SECTION 3: LAND USE POLICIES

3.1 Centres and Mixed Use Corridors

3.1.1 Introduction

Centres and Mixed Use Corridors are essential components of the national land use structure established in the Physical Development Plan Amended 2003. The main purpose of the system of Centres and Mixed Use Corridors is to:

- focus commercial development into key areas which will capitalise on available or potential land, infrastructure and transportation facilities, and use these resources as efficiently as possible;

- provide opportunities for shorter travel distances between home, work and shopping;

- facilitate economic activity and create a stronger community structure by directing a full range of employment, shopping and community services into centres which are strategically located throughout the urban areas of the island, so as to be easily accessible to residents throughout the Urban Corridor.

The Physical Development Plan Amended 2003 proposes a hierarchy of Centres and Mixed Use Corridors as follows:

- The National Centre: Central Bridgetown which is intended to serve as the primary focus for major office, government, and shopping functions in Barbados;

- Regional Centres which are intended to evolve as regionally important activity areas with a wide mix of uses, including a strong residential component;

- Suburban Centres which are located on main highways and serve as important employment and shopping areas. These centres are developed in a more automobile-oriented form than National or Regional Centres;

- Local Centres which provide shopping, business and professional services to local communities and neighbourhoods, and may also accommodate more intensive residential developments;

Promote the National Centre: Central Bridgetown as a primary shopping and office centre.

Strengthen the traditional shopping streets of Regional Centre.

Suburban Centres are more auto-oriented than other centres and mixed use corridors.
- **Mixed Use Corridors** which are linear areas of intensive mixed use development, oriented along a major street or highway, and are intended to accommodate the same range of uses as centres. Mixed Use Corridors shall generally have a strong pedestrian and transit orientation, although each designated corridor has its own unique characteristics and development policies, as described below:

The locations of Centres and Mixed Use Corridors are shown on Map 4: Land Use Plan.

### 3.1.2 General Policies

The following general policies apply to all Centres and Mixed Use Corridors.

3.1.2.1 Centres and Mixed Use Corridors are intended to contain a mix of employment, residential and other uses.

3.1.2.2 Centres and Mixed Use Corridors should be developed in a compact form, with higher densities and a wider mix of uses than in surrounding areas.

3.1.2.3 Centres and Mixed Use Corridors should be developed in a form that facilitates walking and public transit, while also providing the parking and road facilities necessary to accommodate the growing presence of automobiles. In this regard:

a) buildings should be oriented to the street, with direct pedestrian access from the street to the main building entrance;

b) where appropriate, pedestrian-oriented uses such as shops, restaurants and entertainment uses should be encouraged to locate at grade;

c) where appropriate, streetscape amenities such as the planting of street trees, the provision of shade canopies as part of the building design, and the provision of pedestrian-scaled street lighting should be required as a condition of approval;
d) sidewalks and other pedestrian facilities should be provided according to the policies of Section 5.3.6;

e) parking should be provided in rear or side yards, or if located in front yards, should be screened with landscaping;

f) vehicular access should conform to the policies of Section 5.3.4;

g) Centres and Mixed Use Corridors should be planned and designed in a transit supportive manner, according to the policies of Section 5.3.8.

3.1.2.4 The following issues will be considered when proposals for new developments or redevelopment within Centres and Mixed Use Corridors are reviewed by the Town and Country Development Planning Office:

a) compatibility of the proposal with adjacent residential communities. New development should be designed and developed so as to:

i) minimize impacts with respect to shadowing, overview, loss of privacy and blockage of breezes to adjacent residential dwellings. In order to minimize impacts, the Town and Country Development Planning Office may require mitigation measures such as landscape buffers, noise control measures, or increased setbacks from residential uses;

ii) create an effective transition in height and massing between the more intensive corridors and centres and adjacent residential neighbourhoods;

b) compatibility with the built form of adjacent uses in the corridor in terms of building height, scale, massing and relationship to the street;

c) promotion of a pedestrian and transit supportive environment as set out in Section 5.3.6 and 5.3.8;
d) the impacts of the proposed development on existing road infrastructure and parking supply and the infrastructure improvements necessary to accommodate the proposal. In this regard, the Chief Town Planner may require a Traffic Impact Analysis for major commercial, residential or mixed use developments.

3.1.2.5 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.

3.1.3 National Centre: Central Bridgetown

The National Centre: Central Bridgetown serves as the location for major national institutions such as the Parliament Buildings and Government offices; houses the widest variety of shops; serves as the financial centre for the island and houses the largest concentration of office buildings. The main purpose of this designation is to:

- preserve and enhance the role of Central Bridgetown as the primary retail and office commercial centre for Barbados;
- maintain Central Bridgetown’s role as the primary centre for national Government and civic institutions;
- promote the development of Central Bridgetown as a major tourist destination;
- encourage additional housing in appropriate locations within the central area;
- address parking and transportation issues through a requirement for a comprehensive transportation study of the National Centre.

The following policies apply to the National Centre: Central Bridgetown. More specific policies are contained in Section 6.

3.1.3.1 A full range of offices, government, tourist, shopping, and entertainment facilities will be permitted in Central Bridgetown. Residences will also be encouraged in appropriate locations.
3.1.3.2 It is the intent of the Physical Development Plan Amended 2003 to strengthen the role of Central Bridgetown as the primary cultural, governmental, financial, entertainment and shopping area of Barbados.

3.1.3.3 Because of its role as the primary focal point of the island, the Government will give a high priority to developing strategies to improve accessibility into Central Bridgetown. Strategies may include improvements to the transit network and road infrastructure; as well as the promotion of traffic demand management measures including car pools and flexible work hours.

3.1.3.4 The Government will support the use of cash in lieu of parking as set out in Section 5.3.7 and enhanced parking requirements for new developments as a means of resolving the parking supply constraints in Central Bridgetown.

3.1.4 Regional Centres

Regional Centres are traditional communities that contain a mix of office, retail, light industrial and residential uses at a scale and variety sufficiently large to create a regional attraction. Four Regional Centres have been designated on Map 4: Land Use Plan including Speightstown, Holetown, Oistins and Six Crossroads.

- **Speightstown** serves the northern portion of the island and has significant potential to develop into a tourism attraction.

- **Holetown** is primarily a tourism centre with hotels and restaurants on the coastal side of Highway 1 and retail, commercial and residential development on the eastern side of the highway.

