmental and social impacts, mitigation measures, opportunities for restoration and enhancement to net out residual effects.
12. An EIA may require analysis by qualified professionals and technical experts from disciplines specific to areas to be studied (e.g., wildlife biologists, fisheries biologists, botanists, hydrogeologists, and ecologists).
13. For development in the Coastal Zone Management Sub-Areas, the Director of Planning and Development in consultation with the Coastal Zone Management Unit may require a Marine Impact Assessment instead of an EIA.

FIGURE 8. Impact Assessment Triggers

Environmental Impact Assessment/Environmental Investigation

Section 2.1: Promoting Sustainable Development

Policy #	Trigger	Requirement	Scope*
42	Major development of a sporting complex	Environmental Impact Assessment	To ensure that potential negative impacts such as noise, dust and traffic disruption are adequately mitigated

Section 2.2.2: Natural Heritage System

Policy #	Trigger	Requirement	Scope*
17a	Major development or change of land use applications in or within 50 metres of the boundary of Key Components of the Natural Heritage System (NHS).	Scoped Environmental Impact Assessment	To identify any potential impacts related to the proposed development on the Key Components and identify mitigation and enhancement measures to demonstrate no net impact on the NHS
17b	Major development or change of land use applications in or within 50 metres of the boundary of Key Components of the NHS.	Based on scoped EIA and determined by Director of Planning and Development, an EIA and other environmental investigations such as marine and terrestrial ecological surveys, geotechnical studies and/or hydrological evaluations may be required to be submitted as part of the development application	Terms of reference to be determined in consultation with the PDD and other relevant agencies
21a	Major development or change of land use within Supporting Components of the NHS	Scoped Environmental Impact Assessment	To identify any potential impacts on environmental and ecological functions
21b	Major development or change of land use within Supporting Components of the NHS	Based on the scoped Environmental Impact Statement and where the Director of Planning and Development considers it appropriate, an Environmental Impact Assessment and other environmental investigations may be required to be submitted as part of the development application	To demonstrate how environmental and ecological functions will be maintained and enhanced
33	Applications for major development or change of land use within Coastal Zone Management Sub Areas	Environmental Impact Assessment and/or Marine Impact Assessment or other supporting environmental investigation	To analyse any impact to coastal and marine environments and habitat, consideration for susceptibility to the climate crisis ; identify mitigation measures that result in no net negative impact

* Policy 5.3.8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Policy #	Trigger	Requirement	Scope*
36	Where repair of older structures or new coastal structures are required	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies.
38	Major development for tourism uses and related infrastructure and facilities in Coastal Zone Management Areas	Environmental Impact Assessment	To inform design, construction and operations to the highest international environmental and conservation standards; include carrying capacity and the use of beach areas, climate impact assessment modeling and Comprehensive Disaster Management.
52a	Major development applications within 30 metres of gullies and escarpments	Drainage plans	To assess and mitigate potential flooding of upstream and downstream lands and erosion risks
52b	Major development applications on or within 50 metres of gullies	Geotechnical and/or biophysical studies	To identify locations of stable top of bank and any related components of the NHS
52c	Major development applications within 100 m of the base of escarpments	Geotechnical and/or biophysical studies	To determine the stability of the escarpment face in the vicinity of the proposed development site
59	All major development within flood susceptible areas	Hydrological design study as supporting documentation to development proposals	To assess the suitability of the development to withstand projected flooding events and propose flood proofing measures
62	Major development applications for development within 100 year Floodline Areas	Environmental Impact Assessment and/or other supporting environmental investigation	EIA will take into consideration the climate crisis and climate variability on the proposed development and development's influence on ecosystem process and services

Section 2.2.3: Water

Policy #	Trigger	Requirement	Scope*
17, 18	Development of any commercial or industrial development over 1860 square metres of gross floor area or plan of subdivision over 10 lots	Comprehensive Master Stormwater Drainage Plan	To address the provision of stormwater management and drainage to the satisfaction of the Director of Planning and Development and Drainage Division; scope outlined in Section 2.2.3.18

