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# Statutory Guidance

2018

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## 01 Environmental Impact Assessment





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## Glossary and Abbreviations

Term	Definition
ACRE	Alderney Commission for Renewable Energy. ACRE has the powers to licence and regulate the operation, deployment, use or management of all forms of renewable energy in the island of Alderney and its territorial waters.
Adverse effect	A negative effect on the environment.
Alternatives	Other options considered for the project. Can include other locations and/or other designs.
Baseline	Describes the existing environmental conditions within the defined assessment area for each topic.
Beneficial effect	A positive effect on the environment.
Cumulative effect	Assessment of the effects on the environment of the proposed project together with other developments (built or approved) in the study area.
EIA	Environmental Impact Assessment. Process used to assess the likely significant effects on the environment and to inform the design and construction of the proposal to prevent, reduce or offset adverse effects.
Environmental features	Aspects of the environment that are likely to be affected by the proposed project.
ES	Environmental Statement. Report containing the EIA findings.
IEM	Institute of Environmental Management and Assessment. The professional body for environmental practitioners.
In-combination effect	Assessment of the how the same receptor or receptors are affected by a proposed project in multiple ways.
Magnitude of effect	The degree of change between the baseline and the effects from the proposed project on receptors.
Mitigation measures	Measures put in place to prevent or reduce the effects on the environment.
Non-Technical Summary (NTS)	Summary of the EIA process and findings written in plain English.
Offset	Measures to compensate for an adverse effect where that effect cannot be prevented or reduced.
Proposed project	Development proposals with the potential to have environmental effects.
Receptors	The receiving elements in the environment that may experience effects from a proposed development. Can include, for example, people, flora, fauna, heritage assets and water courses. The sensitivity of the receptor and the scale of the impact determine the effect.

Term	Definition
Residual effect	The remaining effect once mitigation measures have been applied.
Scoping	A process to identify the environmental topics with potential to generate likely significant effects on the environment and which should be included in the assessment. Also identifies topics where the potential to generate likely significant effects on the environment is not likely, meaning that the topic is scoped out from the assessment.
Scoping Opinion	Opinion from the Planning Office in response to a request on the environmental topics to be assessed as part of an EIA and reported in an Environmental Statement.
Sensitivity of effect	The value associated with an environmental feature.
Significance of effect	The combined magnitude and sensitivity of an effect. An effect is classified as significant or not significant.
Specialist	Person with relevant expertise in a topic. EIAs often use specialists to undertake the various topic assessments.
Study area	A boundary, or scale, chosen to for the EIA to consider the effects across and within. EIAs can consider effects across multiple scales (for example, local, regional, national or international) within an assessment. The study area is usually centred on the development site.

# 1 Introduction

- 1.1 Alderney is the third largest Channel Island with an estimated population of just over 2,000 people. It has a broad range of habitats and is rich in history with various fortifications remaining intact. EIA is particularly important to Alderney because it is a small, characterful island. Development on the island will have a much more readily identifiable and cumulative effect than development on a larger surface area. In EIA terms, all things being equal, and because of its island and comparatively well-preserved nature, Alderney is expected to be a more sensitive receptor than in other locations.
- 1.2 On Alderney, development is prescribed by the Building and Development Control (Alderney) Law 2002<sup>1</sup> and the by Alderney Land Use Plan (2011). Renewable energy falls under The Renewable Energy (Alderney) Law 2007<sup>2</sup>. While EIA is mandated in these laws, there is no formal EIA process in Alderney.
- 1.3 This Statutory Guidance provides clarity on the types of projects for which an EIA should be undertaken as well as defining an EIA process supporting sustainable development on Alderney. It supports the Alderney Land Use Plan 2017 and successors.
- 1.4 The Statutory Guidance is structured as follows:
  - Section 2 summarises the EIA legislation reviewed for the preparation of this Statutory Guidance and presents the ‘two-tiered’ EIA approach for Alderney.
  - Section 3 describes the Basic EIA process.
  - Section 4 describes the Full EIA process.
- 1.5 This Statutory Guidance also includes a number of appendices:
  - Appendix A presents a summary of the EIA legislation of Jersey, Guernsey, the UK and France.
  - Appendix B presents screening thresholds.
  - Appendix C presents the EIA Self-Assessment Form.
  - Appendix D presents the list of organisations to contact for specialist input.
- 1.6 This Statutory Guidance was adopted in March 2018, following public consultation. It should be referred to as “Statutory Guidance 1/18 (Environmental Impact Assessment)” and may be abbreviated as “SG 1/18 (Environmental Impact Assessment)”.

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<sup>1</sup> Arup (2017). Phase 2 Land Use Plan Review. Natural Environment Strategy. Draft for Consultation prepared for Building and Development Control Committee. 169 pages.

<sup>2</sup> Guernsey Legal Resources (2008). The Renewable Energy (Alderney) Law, 2007. Available online at: <http://www.guernseylegalresources.gg/article/97053/Renewable-Energy-Alderney-Law-2007>. Accessed in May 2017.

## 2 EIA and Legislation

### 2.1 What is EIA?

- 2.1 Environmental Impact Assessment (EIA) is a process to prevent, reduce and offset significant effects of development proposals likely to occur on the environment. In addition to informing decision-making, clear detailing of the likely environmental effects of a proposal enables early consideration of ways to minimise effects so that these can be designed into the scheme.

### 2.2 Review of Comparable Legislation

- 2.2 The preparation of this Statutory Guidance has been undertaken with reference to existing EIA regimes within neighbouring authorities. This has included EIA legislation for Jersey and Guernsey as other Channel Islands and the UK and France as nearby implementers of EU EIA legislation. The summary of the findings is presented in Appendix A.

### 2.3 Context

- 2.3 Alderney has a broad range of habitats including woodland, scrub and wetland, grassland, sandy beaches and rocky shores. There is abundance flora and wildlife. In 2005, the United Nations Convention on Wetlands of International Importance (also known as the Ramsar Convention) recognised Alderney's West Coast and Burhou Island as a wetland of worldwide importance. The Ramsar site covers 1,500 hectares, including waters off the west coast of Alderney.
- 2.4 Alderney has a rich history evidenced today by built heritage including Roman ruins, and Victorian and German fortifications. During World War II, as part of Hitler's Atlantic Wall Alderney was one of the most heavily fortified parts of Western Europe. Alderney is the only part of the UK to have had a German concentration camp. Numerous fortifications on the island remain intact and/or well-preserved.

### 2.4 Need for EIA

- 2.5 On Alderney, development is permitted by the States of Alderney Building and Development Control Committee through application of the Building and Development Control (Alderney) Law 2002 (as amended) in the context of the Alderney Land Use Plan 2017. This Law covers all development proposals except renewable energy, which is under the remit of The Renewable Energy (Alderney) Law 2007<sup>3</sup>. For renewable energy, there is currently a Regional Environmental Assessment procedure in place which was

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<sup>3</sup> Guernsey Legal Resources (2008). The Renewable Energy (Alderney) Law, 2007. Available online at: <http://www.guernseylegalresources.gg/article/97053/Renewable-Energy-Alderney-Law-2007>. Accessed in May 2017.



developed by the Alderney Commission for Renewable Energy (ACRE), however each consent application requires an EIA<sup>4</sup>.

- 2.6 In these laws EIA is mandated, however to date there has been no formal EIA process on Alderney. This Statutory Guidance aims to ensure a consistent, but proportionate, approach to meeting the requirement for EIA is applied and the way in which the EIA is carried out.
- 2.7 To support the Phase 2 Land Use Plan review, a Natural Environment Strategy<sup>5</sup> document was produced as part of the evidence base. This strategy identifies evidence and issues to be addressed in the Land Use Plan, including assets (either sites or island-wide characteristics) to be protected (covering topics such as biodiversity or geodiversity) and impacts to be avoided or mitigated (covering topics such as climate change and pollution).
- 2.8 The preparation of this Statutory Guidance follows a recommendation within the Natural Environment Strategy, noting that the Land Use Plan should advise on matters of policy rather than process.