- **Oistins** is strategically located between Bridgetown and the Grantley Adams International Airport, at the centre of a large and growing residential area. It is an important commercial and fishing centre and a growing tourism attraction.

- **Six Cross Roads** has potential to develop into a significant centre for retail, employment and community facilities serving the St. Philip area.
The following policies will apply to development in Regional Centres:

3.1.4.1 Permitted uses in Regional Centres will include the full range of community uses including shops, offices, community, cultural and recreational services, government and civic institutions, entertainment, restaurants and tourist accommodations, light industrial and employment uses and a full range of residential housing types.

3.1.4.2 Development in Regional Centres will conform to the general policies of Section 3.1.2.

3.1.4.3 Detailed Community Plans for each Regional Centre are contained in Sections 6 to 10. The Community Plans identify:

a) goals and objectives for each centre;

b) opportunity areas for development;

c) land use designations and accompanying policies;

d) urban design policies and criteria;

e) implementation strategies.

Proposals for development within Regional Centres will conform to the policies of these Community Plans.

3.1.4.4 The Government will develop and implement strategies to enhance accessibility into Regional Centres through improvements to the transit network and provision/upgrading of bus transfer terminals, intersection improvements and upgrades, and traffic demand management measures such as promotion of car pools and flexible work hours.

3.1.4.5 The Government will encourage the revitalisation and renovation of heritage buildings and historic commercial streets in Regional Centres in order to strengthen the role of these commercial areas and increase their attractiveness as tourist destinations.
3.1.5 *Suburban Centres*

Warrens and Wildey are designated as Suburban Centres on Map 4: *Land Use Plan*. Although both these centres play an important regional role, they are considered to be different from Regional Centres in two respects:

- unlike the Regional Centres which are focused on established communities with a traditional built form, the suburban centres have evolved rapidly over the past ten years in a much more automobile oriented pattern;

- while the Regional Centres incorporate a full range of uses with a strong emphasis on residential development, the Suburban Centres are more narrowly focused on employment generating uses such as offices, industries, institutions and major shopping facilities.

**Warrens** currently plays an important role as an industrial and office centre for Greater Bridgetown and has potential to evolve into a full commercial centre, incorporating a mix of shops, offices and light industrial uses. Additional vacant land is available on the south west side of the ABC Highway to accommodate new development. Given Warrens’ location on the ABC Highway, in the centre of a large growing residential area, there is likely to be significant demand for new development at this location.

**Wildey** is almost fully built up but will remain as an important focal point for light industrial, commercial and retail activities. Given the limited supply of vacant land in this suburban Centre, major growth will require intensification and redevelopment of under used sites.

The following policies will apply to these centres:

3.1.5.1 Permitted uses in Suburban Centres include a mix of offices, institutions, light and general industries, shops, restaurants and automobile oriented stores, services and dealerships.

3.1.5.2 Development in Suburban Centres will conform to the general policies of Section 3.1.2.

3.1.5.3 Generally, suburban centres will be reserved for larger-scaled, or more land extensive uses.

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Centres and Mixed Use Corridors

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3.1.5.4 Community Plans should be prepared for each Suburban Centre according to the policies of Section 2.1.2.2. A Community Plan may be required as part of the supporting documentation of a major development or redevelopment proposal in Suburban Centres if, in the opinion of the Chief Town Planner, the proposal is of sufficient scale to require a comprehensive review of traffic, land use or urban design issues in the Centre.

3.1.5.5 In aggregate, shops will generally be limited to a maximum of 9,294 square metres of gross leasable floor area in Suburban Centres. Applications for development beyond 9,294 square metres will be subject to the policies of Section 3.2.3.2.

### 3.1.6 Local Centres

Local Centres are concentrations of neighbourhood-oriented shops, offices and community facilities typically focused on a major intersection. The main purpose in designating a network of Local Centres is to:

- encourage a decentralized pattern of centres within predominantly residential neighbourhoods which will serve as focal points for community activities and amenities and create a more balanced community structure in predominantly residential areas;

- reduce travel distances between residential neighbourhoods and shopping, professional services and other community facilities to encourage transit use, pedestrian and bicycle travel and other alternatives to private automobiles.

Four Local Centres have been identified in the Physical Development Plan Amended 2003, including:

- **Eagle Hall** which serves as a commercial centre for surrounding residential neighbourhoods north of Central Bridgetown;

- the **Worthing Centre**, focused on the intersection of Rendezvous Road and Highway 7, serves as an important retail and commercial centre for the surrounding residential and tourist community;

- **St. Martins**, a small neighbourhood shopping area located in the rapidly suburbanizing coastal area of St. Philip. As residential
development continues in St. Philip, there will be demand for additional retail amenities and community facilities to serve local residents;

- **Hastings**, a small neighbourhood shopping area located along the South Coast Highway, east of the Garrison. This centre contains a selection of small shops, several new office buildings, and a variety of tourist accommodations.

3.1.6.1 Permitted uses in Local Centres may include shops, offices, financial institutions, restaurants, service stations and petrol filling stations and residential uses.

3.1.6.2 Development in Local Centres will conform to the policies of Section 3.1.2.

3.1.6.3 Generally, medium and higher density housing forms, as well as residential units above commercial uses in mixed-use buildings, will be encouraged in Local Centres.

3.1.6.4 In Hastings, office buildings will be limited to a maximum of 2,000 square metres gross floor area per building.

3.1.6.5 Local Centres are intended to accommodate shops up to an aggregate of 4,646 square metres of gross leasable area.

3.1.6.6 The Physical Development Plan Amended 2003 recognizes existing and emerging Local Centres. Additional Local Centres may be designated in Community Plans, according to the following criteria:

   a) in order to maximize accessibility, Local Centres should generally be located at or near the intersections of major roads;

   b) Local Centres will be encouraged to develop within or adjacent to residential neighbourhoods.

3.1.6.7 More detailed development policies for Local Centres may be established in Community Plans.

### 3.1.7 Mixed Use Corridors

Mixed Use Corridors are intended to develop as linear concentrations of commercial, residential, institutional, tourist-related or mixed use development, fronting onto major roads or highways. Several Mixed
Use Corridors have been identified in the Physical Development Plan Amended 2003, which due to their unique development patterns or location qualities, are ideally suited for intensification and redevelopment over the lifetime of the Physical Development Plan Amended 2003. These include:

- Collymore Rock;
- the South Coast Highway (Highway 7);
- Bay Street, in the vicinity of Carlisle Bay;
- Fontabelle Road, Coleridge/Whitepark Road, Baxters Road and Roebuck Street located adjacent to the National Centre.

