



3

Land Use and Built Form Policies

This section provides guidance on permitted uses, design strategies and general and specific policies that apply within the 13 land use designations on the island.

3.1

Food and Agriculture

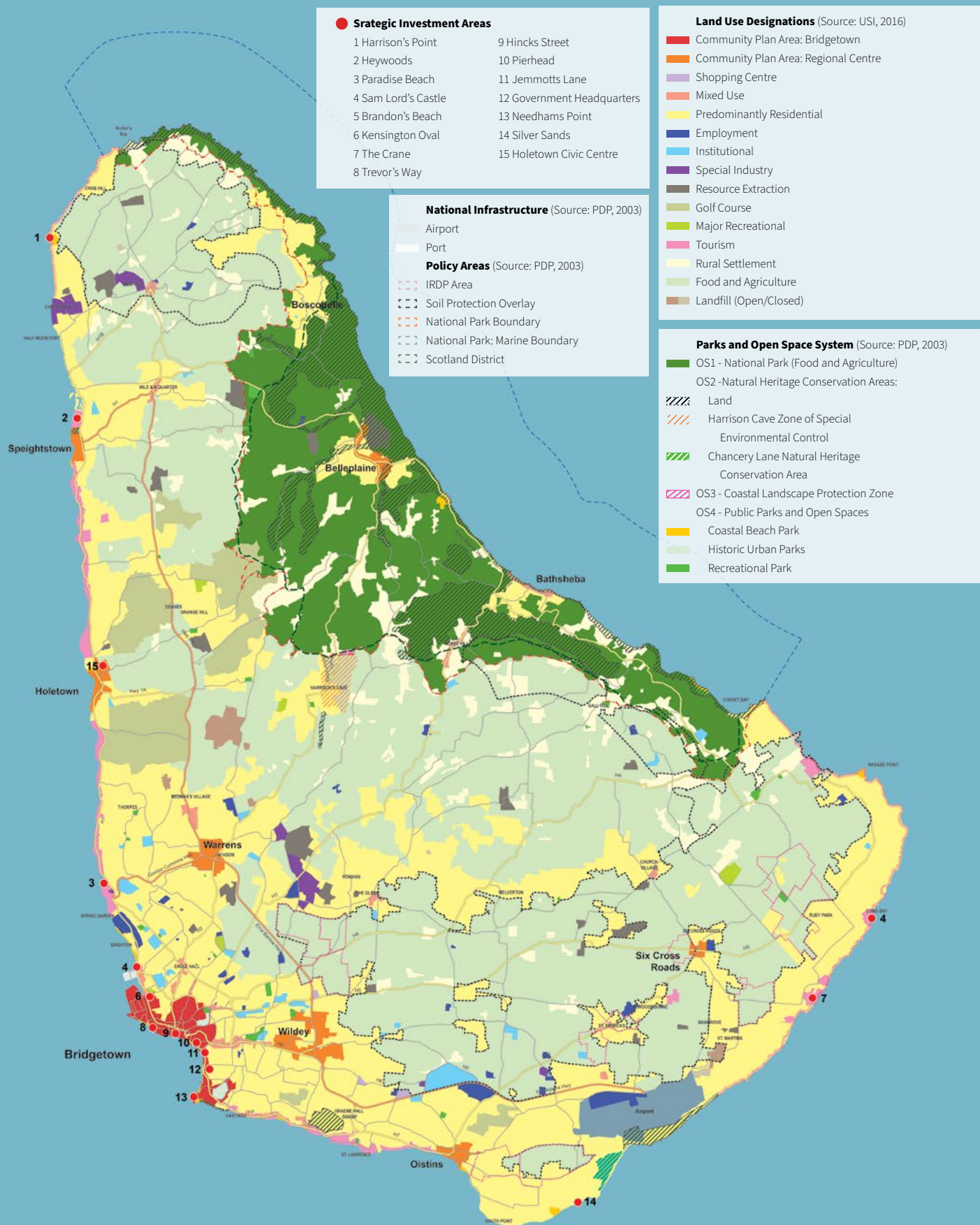
Food and Agriculture is the predominant land use within the Rural Working Landscape. Food and Agriculture areas are intended to primarily accommodate food production and farm-related uses.

3.1.1 Permitted Uses

1. Permitted uses in Food and Agriculture areas are:
 - a) Agriculture;
 - b) Buildings and dwelling houses related to agricultural operations;
 - c) Forestry, conservation and open space;
 - d) Parks and open space;
 - e) Small-scale tourism uses, or commercial or industrial uses related to agriculture, may be permitted in surplus plantation yards, and
 - f) Renewable energy uses, in accordance with the policies of Section 3.1.2.6.

3.1.2 General Policies

1. Within the Urban Corridor, Food and Agriculture areas should be protected, and will remain agriculture so long as is reasonably possible, provided this does not increase demand for the release to development of other Food and Agriculture land outside of the Urban Corridor.
2. Subdivision or change of use of land in the Food and Agriculture area will only be permitted in accordance with the policies set out below. The intent of these policies is to retain land in agricultural production and preserve the integrity of large agricultural holdings of superior soil quality, while providing for the creation of smaller parcels to accommodate a full range and scale of agricultural operations.
 - a) In order to meet these objectives, two categories of agricultural land holdings have been established which provide the basis for the following policies:
 - i) Category 1 consists of holdings of 40 hectares or more of high quality soil capability. There will be no subdivision of these lands; and
 - ii) Category 2 consists of holdings of 0 to 39 hectares. Permission may be granted for subdivision to create lots of a minimum size of 5 hectares for irrigated lands. Where irrigation is not available, the minimum new parcel size will be not less than 10 hectares.
 - b) In all cases, the use of the subdivided land will be for agricultural purposes only as set out in this section.