Section 2.5 Planning for National Infrastructure and Section 3.1.2

Policy #	Trigger	Requirement	Scope*
8a (3.1.2 6c-i)	Large-scale renewable wind energy development installations or projects (3.1.2 applies to Food and Agricultural lands)	Initial Environmental Evaluation and possible scoped or full Environmental Impact Assessment	To identify scale and size of Renewable Energy development, bedrock geology, proximity to other conflicting land uses, tonal noise, shadow flicker, impacts on historic/heritage/landscape values including cultural landscapes, core components of the Natural Heritage System, biodiversity (birds, bats, etc), bird migratory routes, telecommunication and electronic infrastructure, electromagnetic interference, safety and air traffic control - interference, airport operations and buffer zones or set back distances from adjoining land uses and shadowing (Section 2.5 Policy 10)
9a (3.1.2 6v)	Large-scale renewable solar energy installations or development projects (ground-mounted photovoltaic installations for Section 3.1.2 for Food and Agricultural lands)	Initial Environmental Evaluation and possible scoped or full Environmental Impact Assessment	To identify scale and size of Renewable Energy development, bedrock geology, proximity to other conflicting land uses, tonal noise, shadow flicker, impacts on historic/heritage/landscape values including cultural landscapes, core components of the Natural Heritage System, biodiversity (birds, bats, etc), bird migratory routes, telecommunication and electronic infrastructure, electromagnetic interference, safety and air traffic control - interference, airport operations and buffer zones or set back distances from adjoining land uses and shadowing (Section 2.5 Policy 10)

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Section 2.5 Planning for National Infrastructure

Policy #	Trigger	Requirement	Scope*
18b	Future airport development	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies
26c	All desalination projects	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies
26d	Considering alternative locations for desalination plants	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies
33c	Proposed waste-to-energy plant	Environmental Impact Assessment	To ensure the site is compatible with surrounding land uses and ensure any potential conflicts are mitigated.
36	New waste disposal facilities	Environmental Impact Assessment	See Section 2.5 Policy 36 for details and conditions
44	New public roads and public road improvement over 500 metres long; new or improved roads or junctions taking through eminent domain at least 10 buildings; right-of-way widening into privately owned lands by 3 metres for at least 100 metres.	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Section 3.10.2: Special Industry (See also section 3.10 and 3.10.3.2)

Policy #	Trigger	Requirement	Scope*
2	New special industrial developments or significant expansions	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies - see also Section 3.10.3.1 and 3.10.3.2 for further details

Section 3.11.2: Resource Extraction

Policy #	Trigger	Requirement	Scope*
1 & 2	New resource extraction operations	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies. See also section 3.11.2 Policy 1a-g

Section 3.13.2: Golf Courses

Policy #	Trigger	Requirement	Scope*
1	All proposals for golf courses	Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies. See also Section 3.13.2 Policy 1a-d

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Marine Impact Assessments

14. Marine Impact Assessments (MnIA) may be required for development in the Coastal Zone Management Area.
15. Marine Impact Assessments evaluate the impact that projects are likely to have on the marine environment. This may include impacts on water quality, benthic communities, coral reefs or other impacts as defined by PDD and CZMU.

16. For development in the Coastal Zone Management Area, the Director of Planning and Development in consultation with the Coastal Zone Management Unit may require a Marine Impact Assessment instead of an Environmental Impact Assessments (EIA).

Section 2.2.2: Natural Heritage System

Policy #	Trigger	Requirement	Scope*
33	Major development or change of land use within Coastal Zone Management Sub-Areas	Environmental Impact Assessment and/or Marine Impact Assessment or other supporting environmental investigation	To analyse any impact to coastal and marine environments and habitat, consideration for susceptibility to the climate crisis; identify mitigation measures that result in no net negative impact
36a	Repair of old coastal structures or introduction of new coastal structures	Marine Impact Assessment	Terms of reference to be determined in consultation with the PDD and CZMU.