The following policies will apply in Mixed Use Corridors:

3.1.7.1 The following uses will be encouraged in Mixed Use Corridors:

a) In the South Coast Highway Corridor, the emphasis will be on hotels, shops, restaurants and entertainment facilities, with the potential to develop residences and office buildings, according to the criteria set out in this section;

b) in the Lower Collymore Rock Corridor, the emphasis will be on commercial and institutional land uses such as government and business offices, financial services, institutions, and restaurants. Existing light industrial uses shall also be recognized, as permitted. In the Upper Collymore Rock Corridor, residences, as well as automobile-oriented retail and services will also be permitted;

c) in the Bay Street Corridor, the emphasis will be on residential, office, shops, restaurants, entertainment and tourism uses;

d) the Fontabelle, Roebuck, Baxters and Coleridge/Whitepark Mixed Use Corridors are addressed in detail in Section 6.

3.1.7.2 All development and redevelopment in Mixed Use Corridors will be subject to the general policies of Section 3.1.2.
3.1.7.3 Specific attention will be directed toward creating an attractive, pedestrian-friendly environment in Mixed Use Corridors through the development and redevelopment of individual sites. In this regard, emphasis will be placed on the planning and design issues set out in 3.1.2.4.

3.1.7.4 Generally new residential development in medium and higher density housing forms will be encouraged along Mixed Use Corridors.

3.1.7.5 In the South Coast Highway Corridor, office buildings will be permitted up to a maximum gross floor area of 2,000 square metres per building.

3.1.7.6 Applications for shopping centres with a gross floor area of 9,294 square metres or more will be subject to the policies of Section 3.2.3.2. In addition, the Chief Town Planner may require a Market Impact Study for proposals under 9,294 square metres if, in the opinion of the Chief Town Planner, the proposal may have a negative impact on shops in the National Centre or in Regional Centres.

3.1.7.7 More specific development policies for the Collymore Rock, Bay Street Corridor, Fontabelle, Baxters Road and Roebuck Street Mixed Use Corridors are set out in the Bridgetown Community Plan.

3.2 Shopping Centres

3.2.1 Introduction

The background study undertaken for the Physical Development Plan Amended 2003 indicated that an additional large retail centre of approximately 9,294 square metres may be required sometime during the next decade. Ideally, this facility would locate in the National Centre or one of the Suburban Centres. However, in recent years, large shopping centres such as the Mall Internationale or the Sheraton Centre have located on stand-alone sites near major highways. While these centres were not foreseen in the previous versions of the Physical Development Plan Amended 2003, they now play a central role in the island’s retail structure.
The purpose of this designation is to:

- recognize existing and approved shopping facilities such as the Mall Internationale, the Sheraton Centre, and the proposed shopping centre on the Ronald Mapp Highway north of Warrens;

- to permit a variety of commercial and community oriented uses to develop in these locations, in addition to shops;

- to ensure that any proposed additions to these retail facilities will not compromise the role, economic viability and attractiveness of shopping districts in Central Bridgetown or the Regional Centres.

The locations of designated Shopping Centres are shown on Map 4: Land Use Plan.

3.2.2 Permitted Uses:

The predominant use in Shopping Centres will be for shops and offices. Complementary uses such as cultural, recreational, entertainment, institutional, community facilities and open space will also be permitted.

3.2.3 Policies:

3.2.3.1 In aggregate, retail space in individual Shopping Centres will be limited to a maximum of 9,294 square metres of gross leasable floor area.

3.2.3.2 Applications for development of shopping facilities larger than 9,294 square metres, or development of new Shopping Centres not designated in the Physical Development Plan Amended 2003, will be subject to the following:

   a) an appropriate market impact study to demonstrate that the proposed development can be justified without detriment to the role, function or economic viability of shopping facilities in Central Bridgetown, Regional Centres and Local Centres. 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;

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 centre will be adequately designed to minimize any specific negative impacts on surrounding uses including the provision of:

1) adequate screening and distance separation from sensitive off-site uses such as residential, open space or community facilities;

2) measures to minimize impacts of lighting on surrounding uses;

iii) that the proposed centre 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; landscaping and streetscape improvements along the major roads abutting the development.

c) an appropriate transportation study to demonstrate:

i) that the capacity of roads and intersections are adequate to accommodate the traffic generated by the proposed centre;
ii) that adequate on-site parking, loading and circulation will be available to accommodate the traffic generated by the proposed centre.

d) Subject to the conclusions of the market study, the Chief Town Planner may require that a proposed retail centre be phased.

3.2.3.3 Applications for shopping centres having less than 9,294 square metres of retail floor space may also be subject to Policy 3.2.3.2 if, in the opinion of the Chief Town Planner, the proposed development could have significant impacts on existing shopping areas, transportation infrastructure or is located adjacent to sensitive land uses.

3.3 Tourism

3.3.1 Introduction:

The designation establishes development and redevelopment policies for tourist accommodations and associated uses, primarily in the beach-oriented coastal tourism districts of the west, south and south east coast. The policies pertaining to tourism seek to promote the industry while recognizing the detrimental impacts that tourism can bring, especially along sensitive coastal areas. Therefore, a new tourism must be developed so as to reflect the policies of Section 4, with specific reference to policies pertaining to Natural Heritage Conservation Areas; Coastal Landscape Protection Zones, and Barbados National Forest Candidate Sites.

Within this overall objective of natural heritage protection, the purpose of this designation is to:

- focus new beach-oriented tourism development into existing coastal tourism districts and to discourage expansion of coastal tourism districts beyond existing developed areas;
- promote redevelopment and enhancement of existing tourism properties;
- maintain and improve public access to beaches through the redevelopment process;
• promote the enhancement of public infrastructure and the pedestrian environment in tourism districts through the development and redevelopment process and through public initiatives;

• ensure that new tourism development will not unduly detract from existing residential neighbourhoods.

The locations of Tourism areas are shown on Map 4: *Land Use Plan*.

