

Environmental Impact Assessment

Scoping Consultation

Summary of Responses

JANUARY 2015

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1 Introduction

1.1 The purpose and scope of this report

- 1.1.1 This document provides a summary of the Environmental Impact Assessment (EIA) scoping consultation of statutory consultees carried out as part of the formulation of the new Island Development Plan in accordance with section 4 of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007.
- 1.1.2 It was anticipated that a number of the emerging draft Development Plan policies might, in the future, enable development of a type that would, or may, be subject to EIA.
- 1.1.3 The Environment Department is obliged to undertake an EIA, and prepare an Environmental Statement (ES) of the findings of that EIA, which is published for comment and considered alongside the draft Island Development Plan, of:
- Policies in relation to Schedule 1 development (i.e. major development with likely significant environmental effects), and;
 - Policies in relation to Schedule 2, section 40(5) and section 44(3) development (i.e. other development which may have significant environmental effects) in respect of which the Department has issued a Screening Opinion that the development is likely to have significant environmental effects and would require EIA.
- 1.1.4 Copies of these schedules and sections are attached as Appendix A.
- 1.1.5 This process differs from project level EIA which may be required to accompany certain planning applications. Following adoption of the new Plan, should an application for EIA development come forward, there will be an opportunity for members of the public to comment in the usual way.
- 1.1.6 In preparing the EIA of the policies, the Environment Department must consult certain organisations on the scope of that EIA. The purpose of scoping is to set out at the start of the process the content and extent of matters to be covered within an EIA. This report explains who has been consulted, how they were consulted and what they were consulted on. It provides a summary of the responses received.
- 1.1.7 It follows two previous stages of public consultation which were undertaken by the Department on the 'Main Issues' relating to the preparation of a new Island Development Plan through the publication of the General Topic Papers in January 2012 and Key Messages, Issues and Options booklet in July 2013. These consultation documents, reports and supporting evidence reports are available to download from the States' website at www.gov.gg/planreview.
- 1.1.8 The EIA consultation period ran between 7th July and 18th August 2014.

2 Consultation

2.1 Who we consulted

2.1.1 During the preparation of the Environmental Statement for the draft Plan, prior to publication, the Department must consult in writing the following bodies on the scope of the Environmental Assessment of the draft Plan policies:

- States Departments and Committees;
- Public utility providers;
- Parish Constables, and;
- Persons or bodies with appropriate expertise in the area of EIA.

2.1.2 A list of the bodies consulted on the scope of the Environmental Assessment can be found in Appendix B.

2.2 What we consulted on¹

2.2.1 The Department identified the policies which may enable development that must be subject of EIA and prepared documents which contained a brief description of the relevant policies, of the nature and purpose of types of EIA development proposals that may be enabled by each policy, and, for Schedule 2, section 40(5) and section 44(3) development, copies of the Screening Opinions issued by the Department determining that the policy requires EIA assessment. The information sent out for consultation can be found in Appendix C.

2.2.2 For the consultation exercise, it was explained that, in carrying out the EIA, the Department must prepare an Environmental Statement, in accordance with best practice and in such detail and at such a level as reflects the level of detail regarding the EIA development set out in the policy in question, using the most up to date and relevant information available to the Department, which may vary depending on the policy.

2.2.3 Therefore, the assessment is different to that of project level EIA. This is an EIA of policies and the majority of the assessment will focus on typical development of the type possibly enabled by the particular policy and its general characteristics and impacts against the backdrop of the general Island environment. If a particular location is known, the EIA will address the particular environmental characteristics of that site.

¹ Due to the requirements of the Law, there is an unavoidable overlap between policy drafting and putting together the EIA of the Plan policies. The Plan writing process is a dynamic one and the screening and scoping documents which formed the basis of this consultation were based on draft policies which might be subject to change as the Plan evolves. The EIA process and feedback received via this consultation will complement that Plan writing process.

2.2.4 The Department sought from consultees any comments that they may have on the proposed scope of the EIA of the Plan policies, including any information relating to environmental factors or existing baseline environmental conditions. This included any additional development types, or additional significant impacts or details of impacts, to those which the Department had listed, or any information on the nature of this type of development proposal (e.g. frequency of impact, duration of impact) that the consultee wished to submit for consideration.