## 2.5 Two-Tiered Approach

- 2.9 Based on the conclusions of the Natural Environment Strategy, the use of a two-tiered EIA approach enables different scales of projects to be assessed flexibly and proportionately. Alderney has, and is expected to continue to receive, planning applications for development proposals across a wide range of sizes and degrees of complexity.
- 2.10 The components of the two-tiered approach are referred to as 'Basic EIA' and 'Full EIA'.
- 2.11 Screening is the procedure used to determine whether a proposed project is likely to have significant effects on the environment and, if so, the level of further environmental assessment that is required. Screening uses thresholds and criteria specific to the type and location of development. The indicative thresholds and criteria proposed for Alderney are presented in Appendix B.
- 2.12 Should a development be of the type included in Appendix B, the applicant should formally in writing request that the Planning Office screen the proposed development to determine whether further EIA is required. At this stage, only outline information is required, although more information will assist the Planning Office. As a minimum, in addition to contact details for the applicant, the following information is required in order to screen a development:
  - a plan clearly showing the location of the development in local context;
  - a description of the development proposals, both in terms of likely construction and operation effects;
  - an indication of what effects may occur; and

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<sup>4</sup> Alderney Commissions for Renewable Energy [ACRE] (2017). About ACRE. Available online at: <http://www.acre.gov.gg/about-acre>. Accessed in May 2017.

<sup>5</sup> States of Alderney (2017). Phase 2 Land Use Plan Review. Natural Environment Strategy.

- standard mitigation measures that would be undertaken to mitigate these effects.

2.13 The Planning Office’s screening decision should be made in consultation with relevant stakeholders. Based on the outcome of this screening exercise, the Planning Office will determine whether the development proposals will (a) not require any further EIA; (b) require a ‘Basic’ EIA; or (c) require a ‘Full’ EIA.

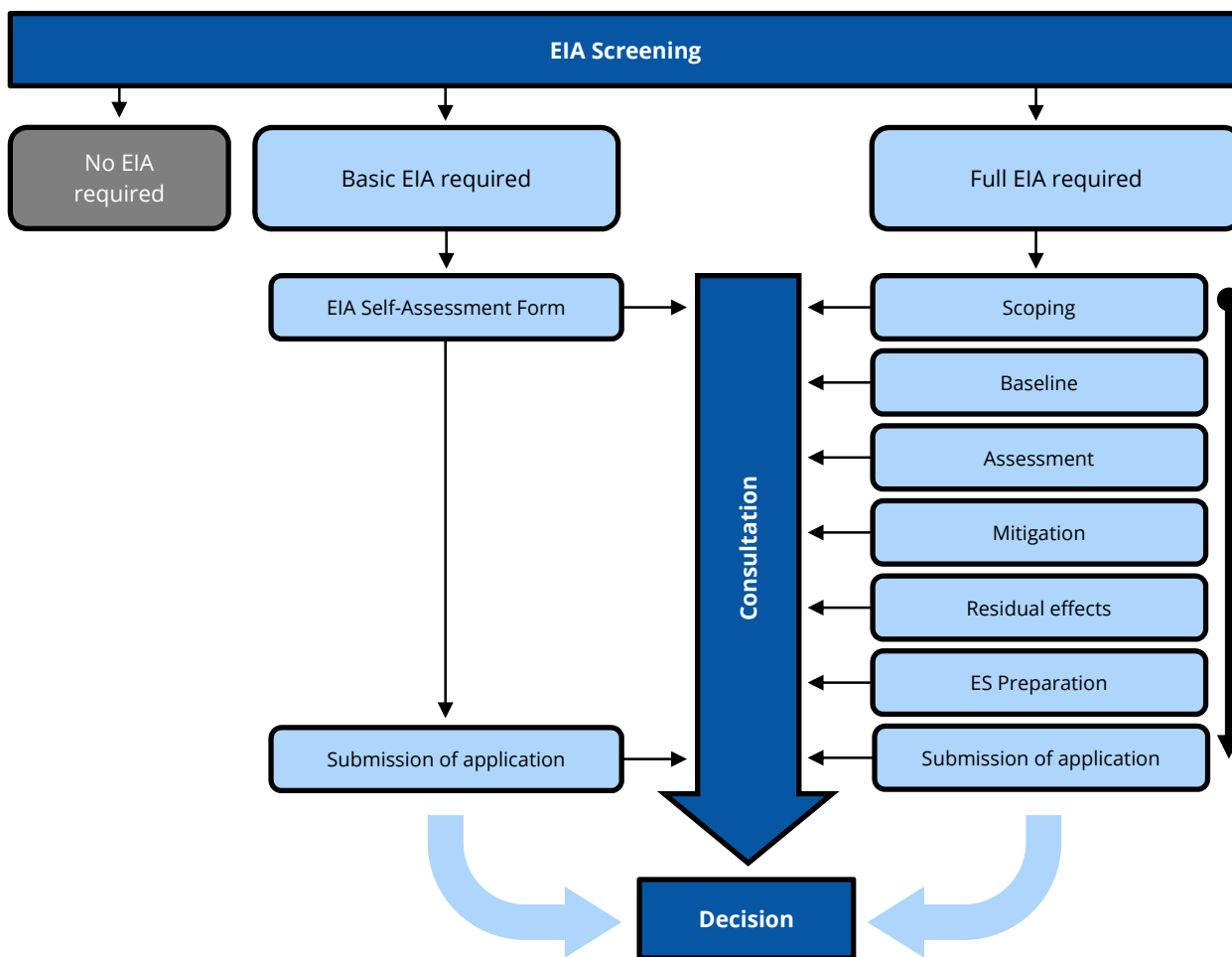
2.14 The applicant will be notified of the screen decision in writing.

2.15 **Basic EIA** is for proposed projects that are relatively small and not expected to have significant effects on the environment but are located in the Designated Area. Examples of this include the replacement residential units or building extensions.

2.16 **Full EIA** is for proposed projects that are likely to have significant effects on the environment. Examples of projects requiring a full EIA include marina development, airport extensions, major infrastructure projects and large scale building projects which could include the refurbishment and reuse of forts on the island.

Appendix B provides the screening thresholds and criteria for EIA. Figure 2.1 presents the main steps of both the Basic and Full EIA processes. Sections 3 and 4 provide further guidance on each process.

Figure 2.1: The main stages of the Basic and Full EIA processes



## 2.6 The EIA and Planning Determination

- 2.17 The purpose of the EIA, both Basic and Full, is to provide the Building and Development Control Committee with relevant environmental information in order for a decision to be made as to the suitability of a proposed development. As such, environmental information submitted as part of a planning application will be a material consideration in determining that application.
- 2.18 It is expected that environmental information submitted as part of an EIA is consulted on in the same manner as, and at the same times as, other parts of a planning application including the development description and plans. For Basic EIAs, the consultation period will be at the discretion of the Planning Office, but is expected to be in line with the majority of planning applications. Full EIAs should be consulted on for no less than 28 days, with the additional notification requirement that the receipt of the application and the consultation period should be placed in a local news publication by the applicant.
- 2.19 Should the Planning Office decide that additional or further environmental information is required, this should be prepared and submitted by the applicant in a timely manner and consulted on by the Planning Office as per current protocols and set out above.
- 2.20 The Planning Office will not determine the planning application prior to the close of the consultation process and will report in the officer report the consultation responses received. As per existing planning protocols, all EIA development will be determined by the Building and Development Control Committee.

## 3 Basic EIA

### 3.1 Introduction

- 3.1 Basic EIA is a simplified, proportionate EIA process. The proposed project is not expected to have significant effects on the environment as it does not reach the EIA screening thresholds or criteria for Full EIA. The applicant should to prepare a Basic EIA as the proposed project is located in the Designated Area.

### 3.2 Aims

- 3.2 The purpose of Basic EIA is to provide a level of environmental information appropriate to the scale of development more commonly occurring within Alderney.
- 3.3 Due to the nature of these developments, i.e. smaller scale, it is recognised that the reporting of environmental information will focus on stating the effects associated with a proposed development and how these effects would be either prevented or the adverse effects mitigated.
- 3.4 Where possible, the applicant should seek to enhance the development through appropriate scheme design to ensure that effects are reduced at the point of origin, rather than requiring additional mitigation. Consultation with relevant parties will be important in identifying and achieving this.

