



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING GUIDELINES

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Image on Front Cover -Source: Barbados Physical Development Plan 2017

List of Acronyms

CHCA	Cultural Heritage Conservation Area
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
HCA	Heritage Conservation Area
IEE	Initial Environment Evaluation
NHS	Natural Heritage System
PDP	Physical Development Plan
WHS	World Heritage Site

1. INTRODUCTION

Environmental Impact Assessment (EIA) is a critical activity in development planning and contributes to creating a safer, more resilient society. Environmental Impact Assessment assists in making decisions about how we develop and use the land, so that we balance sustainable economic growth with environmental integrity and social well-being. Sound development planning is particularly important to small States that are highly vulnerable ecologically, economically, socially and that will see increasing challenges to their socio-economic development in the future.

The Environmental Impact Assessment Screening Guidelines for Development Applications have been developed by the Environmental Impact Assessment Committee of the Planning and Development Board to provide guidance on the rationale, approach, and process of screening applications for development to determine the need for an EIA. This is in accordance with *The Planning and Development (Environmental Impact Assessment) Regulations, 2021 of the Planning and Development Act 2019-5 (amended 2020), Section 4 paragraph 1*, which requires the establishment of guidelines for the screening of development applications. The regulations also require that those guidelines should be made publicly available.

These Guidelines explain the legal and regulatory basis for EIA, and the process of screening development applications to determine whether EIA should be requested. It also provides practical guidance on the matters that will inform the screening of development applications i.e., the types of development that will trigger a request for an EIA based on the legislation, and the any additional policy considerations that are relevant.

The Guide is therefore useful for any individual or organization applying for, or planning to apply for, development permission in Barbados.

2. ENVIRONMENT IMPACT ASSESSMENT

An Environmental Impact Assessment (EIA) evaluates the impacts of a proposed development. It identifies the potential environmental, social, cultural, heritage and economic risks, as well as any potential opportunities that may result from proposed development. The EIA also recommends measures for mitigating the risks so that the proposed development can realise its intended benefits. The goal of EIA is

not to prevent development, but rather, to better understand the nature and extent of the impact(s) of a proposed development and to identify mitigation measures to reduce or eliminate the significant risks.

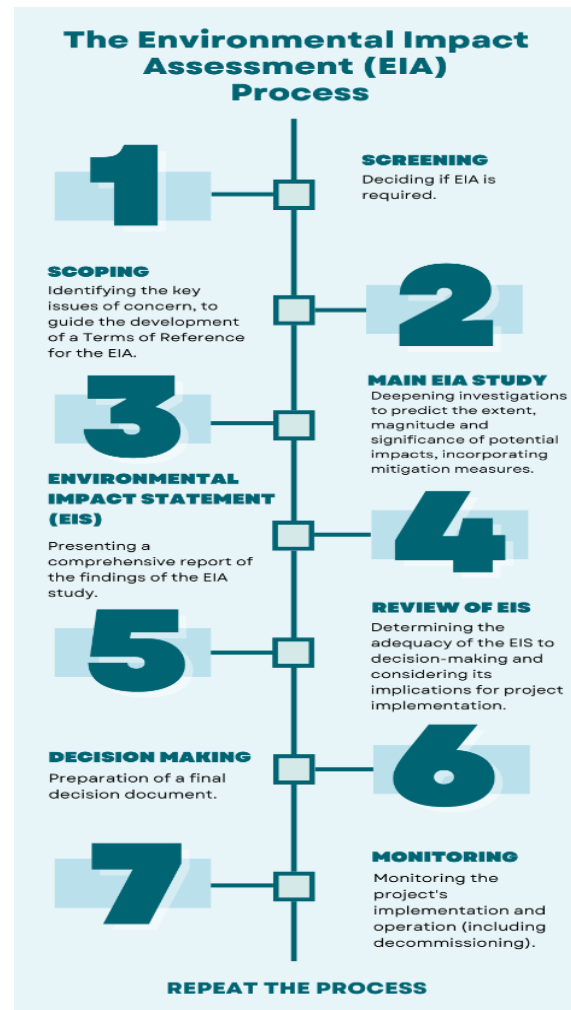
The EIA process has been established within the national legal and regulatory framework for development planning. The *Planning and Development (Amendment) Act 2020* (Section 30) requires that an EIA is completed when there is a proposal for development that could significantly affect the environment. The Act also specifies the types of development that require an EIA (refer to *Planning and Development (Amendment) Act 2020*, Sixth Schedule).

3. SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

The EIA process includes a number of stages (see Figure 2). The **Screening** is the first step in the process and forms a base for successfully completing the subsequent stages. In the EIA process, Screening is the activity that identifies whether a proposed development requires an EIA¹. Screening identifies where there is any risk of significant adverse impacts on the environment and/or society and recommends impact assessments.

In Barbados, more specifically, applications for development permission are *screened* to determine whether a proposed development requires an EIA, or an Initial Environment Evaluation² (IEE), or whether a proposed development may be exempted from the normal EIA requirements described in Sixth Schedule to the Act (see Figure 2).

Figure 1: The Generic EIA Process



¹ Source: European Commission Guidance on EIA Screening June 2001 ([document link](#))

² An IEE is a preliminary level of environmental impact assessment, conducted primarily by using available information.

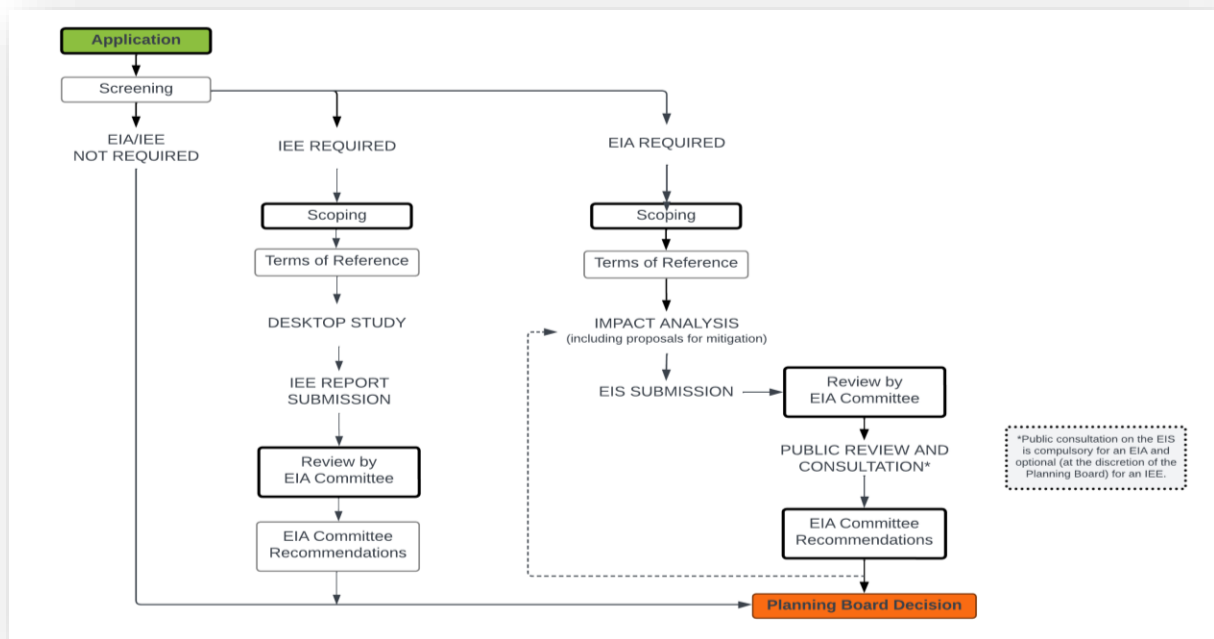
Individuals or organisations who intend to apply for planning permission in Barbados, may apply for an **Approval in Principle** (*Planning and Development (Amendment) Act 2020, Section 25*), before preparing detailed plan for the development. In such cases, the Planning and Development Board through the Director of Planning may ask the applicant to prepare an Initial Environmental Evaluation (IEE), to inform the decision to grant the Approval in Principle. While the IEE is conducted primarily by using available information, it should be noted that the applicant can also be asked to complete specific studies/research as part of the evaluation.