**3.3.2 Permitted Uses:**

Tourist accommodation including hotels, guest houses, apartment hotels and resorts, as well as associated uses such as shops, restaurants, bars and tourist services and associated community uses. Residential uses are also permitted according to the policies of Section 3.4.3.

**3.3.3 Policies:**

3.3.3.1 New beach-oriented hotel and tourism development will be directed primarily to existing tourism areas along the south and west coasts.

3.3.3.2 All new development and redevelopment in coastal tourism areas will be consistent with the policies of the Integrated Coastal Zone Management Plan.

3.3.3.3 Proposals for development of new accommodations, resort facilities, and other tourist-related uses such as restaurants and stores will be subject to the following policies:

a) in tourist areas where Community Plans have not been undertaken, a traffic study which addresses the impacts of the proposal on the existing road system and improvements necessary to accommodate the proposal, may be required by the Chief Town Planner;

b) development or redevelopment of waterfront properties shall be designed to maintain and enhance views and public access to the beach and water, according to the policies of Section 2.5.4, and will be
subject to the policies of the Integrated Coastal Zone Management Plan as set out in Section 2.5.3;

c) development or redevelopment proposals should incorporate measures to improve the pedestrian environment along the frontages of their properties, including the provision of sidewalks, screening from parking areas and appropriate lighting;

d) all applications for development of tourist uses adjacent to residential properties will be subject to the provisions of Policy 3.4.4.2;

e) The Government will encourage the conversion of plantation houses for tourism and accommodation uses;

3.4 Predominantly Residential Areas

3.4.1 Introduction:

The purpose of this designation is to encourage residential development and redevelopment which will:

· maintain and enhance the quality and character of Barbados’ stable residential neighbourhoods and to encourage revitalisation of older residential districts;

· promote a variety of housing types in new and established residential neighbourhoods, which will meet the needs of a wide range of household types and incomes;

· promote the efficient use of land through compact development patterns and intensification/renewal of established residential areas where appropriate;

· facilitate the provision of small-scale, neighbourhood-oriented commercial facilities in appropriate locations to improve community amenity, reduce the length of car trips and encourage pedestrian travel.

The locations of Predominantly Residential Areas are shown on Map 4: Land Use Plan.
3.4.2 **Permitted uses:**

In the Predominantly Residential designation, the following uses will be permitted:

- a full range of housing types including single family, semi-detached, duplexes, terrace housing and apartments according to the policies of Section 3.4.3,

- home occupations ancillary to a residential use provided that the home occupation:
  - employs no more than three (3) persons;
  - covers no more than 25% of the gross floor area of the dwelling;
  - is located wholly on the residential property;
  - does not involve the sale of goods to the public or storage or use of hazardous materials. Light manufacturing or repair of machinery or vehicles, may be permitted as home occupations, provided that they do not result in objectionable noise, vibration, fumes or odours, and that all storage is fully enclosed;

- recreation parks and community mini-parks according to the policies of Section 4.3.5.4 b) and 4.3.5.5;

- neighbourhood-oriented institutional uses such as primary schools, churches and halls, libraries and community centres, and local museums according to the policies of Section 3.5.3.1;

- small-scaled neighbourhood commercial uses, including convenience stores, small offices and gas stations, according to the policies of Section 3.4.4;

- light industrial uses according to the policies of Section 3.4.5.
3.4.3 Policies for Residential Uses:

3.4.3.1 Revitalisation and infilling in older residential neighbourhoods will be promoted according to the following strategies:

a) identifying community improvement areas (which are neighbourhoods and districts in need of improvement) in Community Plans;

b) identifying key community improvement projects within community improvement areas;

c) forming partnerships with the private sector, community groups and other agencies to facilitate implementation of community improvement projects;

d) assisting in securing funding for the construction of approved projects;

e) facilitating the approval of appropriate residential intensification and redevelopment projects in areas that are currently, or are planned to be, served by piped sewer systems.

3.4.3.2 When reviewing residential subdivision applications, the Chief Town Planner will consider the extent to which they meet the following planning and design considerations:

a) the proposed subdivision is located within the Urban Corridor, a Rural Settlement with Growth Potential 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, sewer, 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;
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3A.3.3 As a condition of approval, developers will be required to provide street trees, sidewalks and street lighting in all new subdivisions.

3A.3.4 Specific locations for higher density housing are not identified in the Physical Development Plan Amended 2003. Instead, proposals for higher density or high-rise housing will be considered by the Chief Town Planner, based on the following criteria:

a) they should generally be directed to sites which front onto Class I Special, Class I and Class II roads, or sites located at the intersections of these roads and local roads. The locations of these roads are shown on Map 7.

b) they should be directed to sites which minimize impacts such as overshadowing and over viewing of adjacent residential properties and blockage of breezes;

c) there should be a gradual transition of building heights and densities in residential neighbourhoods rather than indiscriminantly 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 peripheries of residential areas and along major roads.
3.4.4 Policies for Commercial Uses in Predominantly Residential Areas:

3.4.4.1 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 and Class II roads within Predominantly Residential Areas or on local roads where they intersect with these main roads.

3.4.4.2 Applications for non-residential uses will be assessed on an individual basis by the Chief Town Planner 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 and preserve the residential amenity of adjacent residential properties. Proposals which would likely 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 5.3.6 can be provided;

d) the proposed development will not create unacceptable traffic congestion. A Traffic Impact Study may be required in areas experiencing traffic congestion or if significant commercial development activity is occurring in the surrounding area.

3.4.4.3 Residential uses will be encouraged on upper storeys in conjunction with community-oriented retail and commercial uses.

3.4.5 Policies for Industrial Uses in Predominantly Residential Areas:

3.4.5.1 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 intensify so long as the intensification in use does not result in an increase in the use of hazardous and toxic materials, and are better controlled.

3.4.5.2 Applications for expansions and/or intensification of industrial uses in Predominantly Residential Areas may be permitted by the Town and Country Development Planning Office, if they conform to each of the following criteria:

a) the proposal is not injurious to the residential amenity of the area;

b) uses will be wholly enclosed within buildings;

c) further intensification in the use or storage of hazardous or toxic materials will not be permitted;

d) outdoor storage will not be permitted;

e) the proposal is located on property which fronts directly onto a Class I Special, Class I, Class II or Class III road (See Map 7);

f) 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;

g) the proposal conforms to the criteria of 3.4.4.2.