### 3.3 Process

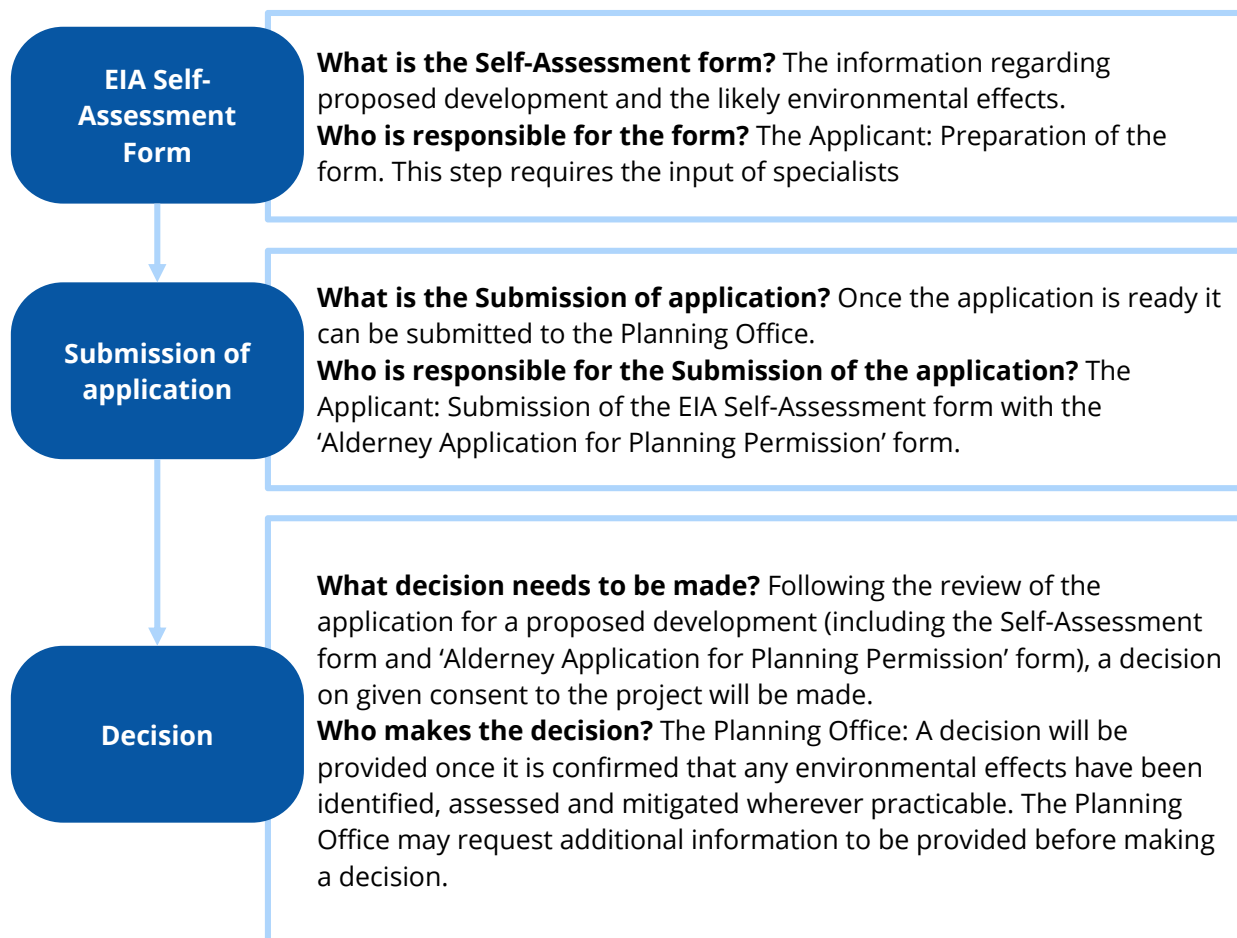
- 3.5 The Basic EIA process is a self-led process, which is designed to only require occasional and/or limited specialist input. Once the Planning Office has determined that the proposed project requires a Basic EIA, the applicant can complete the Self-Assessment Form.
- 3.6 During the Basic EIA process, consultation is only required by the applicant at the EIA Self-Assessment Form stage. In advance of submitting the completed Self-Assessment Form, the applicant should consult with those bodies relevant (as agreed with the Planning Office) to the development<sup>6</sup>. The EIA Self-Assessment Form is presented in Appendix C, with a schedule of consultees presented in Appendix D.
- 3.7 Once the EIA Self-Assessment Form has been submitted, the Planning Office will review the information provided. There is a possibility the Planning Office will request additional information from the applicant or suggest further work. If required, the Planning Office will arrange a meeting with the applicant to discuss what is needed from the applicant.

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<sup>6</sup> Section 5A of the Building and Development Control (Alderney) Law, 2002 (as amended) states that the Building and Development Control Committee, in making a planning decision, consult any person who reasonably appears to the Committee to have appropriate expertise relating to the development or other work. In deciding which bodies to consult as part of pre-application, applicants may wish to have regard to this provision of the Law.

3.8 Figure 3.1 presents the main steps of Basic EIA process to follow, with a brief description for each of the steps. If you are unsure, please contact the Planning Office.

Figure 3.1: Basic EIA process



## 4 Full EIA

### 4.1 Introduction

4.1 Full EIA will be required for proposed projects within Alderney likely to have significant effects on the environment. The Full EIA process will be based on UK EIA practices. In this situation, the proposed project exceeds the EIA screening thresholds or criteria and is expected to have significant effects on the environment. The applicant should prepare a Full EIA.

### 4.2 Aims

- 4.2 The purpose of Full EIA is to provide an in-depth analysis environmental aspects that are likely to be affected by a development. As such, detailed analysis will be required.
- 4.3 Full EIA should be incorporated in to the development of a project design as an iterative process, meaning that continual design and assessment should be undertaken in order to prevent impacts from arising at source and preventing effects from occurring. Additional mitigation should then be promoted, which reduces or fully prevents significant adverse effects from occurring.
- 4.4 Ongoing stakeholder engagement will be a key aspect of this approach and close liaison should be had with relevant parties in order to discuss ongoing design and the likely associated effects.
- 4.5 Where possible, the applicant should seek to enhance the development through appropriate scheme design to ensure that effects are reduced at the point of origin, rather than requiring additional mitigation. Consultation with relevant parties will be important in identifying and achieving this.
- 4.6 It is considered that Full EIA projects are more likely to be types of developments that give rise to cumulative effects (from other existing, approved or proposed development) given the environmental sensitivities on Alderney. As such, the consideration of cumulative effects should be an important component of the assessment. Assessment of cumulative effects should consider:
- relevant schemes which already have planning permission and are being constructed at the time of assessment;
  - relevant schemes which already have planning permission but construction has not yet begun at the time of assessment; and
  - relevant schemes which do not yet have planning permission but sufficient details are known to include them in the assessment. The detail of the assessment will be proportionate to the detail of the scheme.
- 4.7 Full EIA projects may also give rise to in-combination effects – in other words, the same receptor or receptors being affected by the same scheme in different ways (such as experiencing both air and noise pollution). The assessment should consider in-combination effects where they are relevant.

- 4.8 Should the Planning Office consider that ‘salami slicing’ is occurring, where a large or substantively related development proposal or set of proposals is subdivided into smaller applications, then any Full EIA should consider the effects of existing approved and/or future proposed or anticipated development within the Full EIA.