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Heritage Impact Assessments

- 17.** The triggers for Heritage Impact Assessments (HIA) are outlined in detail in Section 2.2.5 Cultural Heritage, including development within or adjacent to cultural heritage resources.
- 18.** A scoped Heritage Impact Statement may be required as a component of the development application to identify any potential impacts and proposed mitigation strategies. On the basis of the scoped Heritage Impact Statement, the Director of Planning and Development will determine the need and scope of a Heritage Impact Assessment.
- 19.** Where Heritage Impact Assessments are required as outlined in Section 2.2.5, the Heritage Impact Assessment process will include:
 - a) A thorough understanding of the significance and attributes of cultural heritage resources(s) based on research and analysis;
 - b) A report on the physical condition of the cultural heritage resource(s);
 - c) A description of the proposed intervention;
 - d) An analysis of any impacts of the proposed intervention on the significance of the cultural heritage resource(s); impacts could include, but are not limited to, destruction, incompatible alterations, shadows, obstruction of views and land disturbance.
 - e) An assessment of options for intervention;
 - f) A proposal explaining why the chosen option is the only viable one and describing mitigation measures to offset any negative impacts on the cultural heritage resource(s); mitigation measures could include, but are not limited to, alternate development proposals, design guidelines, limits to height and density, and reversible alterations; and
 - g) A conservation strategy for the cultural heritage resource(s), based on the standards and guidelines for the conservation of historic places, that best conserves the cultural heritage within the context of proposed alteration.
- 20.** Where through a scoped Heritage Impact Statement, potential presence of archaeological resources is identified, a full Heritage Impact Assessment will be undertaken, unless determined otherwise by the Director of Planning and Development, and for which documentation will include:
 - a) Details on the history of the property;
 - b) Details on the presence and importance of the archaeological remains;
 - c) Details as to how the development will affect the archaeological remains;
 - d) Appropriate remedial and mitigation actions required to maintain the integrity of the archaeological resources. Archaeological surveys and mitigation are at the cost of the project proponent. Measures may include:
 - i) Site designs which avoid the archaeological remains;
 - ii) Burial of the archaeological remains by covering the features with a geotextile layer and mounding prior to development; and
 - iii) Excavation, recovery, and conservation of the archaeological remains prior to development.
 - e) Oversight and/or review of the Heritage Impact Assessment will be carried out by a professional archaeologist in consultation with an advisory board made up of representatives from the Barbados Museum and Historical Society, University of the West Indies (Cave Hill) and Barbados National Trust.
- 21.** Heritage Impact Assessments must be carried out by qualified heritage conservation professionals (someone who has university-level education in conservation architecture, architectural history, archaeology, history or related disciplines and work experience in the field) and will include public consultation.

Heritage Impact Assessment

Section 2.2.5: Cultural Heritage

Policy #	Trigger	Requirement	Scope*
21a	Any development, alteration, extension or change of land use on, or adjacent to, a cultural heritage asset (i.e. building listed on the Barbados Register)	Scoped Heritage Impact Assessment	To identify any potential impacts related to the proposed development on the identified values associated with the asset or described in the Barbados Register and appropriate mitigation strategies
21b	Based on the scoped Heritage Impact Statement and where the Director of Planning and Development considers it appropriate	Heritage Impact Assessment	To assess potential impacts and determine appropriate mitigation strategies
39a	Within or adjacent to a World Heritage Site (WHS), any development, alteration, extension of greater than 20 square metres of gross floor area or plan of subdivision for over 5 lots or change of use	Scoped Heritage Impact Assessment	To identify any potential impacts related to the proposed development on the Outstanding Universal Value and, if appropriate, the identified values associated with the asset or described in the Barbados Register and appropriate mitigation strategies (see Section 2.2.5 Policy 40)
39b	Based on the scoped Heritage Impact Statement and where the Director of Planning and Development considers it appropriate	Heritage Impact Assessment	To identify any potential impacts related to the proposed development on the Outstanding Universal Value and, if appropriate, the identified values associated with the asset or described in the Barbados Register and appropriate mitigation strategies (see Section 2.2.5 Policy 40)
50a	Within a Cultural Heritage Conservation Area (CHCA), any development, alteration, extension of greater than 20 square metres of gross floor area or plan of subdivision for over 5 lots	Heritage Impact Assessment where Director of Planning and Development determines appropriate	To demonstrate that the proposed development: enhances or preserves the values associated with the CHCA or described in the Barbados Register and defines appropriate mitigation strategies; respects the special character and quality of the area through size, design and materials. (see Section 2.2.5 Policy 51)
50b	Within a CHCA, any development alteration, extension of greater than 50 square metres of gross floor area or Plan of Subdivision of over 10 lots	Heritage Impact Assessment	To demonstrate that the proposed development: enhances or preserves the values associated with the CHCA or described in the Barbados Register and defines appropriate mitigation strategies; respects the special character and quality of the area through size, design and materials. (see Section 2.2.5 Policy 51)