An Initial Environmental Evaluation (IEE) is a preliminary level of environmental impact assessment, conducted primarily by using available information.

The Act also allows for exemptions to be made to the requirement to submit an EIA as part of the development process (*Planning and Development (Environmental Impact Assessment) Regulations, 2021, Section 5*). The conditions where exemption may be considered are also defined in the regulations. Specifically, an exemption from submitting an EIA may be granted if the proposed development has already received an **Approval in Principle** which meets the following criteria:

- i. An IEE was carried out for the development before Approval in Principle was granted, and
- ii. The grant of Approval in Principle did not require that an EIA should be completed and an Environmental Impact Statement (EIS) submitted in relation to the development application.

Figure 2: The EIA Process in Barbados



In Barbados, applications for development permission applications are screened by the Environmental Impact Assessment Committee (*Planning Development (Environmental Impact Assessment) Regulations, 2021*, Section 3 (3) (a)). Screening should consider the following characteristics of the proposed development:

- i. Size and scale;
- ii. Location in relation to sites or areas that are of special importance or vulnerability;
- iii. Activities involved in the proposed development, in particular activities with complex and potentially adverse impacts. Such impacts include but are not limited to:
 - a. Serious impacts on human beings and
 - b. Serious impacts on valued ecosystem components, or
 - c. Impacts which would cause additional loading of the environment to unsustainable levels.

4. PURPOSE OF THE EIA SCREENING GUIDELINES

The EIA Regulations (2021) require the EIA Committee to:

- i. Screen planning permission applications to determine the need for an EIA.
- ii. Establish guidelines for screening applications, including applications with approval in principle.
- iii. Continuously review and revise the screening guidelines as necessary or expedient.

The purpose of the Screening Guidelines is to assist the EIA Committee with standardizing the criteria for triggering where a development permission application requires an EIA/IEE. The Guidelines extract the key details of triggers for an EIA/IEE from the relevant legislation and policy, in a simplified format, and allow the Committee to clearly articulate the rationale for requiring or not requiring an EIA/IEE.

It is further anticipated that these guidelines will also facilitate the development of practical tools for public use by potential developers in assessing whether their projects will require EIA.

5. GUIDELINES FOR SCREENING DEVELOPMENT APPLICATIONS

When screening development applications, the EIA Committee will consider the types of development indicated in the legislation (*Planning and Development (Amendment) Act 2020*) that trigger an EIA, as well as the criteria established in the Physical Development Plan (Amendment 2017) and any additional criteria

that have been established by the EIA Committee in accordance with its responsibilities/functions under the EIA regulations. If any of the triggers are met, the Committee will draft a Terms of Reference (TOR) subject to appropriate scoping, request that the proponent complete an EIA (based on an approved TOR) and submit an Environmental Impact Statement (EIS) for its consideration.

These EIA triggers will also be considered when screening applications for Approval in Principle, where the Committee may request that an IEE is completed and submitted. And as noted in Section 3 of the Guidelines above, it is also possible that the application for development permission may meet the criteria for an exemption from EIA to be granted.

The below sections identify where impact assessment may be required if the proposed development, by reason of its nature, scale or location may trigger an EIA or other related impact assessment. The triggers from the relevant legislation, regulations and policies have been simplified into a tabular format in each section. For each trigger, the relevant section(s) of the legislation are also indicated, for ease of reference.

5.1 Legislative & Regulatory Triggers for EIA/IEE

The *Planning and Development (Amendment) Act 2020* (Section 30) requires that an EIA (or IEE) is completed when there is the proposed development that meets any of the conditions listed in Table 1 below.