MAP 13:
Land Use

- c) Notwithstanding the above, lots may be subdivided one time to create a maximum of one new lot of maximum one hectare to be used for residential purposes related to farming or agricultural uses.
 - d) Subdivisions to support a change of use within a plantation yard may be permitted at the discretion of the Director of Planning and Development.
 - e) Subdivisions to create substantially larger plots or as an addition to an existing agricultural holding will generally be permitted.
- 3.** Conversion of food and agriculture lands to non-agricultural uses will only be considered if the criteria in Section 2.2.1 Food and Agriculture have been met.
- 4.** The Government or private individuals may, by way of lease, subdivide agricultural land to satisfy the needs of the farming community with limited resources. These subdivisions will be subject to the policies of Section 2.2.1 Food and Agriculture. Continuation of these leases will be contingent upon continued agricultural production by the leaseholder and proper estate management of the lease project. For avoidance of doubt, separate leasehold occupancy of small holdings will not constitute subdivision for residential purposes, and will carry no rights of Permitted Development under the Planning and Development Act (2019), as amended.
- 5.** The following policies apply to non-arable land in agricultural areas:
- a) Non-arable land within the agricultural area, such as plantation yards, sour-grass patches and areas of rock outcrop should be reserved for non-arable agriculture such as agro-industry, the housing of livestock, equipment storage, warehousing, etc.
 - b) Renewable energy installations (wind and solar) may be considered on non-arable land in accordance with Policy 3.1.2.6.
- c) On plantation yards deemed redundant, conversion of existing buildings for residential, cultural and small-scale tourism, recreation, agricultural-related industrial or commercial uses may be permitted by the Director of Planning and Development subject to the following conditions:
 - i) The yard or individual buildings are genuinely redundant for future agricultural activities in the long term;
 - ii) Buildings to be converted are structurally sound and capable of renovation without substantial rebuilding and the original character of the building is retained where appropriate;
 - iii) The nature and extent of the new activities to be carried out in any building and any other related changes in the use of the plantation yard will not negatively impact agricultural activities in proximity; cause serious visual intrusion or generate any unacceptable traffic, excessive noise or other disturbance to nearby properties;
 - iv) Essential services are available and they are provided at the cost of the developer as part of the development; and
 - v) Development of listed buildings or areas with archaeological resources will be subject to the policies of Section 2.2.5 Cultural Heritage.
 - d) Conversion, demolition or replacement of existing buildings will be permitted in surplus plantation yards provided that new buildings are generally of compatible scale to existing buildings on the site.
 - e) Residential subdivisions of plantation yards will generally not be permitted, except where a yard has been deemed redundant and is situated immediately adjacent to an existing settlement area. In such cases, residential subdivision may be permitted by the Director of Planning and Development, subject to satisfaction of the conditions set out above.

6. Renewable energy infrastructure will be permitted on Food and Agricultural lands under the following conditions:
 - a) Photovoltaic panels on roofs will be permitted and encouraged;
 - b) Ground-mounted solar installations demonstrating compatibility with food and agricultural uses will be considered as follows:
 - i) In general, photovoltaic installations will be directed to non-arable land;
 - ii) Ground-mounted photovoltaic or solar thermal installations will be permitted on grazing land, should allow for continued grazing and will be subject to criteria to be established by the Ministry of Agriculture, Food and Nutritional Security;
 - iii) Within the Soil Protection Overlay, micro-generation photovoltaic installations will primarily be considered on non-arable land and as ancillary to the farm use;
 - iv) Solar energy facilities are encouraged as on Food and Agricultural lands, subject to the following criteria:
 - 1) Solar energy facilities are encouraged as a dual use and co-investment on agricultural lands, such as solar grazing;
 - 2) Solar energy facilities will not preclude ongoing agricultural activities.
 - v) Proposals for large-scale solar energy installations will be subject to a scoped Environmental Impact Statement and a scoped Agricultural Impact Statement identifying any potential social, environmental and agricultural impacts and proposed mitigation strategies and may be subject to a full Environmental Impact Assessment and a full Agricultural Impact Assessment in accordance with Section 5, which may be conducted concurrently or as an integrated process.
 - c) Wind energy installations may be compatible with agricultural land uses and will be considered as follows:
 - i) Proposals for large-scale wind energy installations will be subject to a targeted Environmental Impact Statement and a scoped Agricultural Impact Statement identifying any potential social, environmental and agricultural impacts and proposed mitigation strategies and may be subject to a full Environmental Impact Assessment and a full Agricultural Impact Assessment in accordance with Section 5, which may be conducted concurrently or as an integrated process.
 - ii) Wind energy installations are encouraged to be located a minimum distance from a residence. This minimum distance will be determined through renewable energy technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security.
 - d) Approved battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security to reduce the chance of fire or leakage; and
 - e) Other renewable energy technologies and energy storage devices may be permitted subject to criteria and conditions described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security.

➔ 3.2

Rural Settlements

Rural Settlements accommodate small residential populations within the Rural Working Landscape and National Park. Policies for Rural Settlements are intended to allow for the flexibility to support the viability of rural communities with the understanding that these areas are not planned to accommodate significant growth.

3.2.1 Permitted Uses

1. Permitted uses in Rural Settlements are:
 - a) Residential uses, including: single family, semi-detached, duplexes, terrace housing, townhouses, seniors' housing, assisted living facilities and nursing homes;
 - b) Small community-oriented commercial uses and shops;
 - c) Community facilities such as schools, libraries, polyclinics and community centres; and
 - d) Parks and open space.

3.2.2 General Policies

1. Applications for limited infilling and minor extensions to existing settlement areas may be permitted in Rural Settlements provided that the proposal:
 - a) Is not within the Soil Protection Overlay;
 - b) Is contiguous to existing development;
 - c) Represents an infilling or an extension of the existing community fabric;
 - d) Does not exceed the number of dwelling units in the existing community;
 - e) Is compatible with the nature and the scale of the existing community;
 - f) Is supported by adequate infrastructure, community facilities and services;
 - g) Does not negatively impact existing agricultural operations;
 - h) Does not detract from the landscape quality or the visual amenity of the area.





➤ Residential neighbourhood, Christ Church

➤ 3.3

Predominantly Residential Areas

Predominantly Residential Areas are located within the Urban Corridor, Stable Suburban Areas and National Park Villages and are intended to develop as compact and complete communities.

3.3.1 Permitted Uses

1. Permitted uses in Predominantly Residential Areas are:

- a) Residential uses, including: single family, semi-detached, duplexes, terrace housing, townhouses, condominiums, multi-storey apartments, seniors' housing, assisted living facilities and nursing homes;
- b) Home occupations ancillary to a residential use are permitted provided that the home occupation:
 - i) Employs no more than three (3) persons;
 - ii) Covers no more than 25% of the gross floor area of the dwelling;
 - iii) Is located wholly on the residential property; and
 - iv) Does not involve the sale of goods to the public or storage or use of hazardous materials.
- c) Guest houses;
- d) Recreational Parks and Community Mini-Parks according to the policies of Section 4.5 OS4 Public Parks and Open Space;
- e) Neighbourhood-oriented institutional uses such as schools, churches and halls, polyclinics, libraries and community centres and local museums according to the policies of Section 3.3.2;
- f) Small-scale neighbourhood commercial uses, including convenience stores, small offices and gas stations, according to the policies of Section 3.3.2; and
- g) Expansion or intensification of existing light industrial uses according to the policies of Section 3.3.2, with the exception of motor vehicle repair (auto body repair, spray painting and servicing of vehicles). No new light industrial uses will be permitted.
- h) Renewable energy technologies for micro-generation on domestic properties.