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Policy #	Trigger	Requirement	Scope*
50c	Within a CHCA, new roads and improved roads or junctions that widen existing rights-of-way	Heritage Impact Assessment	To demonstrate that the proposed development: enhances or preserves the values associated with the CHCA or described in the Barbados Register and defines appropriate mitigation strategies; respects the special character and quality of the area through size, design and materials. (see Section 2.2.5 Policy 51)
59a	Within archaeological areas: all development, infrastructure project, alteration, extension or change of land use for, building expansion over 20 square metres of gross floor area or plan of subdivision for over 5 lots	Scoped Heritage Impact Assessment to assess the potential impact on archaeological resources in support of their application	To summarise an assessment of any potential presence of archaeological resources including a brief background history and a shovel test survey of the property to determine whether there are archaeological resources on the site
59b	All development, infrastructure project, alteration, extension or change of land use for, building expansion over 50 square metres of gross floor area within a Community Core of a historic regional centre	Scoped Heritage Impact Assessment to assess the potential impact on archaeological resources in support of their application	To summarise an assessment of any potential presence of archaeological resources including a brief background history and a shovel test survey of the property to determine whether there are archaeological resources on the site
59c	All development, infrastructure project, alteration, extension or change of land use over 500 square metres of gross floor area or plan of subdivision for over 10 lots	Scoped Heritage Impact Assessment to assess the potential impact on archaeological resources in support of their application	To summarise an assessment of any potential presence of archaeological resources including a brief background history and a shovel test survey of the property to determine whether there are archaeological resources on the site
60	Where the potential presence of archaeological resources are identified in Section 2.2.5 Policy 59	Heritage Impact Assessment	To include and identify details on the background history; the presence and importance of archaeological remains; details as to how the development will affect the archaeological remains; and appropriate remedial action and mitigation actions

Section 2.5: Planning for National Infrastructure

Policy #	Trigger	Requirement	Scope*
45	Within a Cultural Heritage Conservation Area, new roads and improved roads or junctions that widen existing rights-of-way	Heritage Impact Assessment	To demonstrate that the proposed development: enhances or preserves the values associated with the CHCA or described in the Barbados Register and defines appropriate mitigation strategies; respects the special character and quality of the area through size, design and materials. (see Section 2.2.5 Policy 51)

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Agricultural Impact Assessments

- 22.** The triggers for Agricultural Impact Assessments (AIA) are outlined in detail in Section 2.2.1 Food and Agriculture and Section 3.1 Food and Agriculture (land use), including development on or adjacent to lands designated as Food and Agriculture.
- 23.** A scoped Agricultural Impact Statement may be required as a component of the development application to identify any potential impacts and proposed mitigation strategies. On the basis of the scoped Agricultural Impact Statement, the Director of Planning and Development will determine the need and scope of an Agricultural Impact Assessment.

- 24.** An Agricultural Impact Assessment will:
- a) Describe the proposed development and contextual factors;
 - b) Determine potential adverse impacts on Food and Agricultural lands and active agricultural operations on-site and adjacent to the site in the surrounding area; and
 - c) Recommend measures to buffer, mitigate and minimise potential land use conflicts.