Table 1: EIA Triggers Established in the Planning and Development (Amendment) Act 2020

SER	TRIGGER	REFERENCE LEGISLATION
<i>An EIA is required if the proposed development is as follows:</i>		Sixth Schedule
A1	<p>A major transportation infrastructure, including:</p> <ul style="list-style-type: none"> • Highway • Airport • Seaport • Wharf • Marina 	Section 1

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SER	TRIGGER	REFERENCE LEGISLATION
	<i>An EIA is required if the proposed development is as follows:</i>	Sixth Schedule
	<ul style="list-style-type: none"> • Pier • Jetty 	
A2	A fossil-fueled electricity generating plant having a capacity greater than one megawatt.	Section 2
A3	<p>An alternative energy generation plant having a capacity greater than one megawatt, including <i>but not limited to</i>:</p> <ul style="list-style-type: none"> • Hydro-Electric Plant. • Geo-Thermal Energy Plant. • Wind-Power Plant. • Solar-Voltaic Arrays. • Waste-To-Energy Plant. 	Section 2
A4	<p>A facility for petroleum-related products:</p> <ul style="list-style-type: none"> • Crude oil storage. • Refinery facility. • Petroleum and natural gas storage. • Petroleum and natural gas pipeline installation. 	Section 3
A5	<p>A waste management facility, <i>other than a facility for sorting and processing of source-separated dry recyclable wastes</i>:</p> <ul style="list-style-type: none"> • Waste incinerator. • Sanitary landfill operation. • Solid waste disposal site. • Sludge disposal site. • Toxic waste disposal site. • Other waste management facility. 	Section 4
A6	A sewage or wastewater treatment plant.	Section 5
A7	A desalination plant.	Section 5

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SER	TRIGGER	REFERENCE LEGISLATION
An EIA is required if the proposed development is as follows:		Sixth Schedule
A8	A water purification plant.	Section 5
A9	An industrial plant for the manufacture, storage or use of: <ul style="list-style-type: none"> • Cement • Chemical products • Paints • Hazardous materials 	Section 6
A10	An industrial estate development project.	Section 7
A11	Mining operations, including: <ul style="list-style-type: none"> • Quarries • Sand-mines (including the excavation, removal or deposit of beach materials and similar materials on the foreshore or seabed). 	Section 8
A12	An operation involving land reclamation, dredging and filling of ponds.	Section 9
A13	A hotel or resort complex with more than 50 rooms.	Section 10
A14	A golf course.	Section 10
A15	A crematorium.	Section 11
A16	A funeral parlour.	Section 11
A17	Within Heritage Conservation Areas (HCAs) (as designated in accordance with Section 57 of the Planning and Development Act). <i>[See Appendix I for a List of HCAs, extracted from the Physical Development Plan (2017)]</i>	Section 12
A18	Within Protected Areas (as declared in accordance with Section 58 of the Planning and Development Act).	Section 12

5.2 Discretionary Triggers for EIA/IEE

In determining an application for permission to develop land the Planning and Development Board must have regard to the provisions of the Physical Development Plan for the area within which the land is situated (*Planning and Development (Amendment) Act 2020 Sec 32 (2)*). The Barbados Physical Development Plan (PDP) (Amendment 2017) and its associated nine (9) Community Plans present policies for the manner in which land is used in Barbados, to facilitate and promote sustainability and resilience. Therefore, these policy guidelines and emerging development issues will be considered when the EIA Committee screens development applications.