3.3.2 General Policies

- 1.** When reviewing residential subdivision applications, the Director of Planning and Development will consider the extent to which they meet the following planning and design considerations:
 - a) The proposed subdivision is located within the Urban Corridor, Stable Suburban Area or a National Park Village;
 - b) The proposed subdivision is located within an existing residential neighbourhood and represents an infilling opportunity, or represents a logical extension to an existing developed area;
 - c) Roads, water and other utilities can adequately service the proposed development;
 - d) The proposal provides a rational and continuous network of local and main roads with appropriate linkages to existing or future roads on adjacent sites;
 - e) There are adequate provisions for pedestrian circulation according to Section 2.4 Advancing Mobility and Accessibility and 2.5 Planning for National Infrastructure;
 - f) The proposal addresses open space according to the provisions of Section 4.5 OS4 Public Parks and Open Space;
 - g) Local schools and community services can adequately service the proposed development; and
 - h) Where the proposal is located within a Community Plan area, the proposed development complies with the objectives and policies of the Community Plan.
- 2.** As a condition of approval, developers will be required to provide all functional infrastructure, including adequate access, essential utility services, street trees, sidewalks and street lighting in all new subdivisions.
- 3.** Seniors' housing, assisted living facilities and nursing homes will be designed to be accessible to persons with disabilities.
- 4.** Applications for non-residential uses will be assessed on an individual basis by the Director of Planning and Development in terms of the following issues:
 - a) Noise and visual impacts on adjacent residential properties. Additional setbacks and screening may be required to mitigate impacts. Proposals which would create an unacceptable impact on surrounding residences will not be permitted;
 - b) Adequate on-site parking can be provided;
 - c) Adequate vehicular and pedestrian access, according to the policies of Section 2.4 Advancing Mobility and Accessibility and 2.5 Planning for National Infrastructure can be provided; and
 - d) The proposed development will not create unacceptable traffic congestion. A Transportation Impact Assessment may be required in areas experiencing traffic congestion or if significant commercial development activity is occurring in the surrounding area.
- 5.** Institutional uses which are compatible with residential neighbourhoods, including schools and community facilities, will be encouraged to locate in Predominantly Residential Areas, provided that they:
 - a) Are directed to locations where they will function as a focus for the neighbourhood;
 - b) Are directed to locations where sufficient off-street parking will be provided;
 - c) Are compatible in scale to surrounding residential uses; and
 - d) Mitigate impacts on surrounding residential uses, particularly for noise pollution.
- 6.** Policies for Commercial Uses in Predominantly Residential Areas are as follows:
 - a) Shops and personal services, restaurants and bars, banks, offices and gas stations, up to a maximum floor area of 500 square metres each, may be permitted along Class I Special, Class I, Class II and Class III roads within Predominantly Residential Areas or on local roads where they intersect with these main roads.
 - b) Uses that improve the availability of healthy food options including food and produce shops and farmers' markets will generally be supported.
 - c) Residential uses will be encouraged on upper storeys in conjunction with commercial uses on the first level.
- 7.** Renewable energy installations that are compatible with residential neighbourhoods will be encouraged, subject to criteria including the following:
 - a) No unacceptable noise and visual impacts will be created on surrounding residences; and

- b) Approved battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.
- 8.** Policies for industrial uses in Predominantly Residential Areas are as follows:
- a) Existing industrial uses in Predominantly Residential Areas will continue to be permitted in such areas, but will generally be considered to be incompatible with the desired residential character. Such uses will be allowed to remain and moderately expand or intensify subject to the following criteria:
 - i) The proposal is not injurious to the residential amenity of the area;
 - ii) Uses are wholly enclosed within buildings;
 - iii) The proposal is located on property which fronts directly onto a Class I Special, Class I, Class II or Class III road (see Map 12: National Infrastructure);
 - iv) There is no outdoor storage;
 - v) The intensification in use does not result in an increase in the generation, storage, use or emission of hazardous or toxic materials;
 - vi) In the opinion of the EPD, adequate pollution controls are provided; and
 - vii) The proposal is located on a site which was used for industrial purposes on the date of approval of the Physical Development Plan, Amended (2003);
 - b) Expansions and/or intensification of industrial uses in Predominantly Residential Areas will only be permitted after consultation with the Environmental Protection Department to avoid conflicts and negative health and environmental impacts.



> Church Village Green, Bridgetown

3.3.3 Design Strategies

1. Proposals for higher density or high-rise housing will be considered by the Director of Planning and Development on a case-by-case basis.
2. High-rise housing should generally be directed to sites which front onto Class I Special, Class I, Class II or Class III roads, or sites located at the intersections of these roads and local roads (see Map 12: National Infrastructure).
3. High-rise housing should be directed to sites which minimise impacts such as overshadowing and over viewing of adjacent residential properties and blockage of breezes;
4. There should be a gradual transition of building heights and densities in residential neighbourhoods rather than indiscriminate mixing of heights and densities. In this regard, low rise housing forms will be preferred in the interior of residential areas, while high-rise housing types will be directed to the periphery of residential areas and along major roads as noted in Policy 3.3.3.2.
5. Mid- and high-rise residential and mixed use buildings will:
 - a) Have a main entry off a public road, and be located close to the road;
 - b) Where possible, locate at-grade parking facilities to the rear or side of the building;
 - c) Where parking areas abut a public street, screen them with landscaping strips;
 - d) Consider outdoor space for each unit in the form of a balcony;
 - e) Provide shared outdoor amenity space at grade, which may include landscaping, children's play equipment, and seating;
 - f) Include low-energy considerations, such as balconies or other features that provide shade on upper floors, cross ventilation, and site landscaping to create shade and decrease energy demand; and
 - g) Provide pedestrian routes across the site, where appropriate.
6. Townhousing and terraced housing will:
 - a) Be sited so that each unit faces a public street, or a pedestrian route which connects directly to a public street;
 - b) Have a clearly defined front door and entry off the public street or pedestrian route for each unit;
 - c) Include an outdoor space for each unit;
 - d) Consider the provision of shared outdoor amenity space;
 - e) Consider consolidated parking;
 - f) Where possible, locate at-grade parking facilities away from the public street;
 - g) Where parking areas abut a public street, screen them with landscaping strips; and
 - h) Include pedestrian routes through the site, where appropriate.
7. On larger sites, master planning through the preparation of a design framework will be encouraged that demonstrates the comprehensive design consideration of land uses, heights and densities, transportation networks, walkability, public open space, shoreline access, community amenity and resiliency planned on the site to contribute to healthy and complete communities.
8. To ensure compatibility with adjacent uses, renewable energy installations will be sited and designed to standards described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, and Food and Nutritional Security and conforming with the Planning and Development (General Development) Order, 2021.