Agricultural Impact Assessment

2.1: Sustainable Development

Policy #	Trigger	Requirement	Scope*
12a	New development within Rural Working Landscapes proposing a change of land use, or subdivision of land to create more than 10 new residential lots	Agricultural Impact Assessment	To demonstrate that the development will not create fragmentation of Food and Agricultural lands

2.2.1: Food and Agriculture

Policy #	Trigger	Requirement	Scope*
12	New development on or adjacent to Food and Agriculture land proposing a change of land use, or subdivision of agricultural land for a site greater than two acres or more than 5 residential lots	Scoped Agricultural Impact Assessment	To determine impacts on or incompatibilities with the agricultural use
13	New development on or adjacent to Food and Agriculture land proposing a change of land use, or subdivision of agricultural land for a site greater than four acres or more than 10 residential lots	Agricultural Impact Assessment	To determine impacts on or incompatibilities with food and agricultural uses and identify appropriate mitigation measures. Refer to Section 2.2.1 Policy 15

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Section 3.1.2: Food and Agriculture - General Policies

Policy #	Trigger	Requirement	Scope*
6	Large scale ground-mounted photovoltaic installations on Food and Agricultural lands	Scoped or full Agricultural Impact Assessment	To identify any potential agricultural impacts and proposed mitigation strategies. The terms of reference for a full AIS to be determined by the EIA Committee.
6c-i	Large scale renewable wind energy development installations or projects on Food and Agricultural lands	Scoped Agricultural Impact Assessment	To identify potential agricultural impacts and proposed mitigation strategies
6c-ii	Renewable wind energy development installations or projects over 2 MW on Food and Agricultural lands	Agricultural Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies.

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Transportation Impact Assessments

- 25.** A Transportation Impact Assessment (TIA) will be required to determine the impact of additional traffic or transportation challenges introduced as part of major development, infrastructure or new public roads or to evaluate transportation infrastructure and/or improvement schemes as outlined in Section 2.5.
- 26.** A Traffic Impact Assessment undertaken to evaluate the impact of additional traffic or transportation challenges introduced as part of major development, infrastructure or new public roads will be conducted using the provisions outlined in the Ministry of Transport, Works and Water Resources for Traffic Impact Assessments (2009), or the most current criteria and policies.
- 27.** The scope of a Transportation Impact Assessment done to evaluate existing transportation infrastructure and required improvements to that infrastructure for safety or other reasons will be defined by and to the satisfaction of the Director of Planning and Development and the Ministry of Transport, Works and Water Resources.

Natural Hazard Impact Assessments

- 28.** Natural Hazard Impact Assessments (NHIA) may be required for major development in or adjacent to Natural Hazard Areas identified on Map 7: Natural Hazards.
- 29.** Natural Hazard Impact Assessments focus on anticipating risks by ensuring that growth and development address the likelihood of hazards and their interaction with environmental systems in an ongoing process with the aim of reducing vulnerability to these hazards across all sectors of society and the economy. These assessments are intended to provide:
 - a) A systematic examination of existing and proposed buildings, development, facilities, population groups or components of the economy to identify features that are susceptible to damage from the effects of natural hazards; and
 - b) An assessment of the probability of a specific hazardous event to the vulnerability of existing and proposed development and populations affected by such an event, to determine the expected loss from its impact.
- 30.** The scope for NHIAs will be defined by and to the satisfaction of the Director of Planning and Development, Department of Emergency Management and Coastal Zone Management Unit.

Transportation Impact Assessment

Section 2.4: Advancing Mobility and Accessibility

Policy #	Trigger	Requirement	Scope*
21d	Major development	Traffic Impact Assessment	To determine parking and transportation requirements so that the development demonstrates adequate access to site and on-site visitor and employee parking.