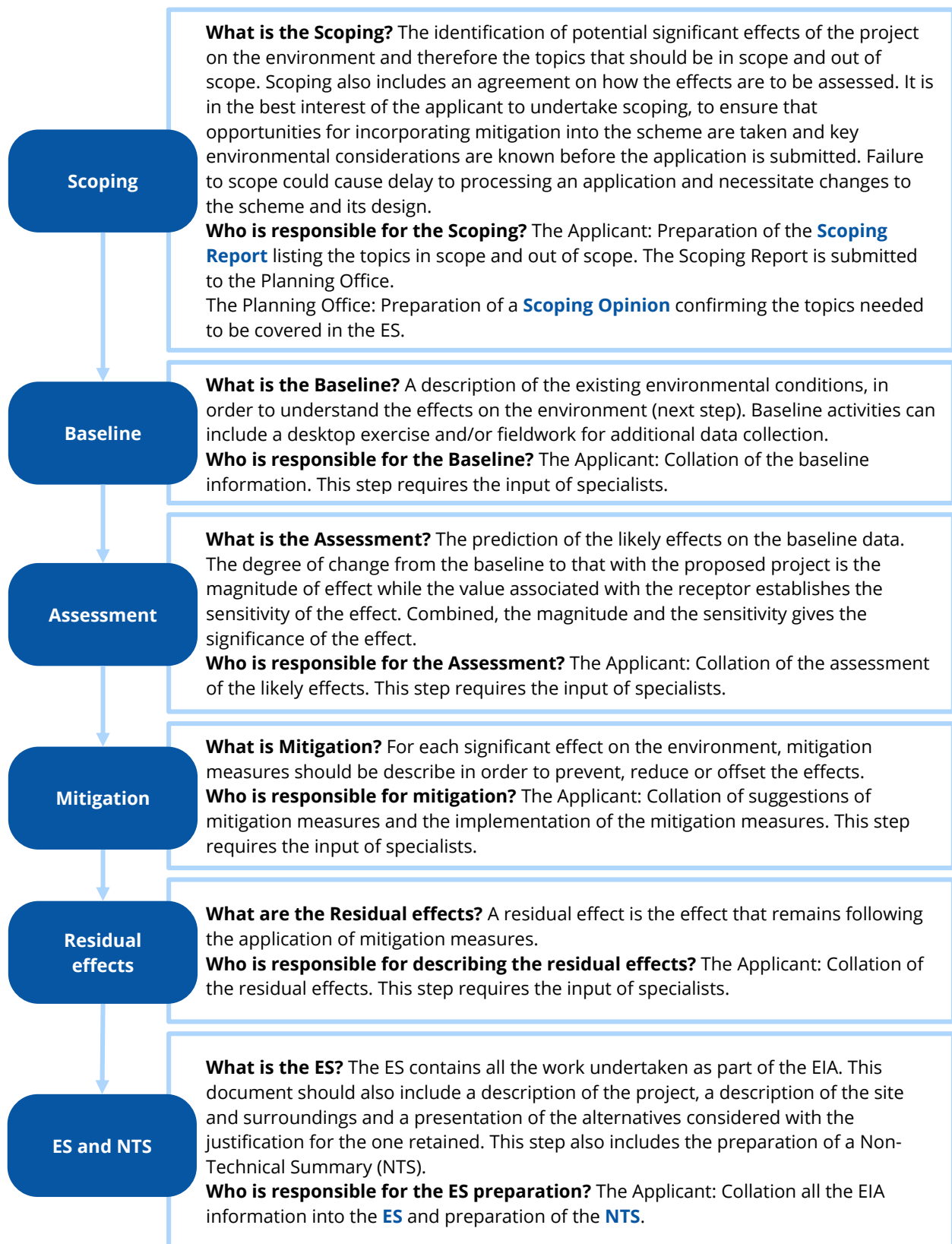
### 4.3 Process

- 4.9 Figure 4.1 presents the main steps of the process to follow and a short description for each of the steps for a Full EIA. An indication of stakeholders to be contacted and the associated interests is presented in Appendix D. If you are unsure, please contact the Planning Office.
- 4.10 In a Full EIA process, consultation is first required at the Scoping step, when the applicant (or their specialist) contacts the relevant stakeholders, in advance of submitting a scoping opinion, to gain their views on the appropriate level of study required. An indication of consultees to be contacted, and what to discuss for each of the topics, is presented in Appendix D<sup>7</sup>. Consultation with members of public is also recommended, and can be carried out before the assessment is finalised and the application submitted.
- 4.11 A pragmatic approach to scoping a Full EIA should be undertaken in order for the important issues to be identified and assessed in appropriate detail. A standalone non-technical summary (NTS) will be required to be submitted along with the Full EIA. This document is important as it is the document that members of the public are likely to interrogate. It should provide a clear and concise plain-English summary of the proposed development and its likely effects.
- 4.12 Based on discussions with planning officers on Guernsey and Jersey about the way in which their EIA processes operate, it is likely that for projects requiring full EIA on Alderney, off island expertise would be required; most likely from the UK given the adoption of that regime for assessments at this scale. This expertise should supplement the existing on-island skills rather than replace them, and is likely to be required when expertise and experience may not be available locally. The value of local expertise and knowledge plays an important role in successful project implementation. This guidance has been developed with this in mind and the EIA stages described in Figure 4.1 are taken from the UK EIA regime. Further guidance on EIA can be found under the UK Government’s Planning Practice Guidance website (<https://www.gov.uk/guidance/environmental-impact-assessment>).

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<sup>7</sup> Section 5A of the Building and Development Control (Alderney) Law, 2002 (as amended) states that the Building and Development Control Committee, in making a planning decision, consult any person who reasonably appears to the Committee to have appropriate expertise relating to the development or other work. In deciding which bodies to consult as part of pre-application, applicants may wish to have regard to this provision of the Law.

Figure 4.1: Full EIA process









# **Appendix A**

## **Summary of EIA Legislation**



## A Summary of EIA Legislation

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### A.1 Jersey

A.1 The legislative environmental requirements are presented in the Planning and Building (Environmental Impact) (Jersey) Order 2006<sup>1</sup>, also referred to as the 'EI Order'. The EI Order ensures that projects likely to have significant effects on the environment are always subject to EIA. More specifically:

- Article 2(1) of the EI Order states that proposed development specified in column 1 of Schedule 1 is prescribed development for the purpose of Article 13(1)(a) of the Law. The exception to this is if criteria are specified in column 2, the proposed development is not prescribed development unless at least one of the criterion is met.
- Article 3 mentions the Minister may indicate if environmental impact statement required and may also indicate scope of environment impact statement (Article 4).
- Schedule 1 lists the types of proposed development for which an EIA is required and the associated qualifying criteria.
- Schedule 2 presents the information to be included in the EIA report.

A.2 The EIA document in Jersey is the Environmental Impact Assessment - Supplementary Planning Guidance<sup>2</sup>. The guidance was developed for property owners, developers, amenity societies and the general public. The guidance defines EIA and when it is required. It also presents the EIA process developed for Jersey and lists the content required in the EIA report.

A.3 The main EIA steps presented in the Guidance are:

- Project preparation – the developer prepares the proposal of the proposed project
- Screening – a decision is made on the need for an EIA
- Scoping – identification of the topics to be covered in the EIA
- Assessing the environmental impacts – the developer carries out studies to collect and prepare environmental information
- Preparing the environmental statement – the developer collates the environmental information into a document called the Environmental Impact Statement (EIS), including a Non-Technical Summary (NTS)
- Submission and evaluation of the ES and the decision by the Planning Minister – the developer submits the ES with the planning application. The EIA is made available to the public, authorities and interested parties for review. The

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<sup>1</sup> States of Jersey (2006). Planning and Building (Environmental Impact) (Jersey) Order 2006. Revised edition 22.550.20. Showing the law as at 1 January 2016. Available online at: <https://www.jerseylaw.je/laws/revised/PDFs/22.550.20.pdf>

<sup>2</sup> States of Jersey (2011). Supplementary Planning Guidance – Environmental Impact Assessment. Practice Note: 18. Document prepared by the Department of the Environment. Available online at: <https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/SPG%20-%20Practice%20Note%2018%20-%20Environmental%20Impact%20Assessment.pdf>

comments from the consultation process are considered by the Minister who makes a decision on the application

- Post-decision practices – there may be a requirement to monitor the effects of the project once the project has been implemented.

A.4 The Guidance is currently under review. Its content is considered to be out of date and the planners on Jersey are taking the opportunity to update the guidance as the UK is aligning its EIA Directive with the EU's. The UK EIA Directive is often used on Jersey as some consultants come from the mainland.

## A.2 Guernsey

A.5 Guernsey has the Land Planning and Development (Guernsey) (Environmental Impact Assessment) Ordinance 2007<sup>3</sup>, also referred to as the 'EIA Ordinance 2007'. More specifically:

- Parts II and III develop on some steps of the EIA process, such as the application stage-procedure and scoping opinion
- Schedule 1 lists characteristics of developments requiring an EIA while Schedule 2 lists types of developments for which a Screening Opinion should be prepared in order to decide if an EIA should be undertaken. Schedule 4 provides details on the items the Department should consider when preparing a Screening Opinion
- Schedule 3 develops on the content to be included in Scoping Opinions
- Schedule 5 provides the content to be included in the ES in relation to EIA development.

A.6 The States of Guernsey Government Department has developed Practice Note 4<sup>4</sup> describing the EIA and when it is required, by summarising the content of Schedules 1 and 2 of the EIA Ordinance 2007. The last part of the Practice Note presents the EIA steps.

A.7 The main EIA steps presented in the Practice Note are:

- Pre-application meeting – the applicant requests a pre-meeting application with the Environment Department to confirm an EIA is required and also, if possible, receives advice on the topics that should be considered
- EIA and submission of the application – the developer prepares the EIA report and submit it with the planning application
- Publication (possible) of the reception of the application
- Consultation on the EIA and request for additional information – the Environment Department makes the EIA report available to the public and statutory bodies. If required, the developer will be asked to provide additional information

<sup>3</sup> Island of Guernsey (2007). The Land Planning and Development (Environmental Impact Assessment) Ordinance 2007. Available online at: <http://www.guernseylegalresources.gg/CHttpHandler.ashx?id=67714&p=0>

<sup>4</sup> States of Guernsey (2011). Practice Note 4: A Brief Guide to Development Requiring Environmental Impact Assessment. Document prepared by the Environment Department. Available online at: <https://www.gov.gg/CHttpHandler.ashx?id=3265&p=0>

- Screening and Scoping – the Environment Department screens (if not done at the pre-application meeting) and scopes the application
- Release of the Scoping Opinion – if the EIA report provides enough information, the developer does not need to do anything else. If information is missing from the EIA report, the Scoping Opinion will state the additional information to be provided by the developer.
- Review of the planning application
- Consultation by the public – comments on the planning application can be provided to the Environment Department
- Decision on the application – the Environment Department makes a decision.