Table 2: Discretionary Policy Guidelines for Triggering an EIA or IEE

SER	TRIGGER
	<i>An EIA may also be required if the proposed development may be described as follows:</i>
	SPORT
B1	A sporting complex.
	NATURAL HERITAGE SYSTEM
B2	A major development in or within 50 metres of the boundary of Key Components of the Natural Heritage System (NHS).
B3	A change of land use application in or within 50 metres of the boundary of Key Components of the Natural Heritage System (NHS).
B4	A major development within Supporting Components of the NHS.
B5	A change of land use within Supporting Components of the NHS.
B6	A major development or change of land use within Coastal Zone Management Sub-Areas.
B7	Repair of old coastal structures or introduction of new coastal structures.
	CULTURAL HERITAGE CONSERVATION AREAS & WORLD HERITAGE AREAS
B8	A development on, or adjacent to, a cultural heritage asset (i.e., building listed on the Barbados Register).
B9	An alteration, extension or change of land use on, or adjacent to, a cultural heritage asset (i.e., building listed on the Barbados Register).
B10	Within or adjacent to a World Heritage Site (WHS), and also one or more of the following: <ul style="list-style-type: none"> • A development of greater than 20 square metres of gross floor area. • An alteration of greater than 20 square metres of gross floor area.

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SER	TRIGGER
	<i>An EIA may also be required if the proposed development may be described as follows:</i>
	<ul style="list-style-type: none"> • An extension of greater than 20 square metres of gross floor area. • A plan of subdivision for over 5 lots or change of use.
B11	<p>Within a Cultural Heritage Conservation Area (CHCA) and also one or more of the following:</p> <ul style="list-style-type: none"> • A development of greater than 20 square metres of gross floor area. • An alteration of greater than 20 square metres of gross floor area. • An extension of greater than 20 square metres of gross floor area. • A plan of subdivision for over 5 lots.
B12	<p>Within an archaeological area and also one or more of the following:</p> <ul style="list-style-type: none"> • All development. • An infrastructure project. • An alteration, extension or change of land use. • A building expansion over 20 square metres of gross floor area. • A plan of subdivision for over 5 lots.
B13	<p>Within a Community Core of a historic regional centre, and also one or more of the following:</p> <ul style="list-style-type: none"> • All development. • An infrastructure project. • An alteration, extension or change of land use. • A building expansion over 50 square metres of gross floor area.
B14	Located where the potential presence of archaeological resources has been identified (per in Section 2.2.5 Policy 59 of the PDP(Amendment 2017)).
	COASTAL ZONE
B15	Major development within Coastal Zone Management Sub Areas.
B16	Change of land use within Coastal Zone Management Sub Areas.
B17	Require new coastal structures.
B18	Require repair of older coastal structures.
B19	Major development for tourism uses and related infrastructure and facilities in Coastal Zone Management Areas.
B20	Major development within 30 metres of a gully/gullies and escarpment.
B21	Major development within 50 metres of a gully/gullies and escarpment.
B22	Within 100 metres of the base of an escarpment.
B23	All major development within flood susceptible areas.
B24	Major coastal development applications within 100-year floodline areas.
	WATER
B25	A commercial or industrial development over 1860 square metres of gross floor area.
B26	A plan of subdivision over 10 lots.

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SER	TRIGGER
	<i>An EIA may also be required if the proposed development may be described as follows:</i>
	AGRICULTURE
B27	<p>A new development within the Rural Working Landscapes proposing one or more of the following:</p> <ul style="list-style-type: none"> • A change of land use. • A subdivision of land to create more than 10 new residential lots.
B28	<p>A new development on or adjacent to Food and Agriculture land proposing one or more of the following:</p> <ul style="list-style-type: none"> • A change of land use for a site greater than two acres. • A subdivision of agricultural land for a site greater than two acres. • A subdivision of agricultural land for more than 5 residential lots.
B29	<p>A new development on or adjacent to Food and Agriculture land proposing one or more of the following:</p> <ul style="list-style-type: none"> • A change of land use for a site greater than four acres. • A subdivision of agricultural land for a site greater than four acres. • A subdivision of agricultural land for more than 10 residential lots.
B30	<p>An energy generation installation on Food and Agricultural lands including:</p> <ul style="list-style-type: none"> • Ground-mounted photovoltaic installations between 5 KW and 1MW. • Renewable wind energy development installations or projects between 2KW and 2 MW on Food and Agricultural lands. <p>Battery storage installations may also be considered.</p>
B31	<p>An energy generation installation on Food and Agricultural lands including:</p> <ul style="list-style-type: none"> • Ground-mounted photovoltaic installations that are more than 1 MW or 5 acres in size. • Renewable wind energy development installations or projects over 2 MW. <p>Battery storage installations may also be considered.</p>
	ALTERNATIVE ENERGY
B32	Battery storage including battery storage facilities
	TRANSPORTATION
B33	Major development.
B34	A development with 100 or more new residential lots.
B35	A development with over 2000 square metres in a community core or mixed-use corridor.
B36	<p>Located in one or more of the following areas:</p> <ul style="list-style-type: none"> • Mixed-use area. • Tourism area. • Major Recreation area.
B37	A shopping facility larger than 9300 square metres.