Section 2.5: Planning for National Infrastructure

Policy #	Trigger	Requirement	Scope*
46	Development with 100 or more new residential lots or over 2000 square metres in a community core or mixed use corridor	Transportation Impact Assessment	Using the criteria of the Ministry Transport, Works and Water Resources for TIA

Section 3.4.2/3.6.2/3.8.2 (see also 3.3.2 - related)

Policy #	Trigger	Requirement	Scope*
4 / 3 / 1	Development in Mixed Use areas, Tourism areas and Major Recreation areas	May require a Traffic/ Transportation Impact Assessment as determined by the Director of Planning and Development	To assess the impacts of the proposed development on existing road infrastructure and parking supply and the infrastructure improvements necessary to accommodate the proposal

Section 3.5.2: Shopping Centres - General Policies

Policy #	Trigger	Requirement	Scope*
2c	Development of shopping facilities larger than 9300 square metres or development of new Shopping Centres not designated in the PDP (2023)	Traffic Impact Assessment	To demonstrate that the capacity of roads and intersections is adequate to accommodate generated traffic and adequate on-site parking, loading and circulation will be available

Natural Hazard Impact Assessment

Section 2.2.2: Natural Heritage

Policy #	Trigger	Requirement	Scope*
43	Major development proposed within or adjacent to Natural Hazard Areas	A Natural Hazard Impact Assessment may, at the discretion of the Director of Planning and Development, be required as part of environmental investigations or an Environmental Impact Assessment	Terms of reference to be determined in consultation with the PDD and other relevant agencies.
67a	Major development applications for development within 100 year Floodline Areas	As part of an EIA, the applicant may be required to prepare and submit a Natural Hazard Impact Assessment	Explicitly identify potential risks and mitigation measures

* Policy 5.3.8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

Market Impact Assessments

1. Market Impact Assessments (MtIA) may be required for the development of major shopping centres.
2. Market Impact Assessments evaluate whether proposed shopping centres will negatively impact the planned function of existing commercial areas on the island, particularly central Bridgetown and the Regional Centres.

Market Impact Assessment

Section 2.3 The Green and Blue Economy

Policy #	Trigger	Requirement	Scope*
6	Market Impact Assessments will be required for major shopping centre proposals outside of central Bridgetown and the Regional Centres in accordance with Section 3.5	Market Impact Assessment	To demonstrate that the proposed development does not negatively impact the planned function of central Bridgetown and the Regional Centres

Section 3.5.2: Shopping Centres - General Policies (see also 3.4.3)

Policy #	Trigger	Requirement	Scope*
2a	Development of shopping facilities larger than 9300 square metres or development of new Shopping Centres not designated in the PDP (2023)	Market Impact Assessment	To demonstrate that the proposed development can be justified without detriment to the role, function or economic viability of shopping facilities (see 3.5.2.2a i-iv for further details)

Section 3.9.2: Employment Areas - General Policies

Policy #	Trigger	Requirement	Scope*
4a & 7	Proposed use other than those listed in Section 3.9.1; or designating additional Employment Areas	Market Impact Assessment	To demonstrate that the overall supply of Employment Area land is sufficient for current and future needs; or to demonstrate the need for additional employment land

* Policy 5.3 8c provides the discretion to deem the Impact Assessment unnecessary if the development is otherwise assessed as being in substantive compliance with the policies of the PDP.

5.4

Public Engagement and Consultation

The Government of Barbados is committed to creating an environment which encourages citizens to become more involved in the planning process. To this end, the planning process will be transparent and the public will be encouraged to participate. The Government must therefore ensure that the public is informed and consulted on proposed amendments to the Physical Development Plan (2023), whether initiated by the Government or the private sector, on an application to the Director of Planning and Development. Such consultation will occur by providing information, advertising and holding public meetings, workshops and/or open houses so that affected communities and individuals have the opportunity to understand and make submissions to the Director of Planning and Development.

5.5

Strategic Reinvestment Areas

Strategic Reinvestment Areas are a tool for the Government of Barbados to encourage high quality reinvestment in key sites across the island and are in keeping with the Growth Management Framework of the PDP (2021). Development within Strategic Investment Areas is intended to demonstrate design excellence befitting the high profile of the sites. Strategic Investment Areas include a wide variety of potential development sites, from vacant parcels suitable for major redevelopment proposals to small locally-owned businesses with potential for expansion. The Strategic Reinvestment Areas are mapped and described in Appendix D of the PDP (2023).