3.5 Major Institutional

3.5.1 Introduction:

This designation establishes policies relating to the location and development of institutional uses. Only Major Institutions, such as government facilities, the university, community colleges and secondary schools have been shown on Map 4: Land Use Plan.

Other institutions and community facilities such as elementary schools, churches, cemeteries, libraries and community centres have
not been shown as they are permitted in a wide variety of land use designations, including Predominantly Residential Areas. However, policies relating to the location and development of these smaller-scaled institutions are also included in this designation.

The intent of this designation is to provide an appropriate environment and setting for major institutional uses which will:

• integrate these uses, as appropriate, within the surrounding community context;

• seek to maintain and enhance the quality of development on and adjacent to the institutional designation;

• ensure that community-scale institutional uses will be well integrated into residential neighbourhoods.

3.5.2 Permitted Uses:

Major institutions include government offices, operations and services, and the full range of community and educational facilities.

3.5.3 Policies:

3.5.3.1 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 are:

a) directed to locations where they will function as a focus for the neighbourhood;

b) directed to locations where sufficient off-street parking will be provided;

c) compatible in scale to surrounding residential uses;

3.5.3.2 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.
3.5.3.3 Major Institutional uses, including government offices and services, major educational facilities, art and cultural facilities will be directed to designated Institutional Areas, as well as to Centres and Mixed Use Corridors.

3.5.3.4 Major institutional uses as described above may be established outside of designated Major Institutional Areas and Centres and Mixed Use Corridors provided that the site has direct access to major roads and public transit facilities, and the proposed development is compatible with surrounding uses.

3.6 Employment Areas

3.6.1 Introduction:

Employment Areas are intended to accommodate the majority of General Industrial and Light Industrial uses in Barbados. All of the Barbados Investment and Development Corporation’s estates, as well as private industrial areas are designated under this category.

The purpose of this designation is to maintain and strengthen Barbados’ employment and economic base by:

- designating sufficient land to accommodate the projected growth in industry and business services over the next ten years;
- providing a variety of locations and lot sizes throughout the Urban Corridor which will capitalize on existing transportation infrastructure and meet the needs of existing and future employers;
- permitting a wide range of employment generating uses, while according priority to industrial uses;
- promoting a high level of building and urban design standards.

The locations of Employment Areas are shown on Map 4: Land Use Plan.

3.6.2 Permitted Uses:

General and light industrial uses, knowledge-based uses such as telecommunications, informatics, research and development, office
buildings, business-related services and financial institutions, restaurants and ancillary retail facilities including showrooms provided that: no more than 20 percent of the total land area of each Employment Area is used for office buildings and financial institutions; and that the gross floor area of any ancillary retail facility is limited to 15 percent of the total floor area of the main industrial and/or warehouse building. These thresholds help protect the viability of industrial uses in Employment Areas.

3.6.3 Policies:

3.6.3.1 Activities involving the use or storage of hazardous and/or noxious materials in potentially dangerous quantities will be prohibited in all Employment Areas.

3.6.3.2 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 3.7.3.

3.6.3.3 New subdivisions or 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 abut residential areas, screening in the form of landscape materials or solid fencing or additional setbacks will be provided within the Employment Area to screen loading, outdoor storage areas and industrial activities;

d) creation of a pedestrian-supportive environment, as set out in Section 5.3.6.
When reviewing proposals for new developments within Employment Areas, the Town and Country Development Planning Office will consider the following issues:

a) 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 will be designed so that they do not shine into adjacent residential areas.

### 3.7 Special Industry

#### 3.7.1 Introduction:

The Special Industry designation specifically addresses the location and development criteria for industries whose processes are potentially noxious or dangerous to health and detract from general amenity by reason of excessive smell, fumes, smoke, dust, grit, ash, noise or vibration.

The purpose of this designation is to:

- recognize and protect existing special industrial areas;
- direct uses which are incompatible with special industry (such as residential, recreation, tourism etcetera) to locations which are well removed from existing special industrial sites;
- ensure that new special industrial development will not produce negative impacts on natural areas or sensitive urban land uses.

The locations of existing special industries are shown on Map 4: *Land Use Plan*. 

Special industries such as this sugar factory can have significant impacts on adjacent properties.
3.7.2 Permitted Uses:

The primary use permitted in the Special Industrial Areas will be those special industrial uses defined in Section 2.5.2.1 a) i). Offices, showrooms, outdoor storage and other uses which are normally considered accessory to such special industrial uses will also be permitted.

3.7.3 Policies:

3.7.3.1 Existing special industrial operations are designated on Map 4: Land Use Plan. 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 Town and Country Development Planning Office, they would not be negatively affected by the Special Industrial operation.

3.7.3.2 All applications for new special industrial developments, or expansions to existing facilities, will be subject to an Environmental Impact Assessment.

3.7.3.3 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 in proximity to Zone 1 Water Protection Area;

c) locations which would not result in significant negative impacts to sensitive land uses such as residences, open space, community facilities, tourist districts or recreational/beach areas;
3.7.3.4 Proposals which do not meet all of the above criteria will be required to demonstrate how the negative impacts will be mitigated.

3.7.3.5 All special industrial development will be subject to the policies of Section 5.5.2.

3.7.3.6 Outside storage will be permitted in Special Industrial Areas provided that it is adequately screened from public view.

3.7.4 Checker Hall Special Study Area

3.7.4.1 Checker Hall in the parish of St. Lucy contains a significant limestone quarry which provides the raw materials for the Arawak Cement Company plant. The company also owns a lime manufacturing facility at Maycocks, St. Lucy which is in close proximity to the existing limestone quarry. The nature and scale of these operations has led to the application of a Special Industry designation. The quarry and the manufacturing operations are located within the urban boundary and in close proximity to existing residential communities. In view of the sensitivity of its location, the area generally surrounding the special industrial activities has been designated as the Checker Hall Special Study Area.

3.7.4.2 The Cement Company filed an application with the Chief Town Planner to expand its existing operations. Since the proposal is likely to affect the surrounding residential area, the Chief Town Planner requested an Environmental Impact Assessment. Following the review of the Environmental Impact Assessment, planning permission was granted for the expansion of the operations with
appropriate conditions to minimise any negative impacts on the environment.

3.7.4.3 The intent of this designation is to ensure that Environmental Impact Assessment is undertaken to assess any further applications for industrial expansion in light of the objectives of this Physical Development Plan Amended 2003 with respect to continued sustainability and protection of community and cultural and natural resources.