3.4

Mixed Use

The Mixed Use designation applies primarily within Centres and along Mixed Use Corridors, and is intended to promote development in a compact form, with higher densities and a wider mix of uses than in surrounding areas.

3.4.1 Permitted Uses

1. Permitted uses in Mixed Use areas are:
 - a) Shops;
 - b) Offices and commercial uses;
 - c) Light industrial;
 - d) Renewable energy technologies for micro-generation;
 - e) Restaurants and bars;
 - f) Entertainment uses;
 - g) Residential uses, including: single family, semi-detached, duplexes, terrace housing, townhouses, condominiums, multi-storey apartments, student housing, seniors' housing, assisted living facilities and nursing homes;
 - h) Institutional uses including government and civic uses, schools, post-secondary facilities, public markets and community and healthcare facilities;
 - i) Cultural facilities including museums and theatres;
 - j) Recreational facilities;
 - k) Parks and open space;
 - l) Hotels;
 - m) Guest houses;
 - n) Apartment hotels;
 - o) Tourist services;
 - p) Service stations and petrol filling stations;
 - q) Automobile-oriented stores and dealerships, subject to the policies of Section 3.4.2; and
 - r) Fish landing sites.

3.4.2 General Policies

1. Medium and higher density housing forms, as well as residential units above commercial uses in mixed use buildings, will be encouraged.
2. Plot ratio will be a minimum of 1 times coverage.
3. New automobile-oriented retail and services will be required to have a setback from surrounding uses, to be determined by the Director of Planning and Development in consultation with the Environmental Protection Department.
4. The Director of Planning and Development may require a Transportation Impact Assessment for major 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.
5. The Government will encourage the creation of Business Improvement Districts, to provide a mechanism for local merchants to pool resources to fund physical improvements or promotional activities.
6. Renewable energy installations that are compatible with mixed use development will be encouraged, subject to criteria including the following:
 - a) No unacceptable noise and visual impacts will be created on surrounding development; and
 - b) Approved battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.

3.4.3 Specific Policies

1. Within Local Centres, the following policies apply:
 - a) Office Buildings will be limited to a maximum of 460 square metres gross floor area per building;
 - b) Notwithstanding provision 1.a) above, in Hastings, office buildings will be limited to a maximum of 1,860 square metres gross floor area per building; and
 - c) Local Centres are intended to accommodate shops up to an aggregate of 4,650 square metres of gross leasable area.
2. Within Mixed Use Corridors, applications for shopping centres with a gross floor area of 9,300 square metres or more will be subject to the policies of Section 3.5. In addition, the Director of Planning and Development may require a Market Impact Assessment for proposals under 9,300 square metres if in the opinion of the Director of Planning and Development, the proposal may have a negative impact on shops in the National Centre or in Regional Centres.
3. More specific development policies for the Collymore Rock, Bay Street, Cheapside Road/Fontabelle Road/Spring Garden Highway, Tudor Street/Baxters Road/Barbarees Hill, Roebuck Street and Coleridge Street/Whitepark Road/Lower Bank Hall Road Mixed Use Corridors are set out in the Bridgetown Community Plan.



➤ South Coast Boardwalk, Hastings, Christ Church

3.4.4 Design Strategies

1. New development in Mixed Use areas should be consistent and compatible with the built form of the rest of the centre or corridor in terms of building height, scale, massing and relationship to the street.
2. Buildings should be oriented to the street, with direct pedestrian access from the street to the main building entrance.
3. Taller buildings are appropriate in some Mixed Use areas in Regional Centres and Mixed Use Corridors. Further guidance on appropriate heights is provided in the Community Plans in Part B. Locations for taller buildings must consider compatibility with the existing context, heritage assets and views. A technical design guidelines document may be developed by the Government for taller buildings that are seven stories and higher to guide an appropriate built form, scale of lots, and fit of building(s) with the existing context.
4. To ensure compatibility with adjacent residential communities, the height and massing of new development should be designed to:
 - a) Minimise impacts with respect to shadowing, overview, loss of privacy and blockage of breezes to adjacent residential dwellings. In order to minimise impacts, the Planning and Development Department and relevant agencies may require mitigation measures such as landscape buffers, noise and air emission control measures, or increased setbacks from residential uses; and
 - b) Create an effective transition in height and massing between the more intensive corridors and centres and adjacent residential neighbourhoods.
5. In Mixed Use areas, enhancing walkability will be a priority and will occur through the implementation of continuous sidewalks, pedestrian crossings and signals. An accessible pedestrian environment will be encouraged, including ramps, visual markers and audible signals.
6. Buildings should generally be set back from the centre line of the street as specified in Section 2.5, to allow for the development of a continuous sidewalk network. Exceptions to these requirements are described in some Community Plans to conserve and respect the historic pattern of buildings set closer to the street.



➤ James Street, Bridgetown

7. Where appropriate, streetscape amenities such as street trees, shade canopies within the building design, and pedestrian-scaled street lighting should be required as a condition of approval.
8. All efforts should be made to maintain existing on-site trees as development occurs. Any trees lost will be replaced on site.
9. A minimum of 20% soft landscaping will be required on lots used for commercial purposes. Proponents will be encouraged to submit landscape plans as part of development applications.
10. Parking should generally be located in rear or side yards. If locating parking in the front of the building is unavoidable, it should be screened from the street with landscaping.
11. Loading and servicing activities should generally be located in the rear of buildings or screened from the street to limit impacts on the public realm. The location of loading and servicing facilities will also consider the noise and visual impact on adjacent residential uses.
12. Vehicle access points (driveways) into lots will be limited from the main street as much as possible. Driveways should be located from secondary streets, or if they are from a main street, combined to limit the interruption to the sidewalk.
13. To ensure compatibility with adjacent uses, renewable energy installations will be sited and designed to standards described in technical guidance documents to be developed by the Ministry of Energy and Business Development consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security and conforming with the General Development Order, Planning and Development Act 2019.

3.5

Shopping Centres

The Shopping Centres designation is intended to manage the impacts of large-scale retail facilities.

3.5.1 Permitted Uses

1. Permitted uses in Shopping Centres are:
 - a) Shops;
 - b) Offices and commercial uses;
 - c) Restaurants and bars;
 - d) Entertainment uses;
 - e) Renewable energy technologies for micro-generation;
 - f) Institutional uses, including: government and civic uses and community and healthcare facilities;
 - g) Cultural facilities including museums and theatres;
 - h) Parks and open space; and
 - i) Residential uses, including: condominiums, multi-storey apartments, seniors' housing, assisted living facilities and nursing homes.

