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Implementation

This section outlines the range of strategies, mechanisms and processes to implement the policies of the PDP and 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. 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 key 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 all planning applications, both public and private section
- b) Provide guidance for locations and priorities for public and private sector investment
- c) Provide guidance and direction to the private sector and land owner 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 change and risk reduction, agriculture, infrastructure, transportation, drainage, housing)
- e) Implement government commitments related to national and international protocols and strategies (New Urban Agenda, COP 21, UNESCO World Heritage)
- f) Be an investment and decision making land use framework that is accessible and available to citizens, land owners, investors and government officials.

The cross sectoral nature of many objectives to be achieved in the Plan will require maximum coordination and collaboration amongst various Government levels and agencies, the development industry, civil society and the public.

5.2.

The Development Approval Process

The Physical Development Plan 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 and Social Impact Assessments (ESIA), Agricultural Impact Assessments (AIS), Heritage Impact Assessments (HIA) or Transportation Impact Assessments (TIA) or other technical studies or as set out by the policies of this Plan; and
- b) Conform to the policies included in the Physical Development Plan.

will be granted unless a review of other applicable material considerations, as set out in the Town and Country Planning Act provide sufficient justification to refuse the application.

2. Where development applications do not, in the opinion of the Chief Town Planner, conform with the policies of the PDP:

- a) The applicant may be refused, without further consideration, or
- b) Where the Chief Town Planner deems further consideration of the application is warranted, they may:
 - i) Undertake a detailed planning review of the merits of the application;
 - ii) Require the proponent to prepare one or more of the following to identify and address impacts arising from the potential development:
 - An Environmental and Social Impact Assessment (ESIA) where it is required or where the Chief Town considers that there may be environmental impacts and/or impacts to Core Assets on this island or the development is within a floodplain,

natural hazard or risk prone area.

- An Agricultural Impact Statement (AIS) where it is required or where the Chief Town Planner considers that there may be an impact on the Food and agricultural zone and food production; or
 - A Heritage Impact Assessment (HIA) where it is required or where the Chief Town Planner considers that there may be impact on identified cultural heritage resources.
 - A Transportation Impact Assessment (TIA) where it is required or where the Chief Town Planner considers that there may be impact on the transportation system or mobility and accessibility policies and objectives of this Plan.
3. If, upon further consideration, the Chief Town Planner deems that the application has merit, they may approve it, subject to any conditions which may have arisen from review.
 4. Where approval of the applications entails significant changes to the proposed land use structure, set out in the PDP, they shall be deemed amendments to the Plan. This would include such instances as: the alienation 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 impacting Natural or Cultural Heritage Conservation Areas; and reclassification of boundaries of the Ground Water Protection Areas.

5.3.

Impact Assessments

A key tool to assess proposed development and infrastructure projects are Impact Assessments. There are four types of impact assessment contemplated in the PDP Amended:

1. Environmental and Social Impact Assessments (ESIA) – will assess both the environmental and social impacts of the proposed project.
2. Heritage Impact Assessments (HIA)– will critically review the development proposal in terms of any impacts related to or compromising the ability to protect, restore and celebrate the cultural heritage assets on, adjacent to and within the World Heritage Conservation District also within the Buffer Zone.
3. Agricultural Impact Assessments (AIA) – aimed to critically review the development proposal in terms of any impact on the viability of food and agricultural production on site or adjacent to the proposed development.
4. Traffic Impact Assessments (TIA): consider the implications to mobility and transportation patterns as a result of the proposed development.
5. Where ESIA's, HIA, AIS or TIA (Impact Assessments) are required, they shall be completed to the satisfaction of the Chief Town Planner, prior to approval being given. Approvals of development subject to Impact Assessments may contain certain conditions of approval to ensure that adverse impacts of such development are mitigated.

Environmental and Social Impact Assessments

6. The trigger for the Impact Assessments vary and have been identified in relevant sections of the PDP policies but may also be subject to the discretion of the CTP. However generally the following classes of development require an ESIA:

- a) Special Industry including:
 - A chemical or petroleum manufacturing plant other than a plant for the manufacturing of pharmaceutical drugs;
 - A refinery;
 - A desalination plant
 - An electricity generating plant;
 - A cement plant or other plant for the burning of lime or bricks
 - Any other industry where the process is potentially obnoxious 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 recycleables.
- c) Golf Courses
- d) Uses within or adjacent to:
 - Natural Heritage Conservation Areas
 - The National Park Forest Area
 - Core components of the NHS
 - Coastal Areas
- e) Mining operations including quarries and sand mines
- f) Applications for initial construction of, or

expansions to major transportation infrastructure including highways, airports, seaport, wharves, marinas and jetties

g) All new public roads (not private subdivision roads), and public road improvement schemes that exceed one or more of the following thresholds will require an Environmental Impact Assessment:

- New roads over 200 meters long;
- New or improved roads or junctions taking at least 10 habitable dwellings or 10 other buildings in active use;
- Improved roads or junctions that widen existing rights-of-way into privately owned land by at least 3 meters for a length of at least 100 meters; and
- New or improved roads within Cultural Heritage Conservation Areas.

h) Sewage treatment facilities

i) Crematoria, funeral parlours or amusement parks

7. The requirement for, content, and scope of the Environmental Impact Assessment or other study will be determined through pre-consultation with the TCDPO, and where required terms of reference shall be submitted early in the application process. More detailed information on the Terms of Reference can be found in the Applicants Handbook and Guide to Town Planning, page 22.