3.7.4.4 An Environmental Impact Assessment will be required, as part of the supporting documentation for an application to expand the resource extraction area. The Environmental Impact Assessment 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;

c) the implications for the character and visual quality of the local surroundings;

d) impacts on features of natural heritage and/or environmental sensitivity within and adjacent to the application 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.

3.7.4.5 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.

3.7.4.6 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.

3.8 Resource Extraction

3.8.1 Introduction:

There are five active quarries and mine operations in the National Park boundaries, as well as numerous limestone quarries throughout the remainder of the island. These range from very low impact resource extraction operations such as the Potteries, to very high impact mining of sand at Walkers or some of the limestone quarries, whose operations involve blasting.

While natural resource extraction is a national economic necessity, this activity should be strictly controlled in sensitive natural areas, and should be carefully managed in other areas to ensure that impacts are minimized.

The purpose of this designation is to:

- recognize all existing resource extraction operations;
- control resource extraction in Natural Heritage Conservation Areas;
- protect resource extraction operation by restricting incompatible development adjacent to existing and new operations;
- ensure proper management during the lifetime of the operation, as well as adequate rehabilitation prior to closure of the facility.
The locations of existing resource extraction operations are shown on Map 5: Resource Extraction.

### 3.8.2 Permitted Uses:

Permitted uses in the Resource Extraction designation will include mining and quarrying and related operations.

### 3.8.3 Policies:

3.8.3.1 Applications for new resource extraction operations will be subject to the following policies:

a) an Environmental Impact Assessment will be required, which addresses, at a minimum the following issues:

i) adequacy of road infrastructure serving the site;

ii) anticipated impacts of the proposed operation on adjacent land uses, in terms of noise, traffic, vibration, dust and fumes;

iii) impacts of the proposed operation on ground water quality and supplies.

iv) impacts on the coastal environment, Natural Heritage Conservation Areas and other environmentally sensitive areas;

v) impacts on the character and visual quality of surrounding landscapes;

vi) assessment of soil stability and potential impacts on soil stability from the proposed development;

vii) an assessment of potential mitigation measures.

b) 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;
Map 5: Resource Extraction
National Physical Development Plan, Amended 2003

Legend

Existing Resource Extraction:
- Existing Limestone Quarry
- Sand / Clay Mine
- Natural Gas / Oil

Potential Resource Reserves:
- Clay
- Sand
- Sand and Clay
- Shale
c) proponents for new Resource Extraction operations will be required to submit “Management and Closure Plans” which will address the following issues:

i) extraction and processing methods;

ii) removal and storage of topsoil;

iii) hours of operation and truck traffic;

iv) rehabilitation of the quarry or mine site after the operations have ceased;

d) all extraction and processing must be conducted in a manner which will minimize negative environmental and social impacts, in accordance with all Government legislation, standards and policies;

e) development proposals located within 500 metres of an existing or closed Resource Extraction site, or a Resource Reserve area, will only be permitted if, in the opinion of the Town and Country Development Planning Office and where applicable the Environment Division, Ministry of Housing, Lands and the Environment, these uses would not be negatively affected by existing or potential resource extraction operations.

3.9 Natural Resource Reserves

3.9.1 Introduction:

Natural Resource Reserves which include aggregate and oil reserves are important to the future of the nation’s economy.

Aggregate reserves, primarily sand and clay, are spread along the eastern coast, concentrated in the areas of Boscobelle, Chalky Mount, Springfield-Cattlewash, Sand Hill at Walker’s Savannah and St.Margaret’s-Martins Bay. Several mines are active in these areas. Aggregate reserves also include stone quarries, which are found across the island. On-shore oil reserves are found in the Woodbourne oilfield and some areas in the St. George Valley. Exploration activities are underway to identify additional on and off-shore oil reserves.
The purpose of this designation is to:

- Identify the location of known or potential natural resource reserves;
- Establish policies to ensure that development will not compromise the ability to extract these resources over the long term;
- Identify the need to protect existing marine-based resources during the extraction process.

The approximate locations of known and potential reserves are shown on Map 5: Resource Extraction.

3.9.2 Policies:

The Natural Resource Reserve designation is intended to apply in conjunction with the land use category attributed to the subject lands. Development in this designation will therefore be subject to the policies of the underlying land use category, provided that, in the opinion of the Town and Country Development Planning Office and the Environment Division, Ministry of Housing, Lands and the Environment, the proposal would not compromise the ability to extract these resources over the long term.

3.10 Golf Courses

3.10.1 Introduction:

Barbados is experiencing significant demand for new golf courses, which can provide new employment opportunities for local residents and strengthen the range of attractions and activities for tourists. However, golf courses can also have significant environmental and agricultural impacts. The Physical Development Plan Amended 2003 identifies existing and approved golf courses and provides conditions for the approval of new golf courses. New golf courses will only be permitted through an amendment to this Plan, subject to an Environmental Impact Assessment as set out in Section 3.10.3.2. Applications for new golf courses will require careful review to ensure that both the costs and benefits are fully considered and that adequate mitigation measures can be implemented to ensure that the negative impacts are reduced to an acceptable level.
The purpose of the Golf Course designation is to:

- recognize existing golf course developments;
- establish, review and develop policies for golf course applications addressing agricultural, environmental and financial issues;
- identify areas where golf course development will not be permitted.

### 3.10.2 Permitted Uses:

Within the Golf Course designation, permitted uses will include golf courses and related land uses including club houses, restaurants, bars, recreation facilities, hotels, residences and shops.