A.8 The EIA guidance developed for Guernsey is currently being implemented, however it has been suggested by various participants within the process, that it would make more sense to front load the EIA by having formal Screening and Scoping steps in place before the developer commences the bulk of the EIA work. Currently, when a full application (i.e. an ES and planning documentation) is received, the planning authority cannot consider the planning application until the ES has been validated. The validation consists of formal Screening and Scoping steps.

### **A.3 UK**

A.9 The UK recently integrated the changes suggested in Directive 2014/52/EU<sup>5</sup> and the changes will be implemented on 16 May 2017. The EIA legislation in the UK is the 2017 No. 571. Town and Country Planning (Environmental Impact Assessment) Regulations 2017<sup>6</sup>. This document is referred to as the ‘EIA Regulations’. More specifically:

- Part 2 – presents information about screening
- Part 4 – preparation of environmental statements, include information on the scoping opinion
- Schedule 1 – lists the types of projects for which an EIA is mandatory
- Schedule 2 – lists the types of projects for which an EIA may be required, depending on thresholds and criteria.

A.10 The Environmental Impact Assessment Guidance<sup>7</sup> explains the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. It presents the legislation, the purpose, the steps of EIA as well as the types of development covered by the regulations and the consideration of applications subject to EIA.

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<sup>5</sup> European Commission (2014). Directive 2014/52/EU of 16 April 2014. Amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment. Available online at: <http://ec.europa.eu/environment/eia/pdf/Revised%20EIA.pdf>

<sup>6</sup> UK Government (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. 2017 No. 571. Available online at: [http://www.legislation.gov.uk/uksi/2017/571/pdfs/ukxi\\_20170571\\_en.pdf](http://www.legislation.gov.uk/uksi/2017/571/pdfs/ukxi_20170571_en.pdf)

<sup>7</sup> UK Government (2014). Guidance Environmental Impact Assessment. Available online at: <https://www.gov.uk/guidance/environmental-impact-assessment>

## A.11 The EIA steps are:

- Screening – determines whether an EIA is required
- Scoping – identifies the potential significant impacts on the environment
- Baseline – indicates what environmental features are located within the study area and what the sensitivity of these features are
- Assessment – assessment of the environmental effects of the proposed project, including cumulative effects
- Mitigation – adheres to a hierarchy of avoiding, reducing and offsetting significant adverse effects
- Residual effects – following the application of mitigation measures, identification of the residual effects
- Environmental Statement – culmination of the EIA process and where all work undertaken as part of the EIA is documented
- Consultation – required at the Scoping and Submission of application steps. At these steps, the planner should consult with statutory consultees. It is also advantageous to contact relevant specialists in advance of submitting a scoping opinion to gain their views on the appropriate level of study required.

## A.4 France

A.12 As a Member State of the EU, France recently integrated the changes suggested in Directive 2014/52/EU<sup>8</sup> (previously Directive 2011/92/EU) into its legislation. The Environmental Code<sup>9</sup> is the piece of environmental legislation in France. Chapter II of both the legislative and regulatory parts of the Code refer to environmental impact assessments. The relevant Articles L (under the legislative part) are mostly a summary of the Articles R (under the regulatory part of the Code). The ones of interest are:

- Article L122-1 - mentions when an EIA is required (general), the topics to be considered and the main people involved in the EIA process.
- Article R122-2 – Table 10 presents the types of projects requiring an EIA, either systematically or after a case-by-case check against the thresholds and criteria. If a project is modified or extended, it might need an EIA, depending on the thresholds
- Articles L122-3/R122-5 - presents the content to be included in the EIA report.

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<sup>8</sup> European Commission (2014). Directive 2014/52/EU of 16 April 2014. Amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment. Available online at: <http://ec.europa.eu/environment/eia/pdf/Revised%20EIA.pdf>

<sup>9</sup> France Government (2006). Environmental Code. Prepared with the cooperation of Michael Faure, Professor of Comparative and International Environmental Law and Academic Director of METRO, the Institute for Transnational Legal Research of the Universiteit Maastricht. Available online at: [https://www.legifrance.gouv.fr/content/download/1963/13739/version/3/.../Code\\_40.pdf](https://www.legifrance.gouv.fr/content/download/1963/13739/version/3/.../Code_40.pdf)



- A.13 The Minister of the Development of the Land and the Environment<sup>10</sup> prepared a document describing the types of projects for which an EIA is required, the content of the EIA report and the different steps of the EIA process.
- A.14 The main EIA steps are:
- Scoping – identify the potential environmental issues
  - Alternatives – consider alternatives to the project
  - Baseline – gather data on the current state of the environment
  - Assessment of effects – assessment of the environmental effects of the proposed project on the environment
  - Mitigation measures – avoid, reduce or compensate
  - Monitoring – once the project has been implemented
  - Consultation with the public – consultation should happen throughout the EIA process.
- A.15 While there seems to be a lot of recent information available online on the legislation, the EIA guidance document produced in 2001 (paragraph 2.6.2) should be updated to provide clear guidance on the EIA steps.

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<sup>10</sup> Ministère de l'aménagement du territoire et de l'environnement (2001). L'Etude d'Impact sur l'Environnement. Objectifs, cadre réglementaire, conduite de l'évaluation. Available online at: [https://www.unece.org/fileadmin/DAM/env/eia/documents/EIAGuides/france\\_EIA\\_complete.pdf](https://www.unece.org/fileadmin/DAM/env/eia/documents/EIAGuides/france_EIA_complete.pdf)



# **Appendix B**

## **Screening Thresholds and Criteria**



## B Screening Thresholds and Criteria

### B.1 Screening

- B.1 This table presents the criteria and thresholds for the types of development in Alderney. If an EIA is required for the project, the applicant will need to prepare either a Basic EIA or a Full EIA. If the proposed project falls under these thresholds, no EIA is required.
- B.2 If the type of development proposal is not covered here, or there is ambiguity in interpreting the guidance, the Planning Office shall determine the EIA requirement on a case-by-case basis. Should a project fall within two or more categories identified below, for example where development proposals involve a mix of uses, then a proportionate approach should be taken in assessing both the individual uses and the overall development. Where there could be significant effects, the appropriate EIA should be undertaken. The States of Alderney welcome entering into discussions with potential applicants to help identify the range of environmental issues to be assessed, and it remains possible to submit a 'voluntary' EIA where this provides additional information in support of a proposed development.
- B.3 The areas quoted in the table relate to the total 'red line' development area unless otherwise stated to apply to development floorspace. Where the States of Alderney believe an applicant has drawn their development boundary in such a way as to circumvent this guidance, they may take corrective action.

Development Type	Basic EIA required	Full EIA required
<b>1. AGRICULTURE</b>		
(a) Livestock farming	(i) Located in the Designated Area <b>and</b> (ii) The area is greater than 150m <sup>2</sup> and does not exceed 1,000m <sup>2</sup> .	The area exceeds 1,000m <sup>2</sup> .
(b) Arable farming	(i) Located in the Designated Area <b>and</b> (ii) The area is greater than 500m <sup>2</sup> and does not exceed 5,000m <sup>2</sup> .	The area exceeds 5,000m <sup>2</sup> .
(c) Fish farming or other aquaculture	(i) Located in the Designated Area <b>and</b> (ii) The installation resulting from the development is designed to produce less than 500 tonnes of dead weight fish or produce per year.	The installation resulting from the development is designed to produce more than 500 tonnes of dead weight fish or produce per year.

Development Type	Basic EIA required	Full EIA required
(d) Agricultural buildings	(i) Located in the Designated Area <b>and</b> (ii) The development floorspace is greater than 150m <sup>2</sup> and does not exceed 500m <sup>2</sup> .	The development floorspace exceeds 500m <sup>2</sup> .
(e) Water management for agriculture, including irrigation and land drainage projects	(i) Located in the Designated Area <b>and</b> (ii) The area of development does not exceed 500m <sup>2</sup> .	The area of development exceeds 500 m <sup>2</sup> .