3.5.2 General Policies

1. In aggregate, retail space in individual Shopping Centres will be limited to a maximum of 9,294 square metres of gross leasable floor area.
2. Applications for development of shopping facilities larger than 9,300 square metres or development of new Shopping Centres not designated in the Physical Development Plan (2023) will be required to provide the following:
 - a) An appropriate Market Impact Assessment to demonstrate that the proposed development can be justified without detriment to the role, function or economic viability of shopping facilities in Central Bridgetown, Historic Regional Centres and Local Centres. Subject to the conclusions of the market study, the Director of Planning and Development may require that a proposed retail centre be phased. This study will include:
 - i) Identification of the trade area for the proposed facility;
 - ii) An assessment of the current retail market conditions and the future potential for growth in the retail market within the trade area;

- iii) An evaluation of the economic feasibility of the proposed centre on the basis of current market demand and retail market opportunity; and
 - iv) An indication of any adverse effects on the economic viability of existing or planned retail facilities in Central Bridgetown, or the Regional and Local Centres.
 - b) An appropriate planning study to demonstrate:
 - i) That the proposed development will be generally compatible with adjacent land uses;
 - ii) That the proposed development will be adequately designed to minimise any specific negative impacts on surrounding uses including the provision of adequate screening and distance separation from sensitive off-site uses such as residential, open space or community facilities; and measures to minimise impacts of lighting on surrounding uses; and
 - iii) That the proposed development will be developed in an aesthetically acceptable manner, including: buildings which are compatible with the massing, height, design and siting of neighbouring developments; layout, landscaping and lighting of parking areas; and landscaping and streetscape improvements along the major roads abutting the development.
 - c) A Transportation Impact Assessment to demonstrate:
 - i) That the capacity of roads and intersections is adequate to accommodate the traffic generated by the proposed centre; and
 - ii) That adequate on-site parking, loading and circulation will be available to accommodate the traffic generated by the proposed centre.
3. Applications for Shopping Centres having less than 9,300 square metres of retail floor space may also be subject to Policy 3.5.2.2 if, in the opinion of the Director of Planning and Development, the proposed development could have significant impacts on existing shopping areas, transportation infrastructure or if it is located adjacent to sensitive land uses.
4. Renewable energy installations that are compatible with shopping facilities will be encouraged, subject to criteria including the following:
 - a) No unacceptable noise and visual impacts will be created on surrounding development; and
 - b) Approved battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.

Tourism

The Tourism designation primarily applies within Tourism Corridors on the south and west coasts and is intended to provide guidance for the continued development of these areas.

3.6.1 Permitted Uses

1. Permitted uses in Tourism areas are:
 - a) Hotels;
 - b) Guest houses;
 - c) Apartment hotels;
 - d) Resorts;
 - e) Shops;
 - f) Entertainment uses;
 - g) Restaurants and bars;
 - h) Tourist services;
 - i) Camping;
 - j) Eco-lodges;
 - k) Small-scale community facilities such as libraries, public markets, polyclinics and community centres;
 - l) Recreational facilities;
 - m) Offices and commercial uses;
 - n) Cultural facilities including museums and theatres;
 - o) Parks and open space;
 - p) Renewable energy technologies for micro-generation;
 - q) Residential uses, including: condominiums and multi-storey apartments; and
 - r) Fish landing sites.

3.6.2 General Policies

1. All new development and redevelopment in coastal Tourism areas will be consistent with the policies of the Integrated Coastal Management Plan (2020) and will include strategies for adaptation to the climate crisis and disaster risk reduction.
2. Development or redevelopment of waterfront properties will be designed to maintain and enhance views to the sea, preserve existing Shore Access Points and provide new ones where possible.
3. A Transportation Impact Assessment which addresses the impacts of the proposal on the existing road system and improvements necessary to accommodate the proposal may be required by the Director of Planning and Development.
4. All new development and redevelopment will be required to provide adequate on-site parking.
5. Development or redevelopment should incorporate measures to improve the pedestrian environment along the frontages of the property, including the provision of sidewalks, screening from parking areas and appropriate lighting.
6. Where tourism uses are proposed adjacent to residential properties, additional setbacks and screening may be required to mitigate noise and visual impacts.
7. Renewable energy installations that are compatible with tourism uses will be encouraged, subject to criteria including the following:
 - a) No unacceptable noise and visual impacts will be created on surrounding development; and
 - b) Approved battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.

➤ 3.7

Institutional

The Institutional designation is intended to guide the development of large scale or significant concentrations of institutional uses. Not all institutional uses have been mapped as smaller-scale institutional uses such as schools, churches, libraries, community centres and polyclinics are permitted in a wide variety of land use designations.

3.7.1 Permitted Uses

1. Permitted uses in Institutional areas are:
 - a) Institutional uses, including: government and civic uses, schools, post-secondary facilities, public markets and community and healthcare facilities;
 - b) Student housing;
 - c) Renewable energy technologies for micro-generation;
 - d) Parks and open space; and
 - e) Cultural facilities including museums and theatres.

3.7.2 General Policies

1. Where feasible, institutions will be directed to locate adjacent to one another and open space areas, to permit the sharing and optimal use of parking, community and open space facilities.
2. All new development and redevelopment will be required to provide adequate on-site parking.
3. Development or redevelopment should incorporate measures to improve the pedestrian environment along the frontages of the property, including the provision of sidewalks, screening from parking areas and appropriate lighting.



➤ Cheapside Public Market, Bridgetown



➤ Parliament Buildings, Bridgetown



➤ Speightstown Fish Market, St. Peter

→ 3.8

Major Recreation

The Major Recreation designation is intended to ensure appropriate locations for large-scale recreational uses and manage their impacts on surrounding areas.

3.8.1 Permitted Uses

1. Permitted uses within Major Recreation areas are:
 - a) Stadiums;
 - b) Renewable energy technologies for micro-generation;
 - c) Large scale playing fields;
 - d) Ancillary shops, restaurants, and services.

3.8.2 General Policies

1. The Director of Planning and Development may require a Transportation Impact Assessment for new or expanded Major Recreation facilities to assess the impacts of the proposed development on existing road infrastructure and parking supply and the infrastructure improvements necessary to accommodate the proposal.
2. Major Recreation facilities will be encouraged to be located in proximity to public transport to minimise the need for private car travel.



➤ Kensington Oval, Bridgetown

3.9

Employment Areas

Policies for Employment Areas are intended to both protect these areas for their important function in the national economy and provide flexibility to improve utilisation.