### 3.10.3 Policies:

3.10.3.1 Only built and approved golf courses are shown on Map 4: Land Use Plan.

3.10.3.2 All proposals for golf courses (including those which have received outline approval on the date of approval of the Physical Development Plan Amended 2003) will be subject to an Environmental Impact Assessment. At a minimum, the Environmental Impact Assessment will address the following issues:

a) An assessment of pre-development conditions, including:

   i) **Water Supply:** including storm water drainage, the quantity and quality of groundwater available for use of the proposal, the present level of use of these resources, current commitments for both potable and irrigation purposes, potable and irrigation water requirements associated with the proposal and aquifer recharge associated with the proposal.

   ii) **Soil Stability:** an assessment of soil stability and potential impacts on soil stability from irrigation.

   iii) **Natural Heritage:** an assessment of sensitive environmental features and ecological habitats on and
adjacent to the proposed development, and an assessment of potential impacts on these resources as a result of the proposed development.

iv) **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) **Sewage**: proposed methods of sewage disposal and expected environmental impacts.

ii) **Water Supply**: assessment of the impacts of the proposal on storm water drainage and the supply and quality of ground water.

iii) **Pesticides and Fertilizers**: assessment of the impacts of the use of pesticides and fertilizers on ground water supplies and environmental features.

iv) **Agricultural Impacts**: an assessment of the potential impacts of the proposed development on surrounding agricultural operations.

v) **Financial and Economic Impacts**: an analysis of the financial and economic impacts of the proposed development.

vi) **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.

vii) **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 ground water for irrigation purposes through surface water impoundment/retention,
waste water recycling and/or the use of brackish or desalinated water; storm water management measures to reduce runoff and erosion; waste water recycling and the use of waste water from the south and west coast sewage projects for irrigation purposes.

d) Post-development Monitoring: post-development monitoring subject to the standards of the Town and Country Development Planning Office and the guidelines set out in the Environmental Management Plan shall also be required. Post-development monitoring may include, but not be limited to:

i) monitoring ground water 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.

3.10.3.3 Where the proposed golf course development is considered suitable based on the above criteria, it may be approved subject to the following conditions:

a) Communal sewage systems with tertiary treatment will be required for all golf course development. Recycling of waste water 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;

b) the management of solid waste (collection, removal, disposal) will be the responsibility of the developer;

c) the developer will be required to pay the full cost of any upgrading of road and utilities infrastructure necessary to accommodate a proposal;

d) 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;
e) a detailed phasing plan for the development, including time limits for completion of phases, must be approved by the Town and Country Development Planning Office prior to final approval of the proposal;

f) no conveyance of lands will be permitted prior to the satisfactory completion of the golf course;

g) 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;

h) developers must agree to undertake the following, in a form acceptable to the Town and Country Development Planning Office, prior to final approval of a proposal:

i) an erosion control plan for management of storm water run-off and sedimentation during construction;

ii) an Integrated Pest Management System;

iii) a pesticide and fertilizer use and storage plan, in accordance with the directives of the Pesticides Control Board.

3.10.3.4 Golf course development will not be permitted in the following areas:

a) in Zone 1 Water Protection Areas;

b) on erosion-prone soils where, in the opinion of the Ministry of Agriculture and Rural Development, 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 areas containing sensitive environmental features and ecological habitats.
3.11 Rural Settlements with Growth Potential

3.11.1 Introduction:

Within the rural area, certain villages contain important community facilities such as primary schools, churches and chapels, police stations and sub-stations, and health facilities (the old almshouses, health centres and clinics) and play a role as a “central place” for the surrounding population.

The communities of Rowans/Walkers/Glebe, Ellerton, Church Village, Gall Hill, Woodbourne/St.Patrick's, Bathsheba, Horse Hill, Belleplaine, Mile-and-a-Quarter, Boscobelle and Crab Hill have been designated as Rural Settlements with Growth Potential to reflect their existing and potential role within the national urban structure. In addition to their role as residential communities, these villages are intended to act as focal points for the rural population, providing a range of facilities and services at centralized locations, for the benefit and convenience of the public. They are also intended to provide employment opportunities for local residents.

The purpose of the designation is to:

- identify the location of these central communities;

- direct new community and commercial facilities to locate within them;

- identify conditions for new development within them. The boundaries of the Rural Settlement with Growth Potential shown on Map 4: Land Use Plan are general and are intended to identify the approximate location of existing developed settlement areas.

3.11.2 Permitted Uses:

Permitted uses in the Rural Settlements with Growth Potential will include residences; community facilities including schools, parks, playing fields, churches, police stations, post offices; libraries and community centres; social halls; clinic or health centres; non-noxious light industrial uses; small scale offices; and shops which provide for the daily needs of the community.
3.11.3 Policies:

3.11.3.1 When siting new community, education or health facilities within rural areas, the Government will endeavour to locate them in the identified Rural Settlements with Growth Potential.

3.11.3.2 It is generally envisaged that residential uses will be primarily single family dwellings, however, multiple dwellings or apartments may be permitted on appropriate sites, as long as they are generally compatible with and do not negatively impact adjacent residential uses.

3.11.3.3 New community or commercial facilities will be encouraged to locate in proximity to existing facilities, in order to create or strengthen the central core and maximize convenience of residents.

3.11.3.4 New light industrial development will conform to the policies of Section 3.6.

3.11.3.5 The Town and Country Development Planning Office will undertake Community Plans in accordance with Section 2.1.2.2 to establish a more detailed planning and policy framework for the Rural Settlements with Growth Potential.

3.11.3.6 In the absence of a Community Plan, the Town and Country Development Planning Office will have regard for the issues set out in Section 2.1.2.2 in evaluating proposals for development.

3.12 Rural Settlements

3.12.1 Introduction:

Numerous small rural settlements are located across the island. This settlement pattern results from the distribution of the sugar plantations and has changed little over the years. Despite a decline in rural population in certain parishes, other areas with special scenic attributes have become increasingly desirable for suburban style residential development, resulting in negative impacts on landscape quality and agricultural practices in some instances.
Map 4: *Land Use Plan* identifies existing Rural Settlement Areas. The boundaries of the designation are general and are intended to identify the approximate limits of developed settlement areas.

The purpose of this designation is to:

- recognize existing Rural Settlement Areas;
- allow for new incremental growth through limited infilling and small scale extensions to the existing settlement areas, where appropriate.

### 3.12.2 Permitted Uses:

Permitted uses in Rural Settlements will include single family residences; small community-oriented commercial uses and shops; and community facilities such as schools, community centres and parks. It is envisaged that shops, offices and industrial uses which serve a wider population base will be directed to Rural Settlements with Growth Potential or the Urban Corridor.

### 3.12.3 Policies:

3.12.3.1 Applications for limited infilling and minor extensions to existing settlement areas may be permitted in Rural Settlements provided that the proposal:

a) is adjacent to existing development;

b) represents an infilling or an extension of the existing community fabric;

c) does not exceed the number of dwelling units in the existing community;

d) is compatible with the nature and the scale of the existing community;

e) is supported by adequate infrastructure, community facilities and services;

f) does not extend into arable agricultural land;
g) does not negatively impact existing agricultural operations;

h) does not detract from the landscape quality or the visual amenity of the area.