Development Type	Basic EIA required	Full EIA required
<b>2. TRANSPORT AND INFRASTRUCTURE</b>		
(a) Fort refurbishment	(i) Located in the Designated Area <b>and</b> (ii) Refurbishment of a fort that is of a size smaller than 1,000m <sup>2</sup> .	Refurbishment of a fort that is of a size greater than 1,000m <sup>2</sup> .
(b) Airport extension	All development unless thresholds for Full EIA are met.	(i) All development over 500m <sup>2</sup> <b>or</b> (ii) Any runway extension or widening.
(c) Sewage works / Waste-water treatment plant	(i) Located in the Designated Area <b>and</b> (ii) The area of the works does not exceed 500m <sup>2</sup> <b>or</b> (iii) The sewage works are less than 500m in length.	(i) The area of the works exceeds 500m <sup>2</sup> <b>or</b> (ii) The sewage works are more than 500m in length.
(d) Installations for the disposal of water	(i) Located in the Designated Area <b>and</b> (ii) The area of the works does not exceed 500m <sup>2</sup> <b>or</b> (iii) The sewage works are less than 500m in length.	(i) The area of the works exceeds 500m <sup>2</sup> <b>or</b> (ii) The sewage works are more than 500m in length.
(e) Industrial estate development projects	The development floorspace does not exceed 1,000m <sup>2</sup> .	The development floorspace exceeds 1,000m <sup>2</sup> .

Development Type	Basic EIA required	Full EIA required
(f) Construction of railway	(i) Located in the Designated Area <b>and</b> (ii) The area of the works does not exceed 500m <sup>2</sup> or 500m in length	The area of the works exceeds 500m <sup>2</sup> or 500m in length.
(g) Construction of road	(i) Located in the Designated Area <b>and</b> (ii) The road or extension of the road is no longer than 500m.	(i) The road or extension of the road is more than 500m.
(h) Construction of harbours and port installations including fishing harbours	(i) The area of works does not exceed 1,000m <sup>2</sup> .	The area of works exceeds 1,000m <sup>2</sup> .
(i) Coast work to combat erosion and maritime works capable of altering the coast (e.g. construction of dykes, moles, jetties and other sea defence works)	Routine maintenance.	All development apart from routine maintenance.

Development Type	Basic EIA required	Full EIA required
<b>3. ENERGY, UTILITIES AND INDUSTRIAL</b>		
(a) Industrial installations for the production of electricity, steam, hot water and related uses	The development floorspace does not exceed 500m <sup>2</sup> .	(i) Located in the Designated Area <b>or</b> (ii) The development floorspace exceeds 500m <sup>2</sup> <b>or</b> (ii) The installation is to be located within 100m of any water body or water extraction point.
(b) Oil, gas, or chemical pipeline installation, or carbon dioxide streams, and related facilities Oil, gas, or chemical storage, processing, or similar (over- and under-ground) Storage of oil, gas or chemical products	All development up to 500m in length.	All development over 500m in length.

Development Type	Basic EIA required	Full EIA required
(c) Production and processing of metals, mineral industry, chemical industry (including pesticides, pharmaceuticals, paints and varnishes, elastomers, and peroxides), food industry (vegetable and animal oils and fats, packing and canning, dairy products, brewing and malting, confectionary and syrup, starch products, fishmeal and fish oil, sugar, and the slaughter of animals), textile, leather and wood/paper industries, rubber industry, minerals industry (including coke, cement, asbestos, glass and glass fibre, minerals substances and fibres, and ceramics including tiles, bricks, stoneware and porcelain)	The development floorspace does not exceed 1,000m <sup>2</sup> .	The development floorspace exceeds 1,000m <sup>2</sup> .
(d) Crude oil refining		All development.
(e) Integrated chemicals installations (i.e. installations for the industrial manufacture of substances using chemical conversion processes in which several units are juxtaposed and are functionally linked to one another), including organic and inorganic chemicals, simple or compound fertilisers, plant health products and biocides, pharmaceutical products, and explosives		All development.
(f) Tidal / hydro energy installations		All development.
(g) Nuclear energy installations or nuclear re-processing / radioactive waste storage		All development.



Development Type	Basic EIA required	Full EIA required
(h) Wind turbines	(i) Development of two turbines or less <b>or</b> (ii) Total generating capability of less than 50kW <b>or</b> (iii) Hub height less than 10m in height from the ground including any mounting structure.	(i) Development of three turbines or more <b>or</b> (ii) Total generating capability of 50kW or more <b>or</b> (iii) Hub height 10m or more in height from the ground including any mounting structure.
(i) Quarries open cast mining and underground mining (including peat extraction and briquetting of coal and lignite)	(i) The area of the works does not exceed 500m <sup>2</sup> <b>and</b> (ii) Total extraction over the life of the permission does not exceed 1,000 tonnes.	(i) The area of the works exceeds 500m <sup>2</sup> or (ii) Total extraction over the life of the permission exceeds 1,000 tonnes.
(j) Extraction of minerals by fluvial or marine dredging	Extraction of less than one tonne per day.	All other development.
(k) Production of asbestos and manufacture of asbestos-based products		All development.
(l) Petroleum and gas extraction		All development.
(m) Surface installations for the extraction of coal, petroleum, natural gas and ores, and bituminous shale	The development floorspace does not exceed 500m <sup>2</sup> .	(i) Located in the Designated Area <b>or</b> (ii) The development floorspace exceeds 500m <sup>2</sup> <b>or</b> (ii) The installation is to be located within 100m of any water body or water extraction point.
(n) Non-hazardous waste disposal or storage (including solid waste, sludge, scrap and vehicles)	Disposal or storage of less than 100 tonnes per year.	Disposal or storage 100 tonnes per year or greater.
(o) Hazardous waste disposal or storage <sup>1</sup>	(i) Located in the Designated Area <b>or</b> (ii) The development floorspace does not exceed 500m <sup>2</sup> .	(i) The development floorspace exceeds 500m <sup>2</sup> <b>or</b> (ii) The development floorspace is located within 100m of any water body or water extraction point <b>or</b> (iii) The nature of the disposal or storage has potential to cause significant harm.

<sup>1</sup> Waste is considered to be hazardous when it contains substances or has properties that might make it harmful to human health or the environment. This does not necessarily mean it is an immediate risk to human health, although some waste can be.

Development Type	Basic EIA required	Full EIA required
(p) Deep drilling (geothermal, storage of nuclear waste material, water supplies)		All development.
(q) Water extraction, abstraction, recharge and transfer (over- and underground)	(i) Located in the Designated Area <b>and</b> (ii) The development floorspace does not exceed 500m <sup>2</sup> .	The development floorspace exceeds 500m <sup>2</sup> .
(r) Dams	(i) Located in the Designated Area <b>and</b> (ii) The development does not exceed 1,000m <sup>2</sup> .	The development exceeds 1,000m <sup>2</sup> .
(s) Overground and underground electricity	All development between 250m and 1,000m in length.	All development over 1,000m in length.
(t) Installations for carrying steam and hot water	All development up to 500m in length across the installation (network).	All development over 500m in length across the installation (network).

Development Type	Basic EIA required	Full EIA required
<b>4. HOUSING</b>		
(a) Extension of a dwelling	(i) Located in the Designated Area <b>and</b> (ii) Extension involves more than 100m <sup>2</sup> development floorspace created <b>or</b> (iii) Extension is more than 50% the floorspace of the original existing dwelling.	
(b) New residential development	(i) The area of development is greater than 1,000m <sup>2</sup> but does not exceed 2,500m <sup>2</sup> <b>and</b> (ii) The residential development includes more than 4 residential units but less than 10 residential units.	(i) The area of development exceeds 2,500m <sup>2</sup> <b>or</b> (ii) The residential development includes 10 or more residential units.

Development Type	Basic EIA required	Full EIA required
<b>5. EMPLOYMENT</b>		
(a) Retail development	(i) The development floorspace (GFA) of the development is greater than 500m <sup>2</sup> <b>and</b> (ii) does not exceed 2,500m <sup>2</sup> .	The development floorspace (GFA) of the development exceeds 2,500m <sup>2</sup> .
(b) Commercial (office) development	(i) The overall development floorspace (GFA) is greater than 500m <sup>2</sup> <b>and</b> (ii) does not exceed 2,500m <sup>2</sup> .	The development floorspace (GFA) exceeds 2,500m <sup>2</sup> .

Development Type	Basic EIA required	Full EIA required
<b>6. TOURISM AND LEISURE</b>		
(a) Holiday villages and hotel complexes	(i) Located in the Designated Area <b>and</b> (ii) Relates to non-serviced visitor accommodation of less than 500m <sup>2</sup> of development floorspace (GFA).	The development floorspace exceeds 500m <sup>2</sup> (GFA) in the Designated Area, or 2,000m <sup>2</sup> of development floorspace (GFA) in the Building Area.
(b) Marina	The area of the enclosed water surface is less than 1,000m <sup>2</sup> .	Area of the enclosed water surface of more than 1,000m <sup>2</sup> .
(c) Permanent campsites	(i) Located in the Designated Area <b>and</b> (ii) The area of the development does not exceed 20 pitches.	The area of the development exceeds 20 pitches.
(d) Golf course and associated development (excluding mini golf)	(i) All new structures <b>or</b> (ii) Located in the Designated Area <b>and</b> (iii) The extension of existing facilities up to 2,500m <sup>2</sup> .	All development over 2,500m <sup>2</sup> .