3.9.1 Permitted Uses

1. Permitted uses within Employment Areas are:
 - a) General and light industrial uses;
 - b) Knowledge-based uses such as telecommunications, informatics, and research and development;
 - c) Offices;
 - d) Institutional uses, including: government and civic uses, and post-secondary facilities;
 - e) Restaurants are permitted ancillary to an employment use;
 - f) Special industrial uses, subject to the policies of Section 3.9.2.
 - g) Renewable energy technologies for micro-generation;
 - h) Ancillary retail facilities, including showrooms, provided that the gross floor area of any ancillary retail facility is limited to 20 percent of the total floor area of the main industrial and/or warehouse building; and
 - i) Parks and open spaces.

3.9.2 General Policies

1. Activities involving the use or storage of hazardous and/or noxious materials in potentially dangerous quantities will be prohibited in Employment Areas.
2. Uses with the least offensive operations in terms of noise, glare, vibration, loading and outdoor storage requirements will be encouraged to locate at the periphery of Employment Areas.
3. Special Industrial uses will only be permitted in Employment Areas subject to an Environmental Impact Assessment and their conformity with all other policies of Section 3.10.
4. To promote greater utilisation of Employment Areas, the Planning and Development Department may consider permitting uses other than those listed in Section 3.9.1. In such cases the Planning and Development Department will require:
 - a) The completion of a Market Impact Assessment demonstrating the overall supply of Employment Area land is sufficient for current and future needs;
 - b) That the proposed use is compatible with and does not compromise the remaining uses in the Employment Area;
 - c) That the proposed use would be compatible with any Employment Area permitted use which may locate to the Employment Area in the future;
 - d) That the proposed use utilises infrastructure efficiently.
5. New subdivisions and extensions to existing subdivisions in Employment Areas will be designed to ensure that:
 - a) Vehicles can access the Employment Area without penetrating residential areas;
 - b) Roads and public utilities will be able to accommodate the proposed subdivision without reducing service levels elsewhere or overloading capacities. Proponents may be required to contribute to the cost of upgrading deficient facilities;

- c) Where Employment Areas are adjacent to residential areas, screening in the form of landscape materials or solid fencing or additional setbacks is provided within the Employment Area to screen loading, outdoor storage areas and industrial activities;
 - d) A pedestrian-supportive environment is provided in the Employment Area.
- 6.** Renewable energy installations that are compatible with employment uses will be encouraged, subject to criteria including the following:
- a) Battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.
- 7.** When reviewing proposals for new developments within Employment Areas, the Planning and Development Department will consider the following issues:
- a) Where possible, outdoor storage and loading areas should be located in rear or side yards;
 - b) Landscaping or solid fencing should be provided around outdoor storage areas to ensure that they are adequately screened from public view;
- c) Parking areas should be screened by landscaping where they front onto a public street;
 - d) Exterior lighting and signs should be designed so that they do not shine into adjacent residential areas.
- 8.** The following will be considered in designating additional Employment Areas:
- a) A Market Impact Assessment demonstrating the need for additional employment land should be prepared;
 - b) Employment Areas should be located in areas where multimodal transportation options are available, including public transport;
 - c) Sites for Employment Areas will be required to demonstrate:
 - i) That the site can be adequately serviced;
 - ii) The compatibility of employment uses with adjacent land uses;
 - iii) Vehicles can access the Employment Area without penetrating residential areas; and
 - iv) Roads and public utilities will be able to accommodate the proposed Employment Area without reducing service levels elsewhere or overloading capacities. Proponents may be required to contribute to the cost of upgrading deficient facilities.



➤ Warrens, St. Michael

➔ 3.10

Special Industry

The Special Industry designation is designed to manage the impacts of noxious or dangerous land uses on surrounding areas.

3.10.1 Permitted Uses

1. Permitted uses in Special Industrial areas are:
 - a) A chemical or petroleum manufacturing plant other than a plant for the manufacturing of pharmaceutical drugs;
 - b) A refinery;
 - c) Activities related to off-shore oil and gas, subject to the EIA process of the Ministry of Energy and Business Development and Ministry of the Environment and National Beautification;
 - d) A desalination plant;
 - e) Energy production facilities including renewable energy technologies;
 - f) A cement plant or other plant for the burning of lime or bricks;
 - g) Any other industry/activity where the processes are potentially noxious or dangerous to health and amenity by reason of excessive fumes, smoke, dust, grit, ash, noise or vibration; and

- h) Offices, showrooms, outdoor storage and other uses which are normally considered accessory to such Special Industrial uses.

3.10.2 General Policies

1. Existing Special Industrial operations are designated on Map 13: Land Use. Proposals for residential, tourist or community facilities within 500 metres of a special industrial operation will be subject to a detailed planning study to assess potential impacts related to noise, smell, fumes, vibration and truck and vehicular traffic. Proposals will only be permitted if in the opinion of the Director of Planning and Development and relevant regulatory agencies they would not be negatively affected by the Special Industrial operation.
2. All applications for new Special Industrial developments, or significant expansions of the industrial component of existing facilities, will be subject to an Environmental Impact Assessment.
3. Only existing Special Industrial uses are designated in the plan. New Special Industrial developments will be directed to areas which meet the following criteria:
 - a) Locations where the existing roads, water, and other utilities and infrastructure can accommodate the proposed use. If existing infrastructure is inadequate and appropriate alternative sites are not available, the proponent must pay the full cost of upgrading the infrastructure necessary to accommodate the proposal;
 - b) Locations which are not within Groundwater Protection Zones A, B or C;
 - c) Locations which would not result in significant negative impacts to sensitive land uses such as residences, open space, community facilities, tourism areas or recreational/beach areas;
 - d) Locations which would not result in significant negative impacts on Natural Heritage Conservation Areas, coastal environments or other sensitive ecosystems;



➤ Disused fuel storage tanks, Oistins, Christ Church

4. Generally, applications for Special Industrial development will be encouraged to locate adjacent to existing Special Industrial operations, provided that the above considerations of Policy 3.10.2.3 can be satisfied.
5. Proposals which do not meet all of the criteria of Policy 3.10.2.3 will be required to demonstrate how the negative impacts will be mitigated.
6. All Special Industrial development will be subject to the policies of Section 2.2.3 regarding Groundwater Protection Zones.
7. Outdoor storage will be permitted in Special Industrial areas provided that it is adequately screened from public view.
8. A vegetated buffer will be required between Special Industrial areas and adjacent land uses, to the satisfaction of the Director of Planning and Development.
9. Remediation of disused or abandoned Special Industry sites will be required to address:
 - a) Disposal or treatment of hazardous materials;
 - b) Potential reuse of the building for another employment use; and
 - c) Potential conversion to open space or renaturalisation.
- c) The implications for the character and visual quality of the local surroundings;
- d) Impacts on key and supporting components of the Natural Heritage System within and adjacent to the Checker Hall area;
- e) An assessment of the relative economic costs and benefits of this location compared with alternative resource extraction areas. The economic assessment is to incorporate the costs of any relocation which arises from the expansion.
2. An application will only be considered for approval if the Environmental Impact Assessment demonstrates that the proposal will have minimum impacts on the strength and vitality of the adjacent communities and on the environmental characteristics of the area. The assessment will be required to indicate that social or environmental impacts can be adequately mitigated by the proponent.
3. In the event that the proposal is deemed to have negative impacts on the social and/or environmental quality of the area, approval will be granted only if the proposal is of overriding national need and no reasonable alternative source can be identified. In this case, the proponent will prepare a development plan which identifies required mitigation measures, as well as a strategy for relocating existing residents.