- 31.** Within the boundaries of Strategic Reinvestment Areas, the following tools may be used to facilitate development:
 - a) Community benefits through Planning Obligations;
 - b) Expedited approval processes and timelines;
 - c) Financial incentives;
 - d) Use of the PDP (2023) as the principal consideration to guide development
 - e) Coordination among public officers in the formulation and preparing of any public sector investment project
- 32.** The Government of Barbados will establish requirements of development for proposals within Strategic Reinvestment Areas. For major redevelopments these may include:
 - a) New public streets and new or improved junctions;
 - b) Other infrastructure requirements;
 - c) Environmental remediation;
 - d) Public realm improvements;



5.6

Related Initiatives and Studies

33. The Government of Barbados will require the delivery of some “public good” as part of the approval of development proposals within Strategic Reinvestment Areas. Within Strategic Investment Areas, the delivery of public good may be delivered through planning obligations or other mechanisms. Examples of potential “public good” items include:

- a) Public realm improvements in the immediate area of the site, such as:
 - i) New or improved parks and public open spaces;
 - ii) New or enhanced Shore Access Points;
 - iii) Improvements to beach amenities;
 - iv) Pedestrian improvements such as widened sidewalks, streetscaping, improved junctions and pedestrian crossings, or traffic calming measures
 - v) Best practices in sustainable development;
 - vi) Conservation of heritage resources or identified features of the UNESCO World Heritage Site in the immediate or surrounding area;
 - vii) Contributions to community improvements and social infrastructure in Community Improvement Areas.

34. To promote design excellence in Strategic Reinvestment Areas, the Government of Barbados may require proposals to undergo consideration through a Design Review process.

35. An enhanced community engagement process may be considered for development within Strategic Reinvestment Areas.

36. Partnerships between the Government of Barbados and the private sector are encouraged to develop key sites within Strategic Investment Areas.

37. Strategic Reinvestment Areas may be added, removed or altered by amending Appendix D: Strategic Reinvestment Areas.

The PDP (2023) is a comprehensive document that integrates many sectors related to social, economic and environmental aspects of physical development across the island. The Government has undertaken many studies and initiatives that have fed into the imperative for the Plan. These include both national and international projects, reports and protocols.

International commitments and collaborations include the Paris Agreement, UNESCO World Heritage Committee, Habitat III, the New Urban Agenda, Sendai Framework, SAMOA Pathway, and Sustainable Development Goals. The Government’s commitment to these initiatives has been reflected within the language of the PDP (2023) but will continue to evolve and the policies of the Plan may need to be amended to respect and support this work.

Nationally, significant work is underway on many fronts and will continue to be advanced once this Plan is approved. More specifically Coastal Risk Assessment and Management Programme, the Ministry of Transport, Works and Water Reseouces’s Strategic Plan, the Ministry of Housing, Lands and Maintenance’s Housing Policy Paper, the National Population Commission’s Population Policy, and the Barbados World Heritage Committee’s initiatives to advance cultural heritage areas for the UNESCO World Heritage site inscription are examples of projects currently underway. In areas where identified in the policies of the Plan, amendments to the policies and mapping to reflect updated data can occur without amendment to the Plan. Regular monitoring along with 10-year comprehensive reviews will be employed to ensure the PDP remains current with Government direction.

➔ 5.7

Monitoring and Review of the Plan

The objectives and policies of the PDP are based on situations and assumptions that are subject to change over time. Therefore, a mechanism for ongoing measuring and monitoring these changes is required to:

- Identify emerging trends and related issues
- Analyse the effectiveness of the Plan and its policies
- Allow for adjustments and updating as may be required.

A monitoring system is important to provide the information required to ensure that assumptions and policy initiatives remain relevant. The advent of detailed GIS data allows for significantly improved understanding of development patterns, landscape and infrastructure systems today and can be used to effectively measure and monitor change over time. It is therefore proposed that a Sustainable Development Monitoring Report including implementation indicators be prepared by the PDD every 3 years and should include the following factors:

- Changes in key demographic and economic considerations;
- Trends in development activity, by building type, centre and parish;
- Impacts of the climate crisis and risk adaptation;
- The outcomes of the Agricultural Census, which includes an inventory of all forms of agricultural production;
- Assessment of conformity of new development with the policies of the PDP and implications for the National settlement framework and island settlement structure; and
- Impacts on core assets including Natural Heritage system, cultural heritage, food and agriculture, and core communities.