Development Type	Basic EIA required	Full EIA required
<b>7. OTHER</b>		
(a) Land reclamation (gain of land) from the sea <sup>2</sup>		All development.
(b) Urban development projects (projects which have an urbanising effect) where not falling within another category		The area of the development exceeds 5,000m <sup>2</sup> .
(c) Any change or extension of development listed above (1-7) that is already authorised, implemented or in the process of being implemented, where such a change or extension in itself meets the thresholds, if any, or description of development set out above	N/A	N/A

<sup>2</sup> Note, this excludes sea structures for berthing or mooring points (e.g. quays, wharfs, jetties, piers, anchor or mooring buoys or dolphins), where the purpose is not to gain or create usable land.





# **Appendix C**

## **EIA Self-Assessment Form**





## C EIA Self-Assessment Form

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- C.1 This version of the EIA Self-Assessment Form is for guidance and information purposes only. A copy is available for download from the States of Alderney website.
- C.2 The Planning Office will review this form with the planning application. If additional information is needed in order to determine your application, the Planning Office will request it.

## Description of the project and works

*Office use only* - **Planning Application Number:**

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**Name of project:**

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**Summary of the works:**

*Please explain how you intend to build / construct your project, including expecting timeframe*

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**Timeframe:**

*Please explain the estimated start and end date for construction and, where time limited, use.*

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**Description of site location and surroundings**

Please provide a description of the site location and surroundings with respect to existing places and prominent features.

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## Figure of site location and surroundings

*Please provide a map at an appropriate scale (1:250 or 1:500) highlighting environmental designations and characteristics on and around your site. This can be provided below or appended. Please include a scale, important dimensions and indication of north.*

**CONSTRUCTION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the construction phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or compensate the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Agriculture	<input type="checkbox"/>	<i>Is agricultural activity happening in close proximity to the proposed site? What type and scale of agricultural activity is it?</i>	<i>Will construction result in noise or air quality impacts on agricultural buildings or livestock? Will effluent run off from the development site?</i>		
Air Quality	<input type="checkbox"/>	<i>Is the proposed project located in or near an industrial area, an airport or a harbour? Are any residential properties located near to the development site? Are any ecological features or species located near to the development site</i>	<i>Is construction likely to have an impact on residential properties at or near the site of the proposed project?</i>		
Archaeology and Cultural Heritage	<input type="checkbox"/>	<i>Is there any assets of cultural significance near the development site?</i>	<i>Will the construction have an effect on archaeology and/or cultural heritage at or near the site of the proposed project?</i>		
Climate Change	<input type="checkbox"/>	<i>Is the development site or its local surroundings prone to flooding? Has flooding happened locally in the last 10 years?</i>	<i>Will construction lead to an increase in flood risk? Will construction lead to an increase of greenhouse gas emissions?</i>		
Ecology (terrestrial and marine)	<input type="checkbox"/>	<i>Are there any protected species recorded within the vicinity of the site? Is there any site of recognised conservation importance? What types of habitats are present (e.g. forest, agriculture, pond/marsh, etc.)?</i>	<i>Will the construction have an effect on the species and habitats at or near the site of the proposed project?</i>		

**CONSTRUCTION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the construction phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or compensate the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Ground Conditions (including contamination)	<input type="checkbox"/>	<p><i>Is there any known ground contamination on, or near to the site?</i></p> <p><i>Is the land currently being used for animal product works, burial grounds, dockyards, garages, heated vinery site, landfill, scrapyards and material storage, manufacturing works, petrol stations and fuel storage, electricity generation, railway land, sewage works, unexploded ordnance, waste from WWII)?</i></p>	<p><i>Is construction likely to pose a risk to the ground conditions at or near to the site?</i></p> <p><i>Is construction likely to disturb existing contamination?</i></p>		
Human Health	<input type="checkbox"/>	<p><i>Is the area used for recreational purposes or close to an existing community?</i></p>	<p><i>Will the construction have an effect on sites used for recreational purpose at or near the site of the proposed project?</i></p> <p><i>Will construction activity have a disproportionate impact on any vulnerable groups (e.g., elderly people, schoolchildren, etc?)</i></p>		
Infrastructure (including energy, heat, water and wastewater, waste)	<input type="checkbox"/>	<p><i>Are there any infrastructure features, such as cables or pipes within or close to the site?</i></p>	<p><i>What infrastructure will the development proposals need or affect during construction?</i></p> <p><i>Will this create challenges for other users or in terms of overall or local capacity?</i></p>		
Landscape (including townscape, character and visual amenity)	<input type="checkbox"/>	<p><i>What type of environment is the site located in, such as a rural or built environment?</i></p> <p><i>Are there tall (more than 3 storeys) buildings?</i></p>	<p><i>Will construction change the landscape, either temporarily or permanently?</i></p> <p><i>Will views to or from the site or other locations be affected?</i></p>		
Noise and Vibration	<input type="checkbox"/>	<p><i>What are the local noise sources, such as road traffic, agricultural machinery, etc.?</i></p> <p><i>Are construction works currently happening in proximity to the site?</i></p>	<p><i>Will construction increase the level of noise and/or vibration at or near the site of the proposed project?</i></p> <p><i>Will local noise sensitive receptors (e.g. schools and residential properties)?</i></p>		

**CONSTRUCTION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the construction phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or compensate the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Socio-Economics (including culture, recreation and tourism)	<input type="checkbox"/>	<p><i>Are residential properties located near to the proposed site?</i></p> <p><i>Are there any businesses in close proximity to the proposed site?</i></p> <p><i>Are there any recreation or tourist facilities in close proximity the proposed site?</i></p>	<p><i>How many construction workers will be involved?</i></p> <p><i>Will construction activity disturb the amenity at residential properties, businesses or recreation / tourist facilities?</i></p> <p><i>Will the construction activity affect the viability of businesses?</i></p>		
Transport (including road, rail, air, and commercial and recreational shipping and navigation)	<input type="checkbox"/>	<p><i>Does the site have good links with the road network?</i></p>	<p><i>How many construction vehicle movements would be required?</i></p>		
Vulnerability (including accidents, disasters and hazardous processes and materials)	<input type="checkbox"/>	<p><i>What accidents or incidents have occurred on or round the site?</i></p> <p><i>What were the causes of them?</i></p>	<p><i>Would construction activity be vulnerable to any risks?</i></p>		
Water Resources and Flood Risk	<input type="checkbox"/>	<p><i>Are there any water features within the site or in close proximity to it?</i></p> <p><i>How far (in metres) is the site of the proposed project from the sea?</i></p>	<p><i>Will the construction have an effect on water features located near the site? Will the construction increase the risk of flooding at or near the site?</i></p> <p><i>Will foundations affect groundwater?</i></p>		

## CONSTRUCTION PHASE - Mitigation checklist

Mitigation <i>List the mitigation actions mentioned in section above.</i>	How will this be secured? <i>Please explain how this will be implemented.</i>	Timeframe <i>Please tick the relevant box below.</i>			Sign off date
		Pre-commencement	Pre-occupation	Post-occupation	

**OPERATION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the operation phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or offset the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Agriculture	<input type="checkbox"/>	<p><i>Is agricultural activity happening in close proximity to the proposed site?</i></p> <p><i>What type and scale of agricultural activity is it?</i></p>	<p><i>Will construction result in noise or air quality impacts on agricultural buildings or livestock?</i></p> <p><i>Will effluent run off from the development site?</i></p>		
Air Quality	<input type="checkbox"/>	<p><i>Is the proposed project located in or near an industrial area, an airport or a harbour?</i></p> <p><i>Are any residential properties located near to the development site?</i></p> <p><i>Are any ecological features or species located near to the development site?</i></p>	<p><i>Would emissions from the proposed development have an impact on residential properties at or near the site of the proposed project?</i></p>		
Archaeology and Cultural Heritage	<input type="checkbox"/>	<p><i>Is there any assets of cultural significance near the development site?</i></p>	<p><i>Will the operation have an effect on archaeology and/or cultural heritage at or near the site of the proposed project?</i></p>		
Climate Change	<input type="checkbox"/>	<p><i>Is the development site or its local surroundings prone to flooding?</i></p> <p><i>Has flooding happened locally in the last 10 years?</i></p>	<p><i>Will the proposed development lead to an increase in flood risk?</i></p> <p><i>Will the development lead to an increase of greenhouse gas emissions?</i></p>		
Ecology (terrestrial and marine)	<input type="checkbox"/>	<p><i>Are there any protected species recorded within the vicinity of the site?</i></p> <p><i>Is there any site of recognised conservation importance?</i></p> <p><i>What types of habitats are present (e.g. forest, agriculture, pond/marsh, etc.)?</i></p>	<p><i>Are any characteristics of the proposed development likely to have an effect on the species and habitats at or near the site of the proposed project?</i></p>		