3.10.3 Specific Policies

1. An Environmental Impact Assessment will be required to assess any further applications for industrial expansion in the Checker Hall area of St. Lucy. This area contains a significant limestone quarry which provides the raw materials for the Arawak Cement Company plant. In addition to the provisions of Section 5: Implementation, the EIA will focus on several key factors including, but not limited to:
 - a) The effect of the expansion on existing residential communities, particularly with respect to the potential for dislocation of existing dwellings;
 - b) The effect of the expansion on remaining residential communities with respect to such impacts as noise, dust, vibration and truck traffic;

3.11

Resource Extraction

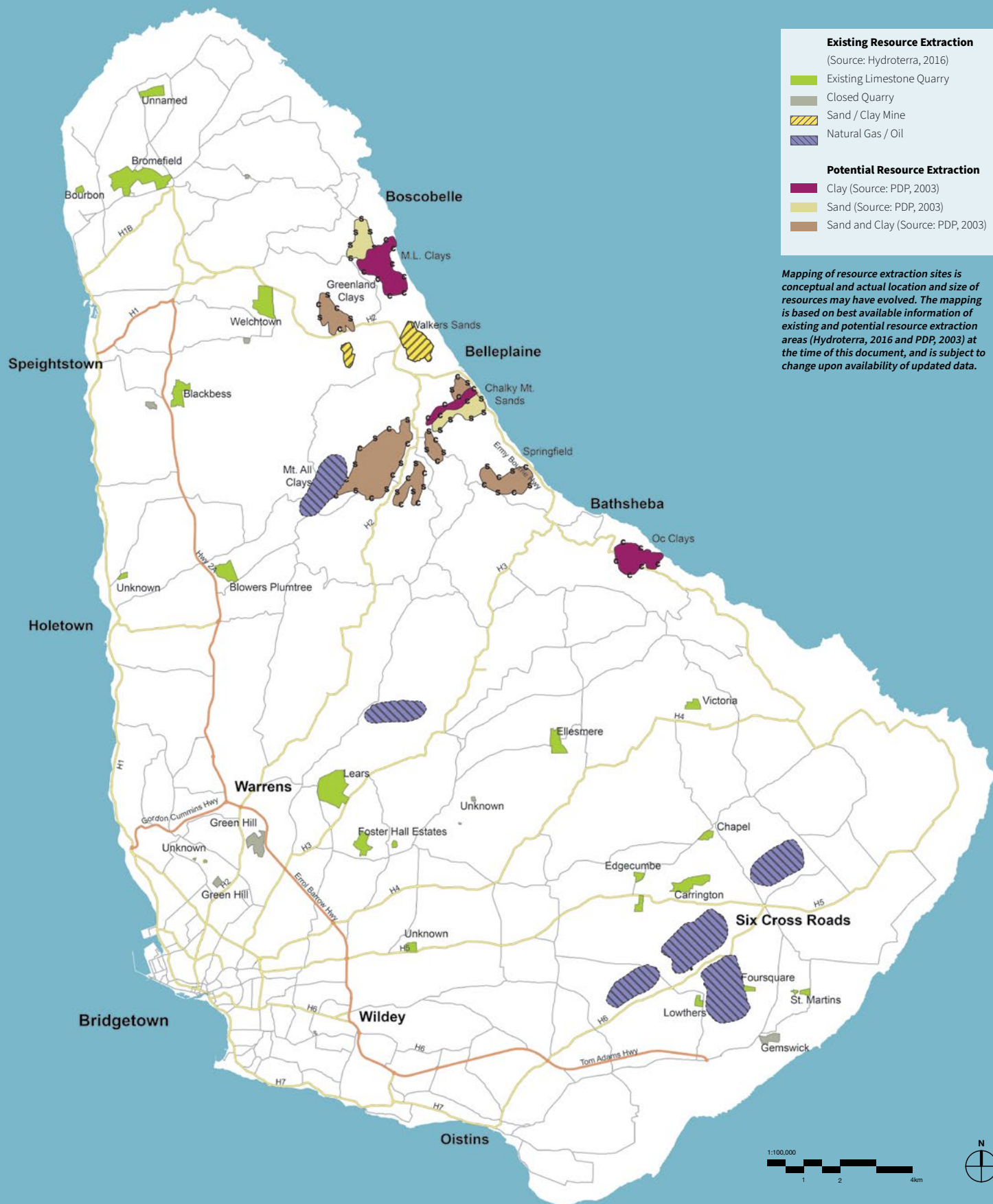
The Resource Extraction designation is intended to ensure that resource extraction activities are carried out in manner that manages impacts on surrounding areas and that the rehabilitation of Resource Extraction areas after operations cease is planned for in advance. Resource Extraction areas have been identified on Map 13: Land Use and are shown in greater detail on Map 14: Resource Extraction.

3.11.1 Permitted Uses

1. Permitted uses in the Resource Extraction areas are:
 - a) Mining and quarrying and related operations.

3.11.2 General Policies

1. Applications for new Resource Extraction operations will require an Environmental Impact Assessment which addresses, in addition to the provisions of Section 5: Implementation, the following issues:
 - a) Adequacy of road infrastructure serving the site;
 - b) Anticipated impacts of the proposed operation on adjacent land uses, in terms of noise, traffic, vibration, dust and fumes;
 - c) Impacts of the proposed operation on groundwater quality and supplies;
 - d) Impacts on key and supporting components of the Natural Heritage System;
 - e) Impacts on the character and visual quality of surrounding landscapes;
 - f) An assessment of soil stability and potential impacts on soil stability from the proposed development; and
 - g) An assessment of potential mitigation measures.
2. An application will only be considered for approval if the Environmental Impact Assessment demonstrates that the proposal will have acceptable impacts or if impacts can be adequately mitigated.
3. Proponents for new Resource Extraction operations will be required to submit “Management and Closure Plans” which will address the following issues:
 - a) Extraction and processing methods;
 - b) Removal and storage of topsoil;
 - c) Hours of operation and truck traffic; and
 - d) Rehabilitation of the quarry or mine site after the operations have ceased.
4. All extraction and processing must be conducted in a manner which minimises negative environmental impacts, in accordance with all Government legislation, standards and policies.
5. Development proposals located within 500 metres of an existing or closed Resource Extraction site will only be permitted if, in the opinion of the Planning and Development Department, and where applicable the Division of Energy and Natural Resources Department, these uses would not be negatively affected by existing or potential resource extraction operations.