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SER	TRIGGER
	<i>An EIA may also be required if the proposed development may be described as follows:</i>
B38	A new Shopping Centre not designated in the PDP (Amendment 2017).
	NATURAL HAZARDS
B39	Located within or adjacent to Natural Hazard Areas (as designated in the PDP (PDP Amended 2017)).
B40	Located within 100-year Flood line Areas.
	MARKET IMPACT
B41	A shopping center outside of central Bridgetown and the Regional Centres in accordance with Section 3.5 of the PDP (PDP Amended 2017).
B42	A shopping facility larger than 9300 square metres.
B43	A new Shopping Centre not designated in the (PDP Amendment 2017).
B44	Proposed for use other than those listed in Market Impact Assessment Section of the PDP (Section 3.9.1 of the PDP (PDP Amended 2017)).
B45	Proposing to designate additional Employment Areas.
	OTHER/EMERGING HAZARDS
B46	May result in hazardous odours or emissions.
B47	Significant risk of generating fires.

5.3 Other Considerations

The EIA Committee will also consider the following when screening development applications:

1. Did the application receive planning permission previously?
2. Was an EIA previously submitted for all or part of the proposed development, or the location of the proposed development?
3. Were comments and/or further instruction received from the Planning and Development Department on any previously submitted EIA?
4. Does the application feature emerging issues which may not be addressed by current policy, legislative or regulatory requirements?

APPENDIX I – List of Heritage Conservation Areas (HCAs)

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In Barbados, Natural Heritage Conservation Areas (HCAs) on Land include:

- Graeme Hall Swamp and Beach;
- Heywoods Mangrove Swamp;
- Chancery Lane Swamp;
- Harrison Cave Special Study Area;
- Welchman Hall Gully;
- Jack in the Box Gully;
- National Park Natural Heritage Conservation Area, which is intended to protect the interlinked ecosystem that stretches from Archers Bay in the north to Conset Point in the south and encompasses many specific sites of ecological or geological importance. This includes:
 - All of the coastal beaches, dunes and cliffs, including Morgan Lewis and Walkers Beach and St. Lucy Cliffs;
 - Hackleton’s Cliff and Woods, Turners Hall Woods, Cattlewash Woods, Joe’s River Forest, Boscobelle Woods;
 - Long Pond and Green Pond;
 - The Green River, Joe’s River, Bruce Vale River systems;
 - The Savannahs complex; and
 - Chalky Mount.

The Marine Natural Heritage Conservation Areas include:

- Graeme Hall Beach, Sea Grass Bed and Reef Ecosystem;
- Carlisle Bay Marine Management Area;
- Rockley Breakwater;
- Kitridge to Crane Bay;
- Conset Point;
- Folkstone Marine Reserve (potentially to be expanded from Fitts Village to Weston); and
- Rockley to Carlisle Bay (potential).

Refer to [Section 4 of the Barbados Physical Development Policy \(Amendment 2017\)](#) for more detailed information. See also the list of [Cultural Heritage Assets](#) in Appendix C of the PDP (Amendment 2017).