**OPERATION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the operation phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or offset the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Ground Conditions (including contamination)	<input type="checkbox"/>	<i>Is there any known ground contamination on, or near to the site? Is the land currently being used for animal product works, burial grounds, dockyards, garages, heated vinery site, landfill, scrapyards and material storage, manufacturing works, petrol stations and fuel storage, electricity generation, railway land, sewage works, unexploded ordnance, waste from WWII)?</i>	<i>Are there characteristics of the proposed development that might contaminate the ground at or near the site of the proposed project? Will any contaminated waste be produced by the development?</i>		
Human Health	<input type="checkbox"/>	<i>Is the area used for recreational purposes or close to an existing community?</i>	<i>Will the operation have an effect on sites used for recreational purpose at or near the site of the proposed project?</i>		
Infrastructure (including energy, heat, water and wastewater, waste)	<input type="checkbox"/>	<i>Are there any infrastructure features, such as cables or pipes within or close to the site?</i>	<i>Will the proposed development have a disproportionate impact on any vulnerable groups (e.g., elderly people, schoolchildren, etc?)</i>		
Landscape (including townscape, character and visual amenity)	<input type="checkbox"/>	<i>What type of environment is the site located in, such as a rural or built environment? Are there tall (more than 3 storeys) buildings?</i>	<i>Will the proposed development change the landscape, either temporarily or permanently? Will views to or from the site or other locations be affected?</i>		
Noise and Vibration	<input type="checkbox"/>	<i>What are the local noise sources, such as road traffic, agricultural machinery, etc.? Are construction works currently happening in proximity to the site?</i>	<i>Will the operation increase the level of noise and/or vibration at or near the site of the proposed project?</i>		

**OPERATION PHASE - Description of the potential effects on the environment**

Topics	Is this likely to be affected by the operation phase of the proposed development? <i>Please tick the topics that are likely to be affected by the proposed project.</i>	Brief description of baseline <i>When describing the baseline, please consider the <u>site</u> of the proposed location as well as the <u>site surroundings</u>. Refer to the questions under each topic for examples of baseline information to provide.</i>	Brief description of the effects on the environment <i>Please briefly describe what the effects of the proposed project will be.</i>	Mitigation <i>Please briefly describe the actions that will be taken to prevent, reduce or offset the effects.</i>	Residual effects <i>Please describe the remaining effect(s) once mitigation has been applied.</i>
Socio-Economics (including culture, recreation and tourism)	<input type="checkbox"/>	<p><i>Are residential properties located near to the proposed site?</i></p> <p><i>Are there any businesses in close proximity to the proposed site?</i></p> <p><i>Are there any recreation or tourist facilities in close proximity the proposed site?</i></p>	<p><i>Will the operation of the proposed development disturb the amenity at residential properties, businesses or recreation / tourist facilities?</i></p> <p><i>Will the operation of the proposed development affect the viability of businesses?</i></p>		
Transport (including road, rail, air, and commercial and recreational shipping and navigation)	<input type="checkbox"/>	<p><i>Does the site have good links with the road network?</i></p>	<p><i>How would operation affect movement?</i></p>		
Vulnerability (including accidents, disasters and hazardous processes and materials)	<input type="checkbox"/>	<p><i>What accidents or incidents have occurred on or round the site?</i></p> <p><i>What were the causes of them?</i></p>	<p><i>How would the development affect risk?</i></p>		
Water Resources and Flood Risk	<input type="checkbox"/>	<p><i>Are there any water features within the site or in close proximity to it?</i></p> <p><i>How far (in metres) is the site of the proposed project from the sea?</i></p>	<p><i>Will the operation of the proposed development have an effect on features located near the site? Will the construction increase the risk of flooding at or near the site?</i></p>		

**OPERATION PHASE - Mitigation checklist**

**Mitigation**

List the mitigation actions mentioned in section above.

**How will this be secured?**

Please explain how this will be implemented.

**Timeframe**

Please tick the relevant box below.

**Sign off date**

	Timeframe			Sign off date
	Pre-commencement	Pre-occupation	Post-occupation	



**Appendix D**  
**List of Organisations**  
**to Contact**



## D List of organisations to contact

EIA Topics	Organisation	Name	Role	Email	Phone
Agriculture	Kiln Farm	Mike Cox	Farmer	alderneyfarmshop@suremail.gg	822167
Air Quality		Brian Bonnard	Local Expert		823482
Archaeology and Cultural Heritage	Alderney Society	David Thornburrow	Architect	dthornburrow@cwgsy.net	823334
	Culture & Heritage, Guernsey	Tanya Walls	Archaeologist	tanya.walls@gov.gg	709739
	Heritage Services	Jason Monaghan	Archaeologist	jason.monaghan@gov.gg	709702
Climate Change	Alderney Wildlife Trust	Roland Gauvain	Director of AWT	manager@alderneywildlife.org	822935
Ecology (terrestrial and marine)	Alderney Wildlife Trust	Mel Broadhurst	Living Seas Officer	marine@alderneywildlife.org	822935
Ground Conditions (including contamination)	Alderney Wildlife Trust	Roland Gauvain	Director of AWT	manager@alderneywildlife.org	822935
	States Works Department	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323
Human Health	Guernsey Environmental Health	Tobin Cook	Director	tobin.cook@gov.gg	
	Island Medical Centre	Tracy Jean	Administrator		822077
	Mignot Memorial Hospital	Marc Sumner	Administrator	marc.sumner@gov.gg	822822
Infrastructure (including energy, heat, water and wastewater, waste)	Alderney Electricity Ltd	James Lancaster	Director of AEL	james.lancaster@alderney-elec.com	822715
	Alderney Water Board	Paul Rose	Water Officer	paul.rose@gov.gg	823254
	JT (Guernsey) Ltd			customer.services@jtglobal.com	882882
	States Works Depart.	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323
	Sure (Guernsey) Ltd	Chris Sumner	Network Engineer	chris.sumner@sure.com	757670

EIA Topics	Organisation	Name	Role	Email	Phone
Landscape (including townscape, character and visual amenity)	Alderney Society	David Thornburrow	Architect	dthornburrow@cwgsy.net	823334
	Alderney Wildlife Trust	Roland Gauvain	Director of AWT	manager@alderneywildlife.org	822935
Noise and Vibration	States Works Department	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323
Socio-Economics (including culture, recreation and tourism)	Alderney Housing Association			ahaenquiries@aha.org.gg	824870
	Alderney Society	David Thornburrow	Architect	dthornburrow@cwgsy.net	823334
	States of Alderney	Paul Veron	Economic Officer	paul.veron@gov.gg	825520
Transport (including road, rail, air, and commercial and recreational shipping and navigation)	Visit Alderney	Helene Turner	Tourist Officer	helene.turner@gov.gg	822300
	Alderney Airport	Colin Le Ray	Director	colin.leray@gov.gg	237766
	Alderney Harbour Office	Mark Gaudion	Harbour Master	mark.gaudion@gov.gg	822620
	Alderney Shipping	Bruno Kay-Mouat	Director	bruno@channelseaways.co.uk	724810
	States of Alderney	Paul Veron	Economic Officer	paul.veron@gov.gg	825520
Vulnerability (including accidents, disasters and hazardous processes and materials)	States Works Department	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323
	Island Medical Centre	Tracy Jean	Administrator		822077
	St Johns Ambulance	Mel Walden			823783
Water Resources and Flood Risk	States Works Department	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323
	Alderney Water Board	Paul Rose	Water Officer	paul.rose@gov.gg	823254
	Alderney Wildlife Trust	Roland Gauvain	Director of AWT	manager@alderneywildlife.org	822935
	States Works Department	Aaron Bray	Technical Officer	aaron.bray@gov.gg	824323







STATES OF ALDERNEY

Planning Office  
Island Hall  
St Anne  
Alderney  
GY9 3UE

[www.alderney.gov.gg](http://www.alderney.gov.gg)

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