MAP 14:
Resource Extraction

➤ 3.12

Natural Resource Reserves

The Natural Resource Reserves designation is an overlay which applies in conjunction with the underlying land use and protects for the use of these lands for resource extraction.

3.12.1 General Policies

1. Development in this overlay designation will be subject to the policies of the underlying land use category, provided that, in the opinion of the Planning and Development Department and the ministries responsible for the Environment and Natural Resources respectively, the proposal does not compromise the ability to extract these resources over the long term.



➤ Walkers Sand Mine, St. Andrew

➤ 3.13

Golf Courses

In the context of Barbados as a land and water scarce island, the provisions for Golf Courses are meant to manage the impacts of this land and water intensive use.

3.13.1 Permitted Uses

1. Permitted uses within Golf Course areas are:
 - a) Golf courses;
 - b) Club houses;
 - c) Restaurants and bars;
 - d) Recreational facilities;
 - e) Hotels;
 - f) Parks and open spaces;
 - g) Renewable energy technologies for micro-generation;
 - h) Residential uses, including: single family, semi-detached, duplexes, terrace housing, townhouses, condominiums and multi-storey apartments; and
 - i) Shops.

3.13.2 General Policies

1. All proposals for golf courses (including those which have received outline approval on the date of approval of the Physical Development Plan (2023) will be subject to an Environmental Impact Assessment. In addition to the provisions of Section 5: Implementation, the Environmental Impact Assessment will include the following:
 - a) An assessment of pre-development conditions, including:
 - i) Water supply: including the quantity and quality of groundwater available, the present level of use of these resources, and current commitments for both potable and irrigation purposes;
 - ii) Stormwater: an assessment of existing conditions in terms of infiltration and conveyance of stormwater;



➤ Sandy Lane, St. James

- iii) Soil stability: an assessment of soil stability on the site;
 - iv) Natural heritage: an assessment of key and supporting Natural Heritage System components on and adjacent to the proposal; and
 - v) Soil capability: an assessment of the agricultural capability of the soils in the proposed development site.
- b) An assessment of the impacts of the proposed development, including:
 - i) Water supply: an assessment of the impacts of the proposal on potable and irrigation water requirements and aquifer recharge;
 - ii) Stormwater: an assessment of the impact of the proposal on stormwater drainage;
 - iii) Soil stability: an assessment of potential impacts on soil stability from irrigation;
 - iv) Natural heritage: an assessment of potential impacts to key and supporting Natural Heritage System components as a result of the proposed development;
 - v) Sewage: proposed methods of sewage disposal and expected environmental impacts;
 - vi) Pesticides and fertilizers: an assessment of the impacts of the use of pesticides and fertilizers on groundwater supplies and environmental features;
 - vii) Agricultural impacts: an Agricultural Impact Assessment in accordance with the provisions of Section 2.2.1: Food and Agriculture and Section 5;
 - viii) Financial and economic impacts: an analysis of the financial and economic impacts of the proposed development;
 - ix) Market analysis: an assessment of the demand for the proposed development (including the housing component) in relation to projected market demand as well as existing golf course attractions and other approved, but not built, golf course developments; and
 - x) Infrastructure: an analysis of the capacities of road and utilities infrastructure serving the site and improvements required to accommodate the proposal, including road closures, overpasses and underpasses.
- c) Mitigation measures: an assessment of potential mitigation measures, for example reducing the use of groundwater for irrigation purposes through surface water impoundment/retention, wastewater recycling and/or the use of brackish or desalinated water; and stormwater best management practices to reduce runoff and erosion;

- d) Post-development monitoring: post-development monitoring subject to the standards of the Planning and Development Department will also be required. Post-development monitoring may include, but not be limited to:
 - i) Monitoring groundwater quality for a period of up to five years after the project is operational; and mitigation of any problems arising from the development, at the developer's expense;
 - ii) Monitoring of airborne chemicals and sewage effluent in down drift residential areas, and mitigation at the developer's expense.
- 2.** Where the proposed golf course development is considered suitable based on the results of the EIA, it may be approved subject to the following conditions:
- a) Communal sewage systems with tertiary treatment will be required for all golf course development.
 - b) Recycling of wastewater or desalination will be required for all new golf course developments in order to limit growth in water use and promote greater self-sufficiency. Use of the domestic water supply for irrigation will not be permitted;
 - c) The management of solid waste (collection, removal, disposal) will be the responsibility of the developer;
 - d) The developer will be required to pay the full cost of any upgrading of road and utilities infrastructure necessary to accommodate the proposal;
 - e) A maximum of 30% of the overall land area approved on any application will be allowed for housing and other ancillary development such as clubhouses, services and other recreational facilities;
 - f) A detailed phasing plan for the development, including time limits for completion of phases, must be approved by the Planning and Development Department prior to final approval of the proposal;
 - g) No conveyance of lands will be permitted prior to the satisfactory completion of the golf course;
 - h) A trust fund must be put in place to allow for an acceptable quantum of money from real estate sales to be provided for the long term management of the golf course; and
- i) Developers must agree to undertake the following, in a form acceptable to the Planning and Development Department, prior to final approval of a proposal:
 - i) An erosion control plan for management of stormwater run-off and sedimentation during construction;
 - ii) An Integrated Pest Management System; and
 - iii) A pesticide and fertilizer use and storage plan, in accordance with the directives of the Pesticides Control Board.
- 3.** Golf course development will not be permitted in the following areas:
- a) In Groundwater Protection Zones A, B and C;
 - b) On erosion-prone soils where, in the opinion of the Ministry of Agriculture, Food and Nutritional Security, the proposed site is deemed unsuitable for a golf course development or the proposal would add to the existing soil instability problem;
 - c) In a Natural Heritage Conservation Area and other key and supporting components of the National Heritage System; and
 - d) In the National Park.
- 4.** Renewable energy installations that are compatible with golf courses will be encouraged, subject to criteria including the following:
- a) No unacceptable noise and visual impacts will be created on surrounding uses; and
 - b) Battery energy storage systems will be permitted with the incorporation of mitigation strategies described in technical guidance documents to be developed by the Ministry of Energy and Business Development in consultation with the Environmental Protection Department and the Ministry of Agriculture, Food and Nutritional Security, to reduce the chance of fire or leakage.