2.3 How we consulted

2.3.1 The Department was aware that the consultation documents were extensive and technical and so to pre-empt concerns regarding the possible complexity of the information sought from consultees, a pre-consultation letter was dispatched on the 3rd July. The intention was to provide prior warning that the consultation would commence the following week and to provide some information on the process and requirements in advance.

2.3.2 Formal consultation commenced on the 7th July and ran for six weeks. A letter setting out the background to the Plan Review process, the legal obligations of the Department and the purposes and requirements of the consultation, was sent to all consultees. The Department also provided consultees with documents which contained:

- Policy screening table: A brief description of the relevant policies;
- Policy scoping table: A brief description of the nature and purpose of types of EIA development proposals that may be enabled by each policy, including an indication of location and the potential likely significant impacts both positive and negative from these developments;
- For Schedule 2, section 40(5) and section 44(3) development, copies of the Screening Opinion issued by the Department determining that the policy requires EIA assessment, and;
- Copies of the relevant schedules and sections of the Land Planning and Development (Plans) Ordinance, 2007 and the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007.

2.3.3 Information was all able to be provided electronically, on request by consultees.

2.3.4 In particular due to the technical nature of EIA, the Department was keen to emphasise to consultees that it recognised that additional guidance may be required and could provide clarification where needed.

2.3.5 Five weeks into the consultation, on 11th August, a chase up letter was dispatched, one week before the deadline of 18th August.

2.4 Who responded

2.4.1 Of the 40 organisations which were consulted, 20 (50%) responses were received, ranging across the four groups of consultees. Ten (25%) responses

advised that the consultee did not have any comment to add to the information so far compiled by the Department.

2.4.2 The remaining 10 (25%) responses were split as follows:

- States Departments and Committees – 4 responses;
- Public utility providers – 1 response;
- Parish Constables – 3 responses, and;
- Experts in the area of EIA – 2 responses.

2.4.3 The time that had clearly been spent on considering the EIA consultation documents and on setting out thoughts in formal responses is greatly appreciated and is very valuable to the Plan Review process.

3 Analysis of responses

3.1 Introduction

3.1.1 This section takes each area of information sought by the consultation in turn, and summarises the responses received, as follows:

- Additional development types suggested;
- Further significant impacts which might arise;
- Nature of anticipated impacts;
- Baseline data;
- Additional comments, and;
- General feedback on the consultation.

3.2 Additional development types suggested²

3.2.1 One respondent queried whether composting of green waste might require EIA and whether that should be added to the scoping table.

3.2.2 The composting of green waste, where the operation goes beyond what can be considered “a small scale facility for the recycling or sorting of waste”, would require EIA (Schedule 1(a)). A proposal for a small scale facility would be screened (Schedule 2(d), (e) or (f)) to determine whether an EIA was required. The Department considers that composting of green waste, with minor alterations, can be adequately covered in the section of the scoping table which deals with solid waste treatment.

² There is potential for some of the above developments to fall within Schedule 2(a), 2(e) or 2(j), or under sections 40(5) or 44(3), and so require a Screening Opinion to be issued by the Department as to whether or not the development is EIA development. (See extracts from The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 in Appendix A.)

- 3.2.3 Another respondent questioned, from the standpoint of energy infrastructure provision, whether there might be circumstances where domestic development could be of a scale that warrants EIA.
- 3.2.4 Provision of non-domestic installations for the production of energy, including installations for the harnessing of wind power which would comprise more than one wind turbine, would require EIA (Schedule 1(g)). Where a domestic development is proposed which would exceed 1 hectare in area, or where the infrastructure required would be of island-wide significance, screening for EIA is required (Schedules 2(a) & 2(d)). Both eventualities are covered in the scoping tables.
- 3.2.5 A third respondent asked whether 'new runway' would include private airstrips and helipads and whether these should be detailed in the scoping tables.
- 3.2.6 For the purposes of EIA, a helipad is considered a form of runway and is therefore covered in the scoping table whether it be works to existing (Schedule 2(b) or 2(d)), or provision of new (Schedule 1(k)) runways. No distinction is made between public or private development as each can have an equal impact on the environment and so private airstrips are also covered.
- 3.2.7 It was queried whether developments which would harness tidal energy had been considered.
- 3.2.8 The main part of such an installation would often be located offshore and so would fall outside the jurisdiction of land planning. However, in some cases such equipment would be land-based or situated on the foreshore where the planning laws do apply. The possible scope of tidal energy installations will be considered as the Plan evolves and the policies are assessed.