8. An ESIA 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 and net or residual effects.

9. An ESIA 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)

Heritage Impact Assessment (HIA)

10. Where Heritage Impact Assessments are required as outlined in Section 3 the Heritage Impact Assessment process will include:

- A thorough understanding of the significance and attributes of cultural heritage resources(s) based on research and analysis;
- A report on the physical condition of the cultural heritage resource(s);
- A description of the proposed intervention;
- 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.
- An assessment of options for intervention;
- 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;
- 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;

11. Where through a scoped Heritage Impact Assessment, potential presence of archaeological resources are identified, a full Heritage Impact Assessment will be undertaken, unless determined otherwise by the Chief Town Planner, and for which documentation will include:

- a) Details on the background 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, such as:
 - (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.
 - (iii) Excavation, recovery, and conservation of the archaeological remains prior to development;
 - (iv) Archaeological surveys and mitigation are at the cost of the project proponent;
- e) Oversight and/or review of the Heritage Impact Assessment will be carried out by a professional archaeologist in the TCPDO in consultation with an advisory board made up of representatives from the Barbados Museum and Historical Society, UWI (Cave Hill) and Barbados National Trust;

12. Heritage Impact Assessments must be carried out by qualified heritage conservation professionals and will include public consultation.

Agricultural Impact Assessments

- 13.** An Agricultural Impact Assessment will be required to consider any development proposal that would result in alienation or fragmentation of Food and Agricultural Land or when development is proposed adjacent to Food and Agricultural Land. The AIA 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 minimize potential land use conflicts

Transportation Impact Assessments

- 14.** A Transportation Impact Assessment (TIA) will be required to determine the impact of additional traffic introduced as part of any new major development. More specifically, TIAs will be required for the following:
- a) Development proposals containing 25 or more new residential lots; and
 - b) Any development over 500 square metres located within a mixed use corridor.
- 15.** A TIA will be conducted using the provisions outlined in the Ministry of Public Works and Transport Criteria for Traffic Impact Assessments (2009)

5.4.

Public Engagement and Consultation

The Government of Barbados is committed to creating an environment which encourages citizens become more involved in the planning process. To this end, the 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, whether initiated by the Government or the private sector, on an application to the Chief Town Planner. 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 Chief Town Planner.

→ 5.5.

Related Initiatives and Studies

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

International commitments and collaborations include COP 21, UNESCO World Heritage Committee, Habitat III and the New Urban Agenda and the Sustainable Cities Initiative. The Governments work and commitments to these initiative have been reflected within the language of the PDP Amendment but will continue to evolve and the policies of the PDP may need to be amended to respect and support these initiatives.

Nationally, significant work is underway on many fronts and will continue to be advanced once this Plan is approved. More specifically, the Integrated Coastal Zone Management Plan, the Coastal Risk Assessment and Management Program process, the Ministry of Public Transport and Works Strategic Plan, Ministry of Housing's Strategic Plan and the Barbados World Heritage Committee's initiatives to advance cultural heritage areas for UNESCO world Heritage site inscription are examples of initiatives 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 review along with 10 year updates will be employed to ensure the PDP remains current with Government direction and key initiatives.

→ 5.6.

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
- Analyze 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 be prepared by the TCPDO every 5 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 climate change and risk adaptation
- Assessment of conformity of new development with the policies of the PDP and implications for the national settlement framework and island settlement structure
- Impacts on core assets including Natural Heritage system, cultural heritage, food and agriculture, core communities

A comprehensive review of the PDP should be undertaken at least every 10 years, or at an earlier timeframe should the monitoring report may recommend same. The 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.

5.7.

Amendments to the Plan

The Plan will be comprehensively reviewed and amended every 10 years. The provisions of this review are outlined in the Town and Country Planning Act.

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 Zone Management Plan;
- To update the Plan with outcomes from the National Wind Energy Study
- To implement any further UNESCO World Heritage site inscriptions
- To update information from the GEMS study on Gulleys
- To implement strategies regarding climate change adaptation and emergency risk reduction
- In considering any amendments, the Chief Town Planner will take into consideration:
 - The need for the proposed change
 - The implications, if any the amendment may have for other components or Core Assets recognized in the Plan
 - The impact of the proposed change on the ability of the Government to achieve the goals, objectives and policies of this Plan
- Review any proposals to alienate Food and Agricultural land

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

5.8.

Boundary and Plan Interpretation

All boundaries shown on the Physical Development Plan Amended are based on 2015 digital mapping or previous PDP schedules and mapping, 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 Amended document includes National level policies, as well as more detailed policies for 10 Community Plan areas. The National level policies provide the framework for the Community Area 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.