A comprehensive review of the PDP should be undertaken at least every 10 years and take into account the outcomes of the monitoring report. Any resultant PDP amendment shall make adjustments to ensure the objectives of the Plan are being met and ensure that the policies established remain achievable and appropriate with regard to changing social, economic, environmental, technological and political circumstances.

➔ 5.8

Amendments to the Plan

The Plan will be comprehensively reviewed every 10 years. The provisions of this review are outlined in the Planning and Development Act (Amendment), 2020.

1. Other amendments prior to the 10 year review are generally discouraged with the following exceptions:
 - In order to implement the ongoing work on the Integrated Coastal Management Plan;
 - To update the Plan with outcomes from the National Wind Energy Study;
 - To implement any further UNESCO World Heritage site inscriptions;
 - To consider the outcomes of the Agricultural Census;
 - To implement the outcomes of the National Population Commission;
 - Population Policy recommendations including the development of a managed migration policy and programme and annual population growth targets;
 - To implement updated road classifications and standards;
 - To consider the outcomes of the Terrestrial Landscape ecosystem study;
 - To update information from the Gully Ecosystem Management Study work on gullies; and
 - To implement strategies regarding the climate crisis adaptation and disaster risk reduction.
2. In considering any amendments, the Director of Planning and Development will take into consideration:
 - The need for the proposed change;
 - The implications, if any, the amendment may have for other components or core assets recognised in the PDP;
 - The impact of the proposed change on the ability of the Government to achieve the goals, objectives and policies of this PDP; and
 - Impacts to Food and Agricultural land.
3. As part of the review and amendment of the Plan, the following should be considered:
 - Creation of new community plans to address significant change and/or need for more detailed planning in key areas, such as Lears and Boscobelle;
 - Development and incorporation of an updated National Park Development Plan with the Plan; and
 - Mapping of Natural Conservation Areas identified through the National Wetland Inventory.

All amendments to the PDP shall be subject to the requirements regarding public notification and consultation contained in the Planning and Development Act.

➔ 5.9

Roofs to Reefs

Roofs to Reefs is a holistic, integrated national initiative for the resilient development of Barbados. The programme provides for response at the individual, community and country levels and presents an integrated public investment programme founded on principles of sustainable development and climate resilience.

The programme addresses resilience and sustainability of the following sectors: shelter, water, energy, waste, and critical infrastructure. The primary objectives of the Roofs to Reefs Programme are:

- to make homes more resilient to extreme weather events as well as possible loss of the electricity grid and potable water distribution systems;
- to encourage the use of sustainable building technologies, such as the use of hip roof designs;
- to increase water use efficiency and the rate and capacity of freshwater storage;
- to reduce carbon emissions through the deployment of distributed renewable energy generation;
- to decrease land-based sources of marine pollution;
- to implement more sustainable land (and marine space) use practices;
- to make critical utility, water and sanitation and road infrastructure climate resilient; and
- to restore the reduced coral reef ecosystem services particularly on the west and south coasts of the island;

Through the implementation of the Roofs to Reefs programme, the Government of Barbados will work to identify funding and project opportunities to increase the resilience and sustainability of the country's housing, water, energy, waste, land use practices and ecosystems.

➔ 5.10

Boundary and Plan Interpretation

All boundaries shown on the Physical Development Plan (2023) are based on 2015 digital mapping, assessments conducted during this review or previous PDP schedules and mapping. Boundaries are indicative only and do not necessarily represent a true and accurate boundary interpretation. Determination shall be made on a site specific basis, as circumstances warrant.

The Physical Development Plan (2023) includes National level policies, as well as more detailed policies for ten Community Plan areas. The National level policies provide the framework for the Community Plans which provide more detail for those identified communities. Where a discrepancy occurs between the National and Community level Plans, the Community Plan will prevail.