3.12.3.2 Applications for minor extensions to settlement areas will be permitted one time only, so as to concentrate new applications for subdivisions in Rural Settlements with Growth Potential, National Park Villages or the Urban Corridor.

3.12.3.3 Rural settlements that are shown on Map 4: Land Use Plan as “Community/Administrative Service Centres” contain important community and government facilities which serve the surrounding rural community. Proposals for new rural community and government services will be directed to these locations, in order to build on existing facilities.

3.13 Agriculture

3.13.1 Introduction

Since the time of the first Barbados comprehensive development plan over 30 years ago, the primary policy objective was to preserve agricultural land. Indeed, arable land was accepted as the most important constraint to development and one that should be regarded as an absolute barrier.

In compliance with this long-term objective, and the more detailed agricultural land use policies set out in the Barbados Area Development Plan, the lands designated Agricultural on Map 4: Land Use Plan are intended to be conserved for agricultural purposes. Only very limited non-agricultural development will be permitted in agricultural areas, such as agriculture-related dwellings, limited infilling adjacent to settlements and small scale tourism or recreation uses in surplus plantation yards. Urban development is to be directed to the designated Urban Corridor and the Rural Settlements with Growth Potential, where sufficient land has been designated to accommodate projected urban growth within the Physical Development Plan Amended 2003 period and beyond.
Under exceptional circumstances, non-agricultural development may be considered on agricultural land (subject to an Environmental Impact Assessment and amendment to the Physical Development Plan Amended 2003 in instances where the land area is greater than 10 hectares), but only if the proposal provides significant economic, social or environmental benefits, and if suitable sites are not available in urban areas or rural settlements. Where there are no alternatives to development on agricultural land, development will be directed to lower quality agricultural land, recognizing the constraints imposed by other objectives of the Physical Development Plan Amended 2003, such as the preservation of natural heritage sites, protection of the rural quality of the National Park and avoidance of hazard lands as shown in Appendix D. Agricultural lands are divided into six classes: Classes I, IIa, IIb and III are the most fertile and productive, while Classes IV and V present more constraints for agriculture.

### 3.13.2 Permitted Uses

Agricultural areas shall be reserved primarily for agriculture and farm-related uses, including buildings and dwelling houses related to agricultural operations. Other permitted uses shall include essentially rural activities such as forestry, conservation and open space. Small scale tourist and recreational uses, or commercial or industrial uses related to agriculture, may be permitted in surplus plantation yards.

### 3.13.3 Policies

3.13.3.1 Within the Agriculture designation, the Government will ensure that agricultural practices are appropriate, sustainable and designed to protect and preserve natural resources.

3.13.3.2 The Government will promote increased food security through continued emphasis on crop diversification and the balance of domestic food production with selective importation.

3.13.3.3 The Government will promote research into new agricultural practices and technologies which will improve efficiency and profitability and minimize the negative impact of agricultural activity, notably the use of pesticides and herbicides, on the nation's natural resources.

3.13.3.4 It is the intent of the Physical Development Plan Amended 2003 that new development in the Agriculture areas...
designated on Map 4 shall be limited to the permitted uses identified in Section 3.12.2. All other uses should be directed to appropriate locations in the Urban Corridor, Rural Settlements with Growth Potential or the National Park Villages.

3.13.3.5 It is recognized, however, that it may be necessary, under exceptional circumstances, to permit non-agricultural land uses in the Agriculture area. Land uses not identified in Section 3.12.2 shall only be permitted in accordance with the following policies:

a) there are over-riding social, environmental and economic benefits associated with the proposal;

b) there are no alternative locations for the proposal within the Urban Corridor, in Rural Settlements with Growth Potential or in the National Park Villages;

c) if there are no alternatives to development on agricultural land, the proposal shall be directed to the land of the lowest Class, provided that alternative sites in lower Classes do not have an environmental, cultural or economic value which outweighs the agricultural considerations, and that development of these alternative locations does not contravene other applicable policies of the Physical Development Plan Amended 2003, particularly those in Section 11, Section 4.3.3, or the policies respecting hazard lands set out in Sections 2.5.9, 2.5.10, 2.5.11, and 2.5.12;

d) satisfactory completion of an Environmental Impact Assessment, which addresses the issues set out in Policies 3.13.3.5 a) b) and c), plus any other issues considered relevant by the Environmental Impact Assessment Panel;

e) an amendment to the Physical Development Plan Amended 2003 where the land area is greater than 10 hectares, in accordance with the policies of Section 12.4.

3.13.3.6 As set out in Section 2.1.2.1 c), the land designated agricultural within the Urban Corridor should be
protected, and will remain in agriculture so long as is reasonably possible; provided this does not impact on demand for the release to development of other agricultural land outside of the Urban Corridor. The conversion of these lands from agricultural use shall be subject to an Environmental Impact Assessment, which takes into account the public investment in irrigation.

3.13.3.7 Subdivision or change of use of land in the Agricultural area shall 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, three 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 shall be no subdivision of these lands.

ii) **Category 2** consists of holdings of 11 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 shall be not less than 10 hectares.

iii) **Category 3** consists of holdings 10 hectares and smaller. These may be subdivided to create lots of a minimum size of 1 hectare.

b) Permission for subdivision of Category 2 and Category 3 holdings may be granted one time only. Further subdivisions shall not be permitted.

c) In all cases, the use of the subdivided land shall be for agricultural purposes only, as set out in Section 3.13.2. There shall be no change of use in Category 1, 2 and 3.
agricultural land holdings.

d) Subdivisions to support a change of use within a Plantation Yard, as envisaged in Section 3.13.3.10 will generally be permitted.

e) Subdivisions to create substantially larger plots or as an addition to an existing agricultural holding will generally be permitted.

3.13.3.8 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 3.13.3.7. Continuation of these leases shall 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 Town and Country Planning Act, Cap.240.

3.13.3.9 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, even warehousing and such like.

b) 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 Chief Town Planner 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

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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;

v) development of listed buildings or areas with archaeological resources will be subject to the policies of Section 2.4;

c) 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;

d) Residential subdivisions of plantation yards shall 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 Chief Town Planner, subject to satisfaction of the conditions set out above.