3.3 Further significant impacts which might arise

- 3.3.1 Four respondents confirmed that the screening and scoping tables and reports appeared to take all obvious concerns into account providing a near-comprehensive list of potential EIA developments, albeit with a more illustrative list of impacts.
- 3.3.2 Those respondents with a more technical remit made comments and suggestions as to additions and removals from the scoping tables with no direct conflicts arising between organisations. The content of these responses is summarised below and has led to minor amendments to the Department's scope of the EIA.

Infrastructure

- 3.3.3 Policies relating to General Infrastructure make up the largest proportion of the documentation and, as could be expected, received the greatest number of comments.
- 3.3.4 A concern was raised in relation to waste management in that the suggested policies were written in the context of the previous Waste Disposal Plan which included Energy from Waste. In July 2014, after the drafting of the policies, a new Waste Disposal Plan was approved by the States. This is based around the

principles of waste transfer, material recovery facilities and in-vessel composting and respondents recommended that the policies be drafted in the context of the 2014 plan.

- 3.3.5 In line with the 2014 Waste Disposal Plan it was suggested that, as it will not go through the solid waste treatment plant, sludge deposition should be kept separate. Depending on the quality of the sludge it would go to landfill, land reclamation projects or, after drying, to landscaping. Other amendments were recommended, chiefly relating to inclusion within the scoping documents of reference to food waste processing (in-vessel composting), which might have a positive impact on soil condition, and stronger reference to the positive and negative effects of gaseous emissions, whether from new facilities or from landfill, and the potential for harnessing of these for mitigation of environmental impacts and to provide energy.
- 3.3.6 The potential for constructive use of redundant vineries, subject to assessment to determine which sites are best returned to open land, was mooted as an opportunity for the harnessing of renewable energy through installation of solar farms. It was suggested that this be inserted as a positive effect on material assets. Respondents also commented that a positive opportunity for the harnessing of renewable energy could arise from land reclamation and harbour developments, for example through installation of LIMPET wave power devices, and that such development on the foreshore should be included.
- 3.3.7 Greater emphasis on the effects of increased traffic movements on climate change was suggested. Erosion of hedgebanks by passing vehicles, especially Heavy Goods Vehicles, is an additional impact of increases in traffic movements. The point was made by one respondent that in terms of provision of networks of island-wide significance there is a benefit in removal of overhead cables. However, the trenching associated with such development will frequently lead to increased deterioration of road surfaces and so to additional use of resources in carrying out repairs.
- 3.3.8 The effects of climate change and sea level rise in combination with development of new coastal defences and port installations were suggested for inclusion in terms of potential damage to existing material assets and continued provision of facilities over the next century and beyond. Quarrying stone in Guernsey would have a positive impact on climate, reducing potential emissions caused by importation. One respondent confirmed their support for Sustainable Urban Drainage Systems (SuDS) and rainwater harvesting in protecting the quality of the Island's water supply and habitats.

Larger scale development (> 1 hectare)

- 3.3.9 It was observed that the scoping tables list 'implications of overcrowding' as a negative impact which might possibly arise from residential development and it was commented that, should this refer to the density of buildings, the Strategic Land Use Plan encourages further development in built up areas. However, should it refer to overcrowding within households, the provision of additional housing can reduce this effect.
- 3.3.10 A suggestion was made to include as a positive impact on climatic factors relating to larger scale development an opportunity to consider improved (zero

energy) developments incorporating higher insulation standards, means of generating renewable energy and reflective surfaces to reduce heat retention and harness solar energy.

Agriculture

- 3.3.11 Several comments were received concerning the scope proposed for the policy which might enable development relating to waste management for agriculture. These chiefly raised points about the impact of such projects on the quality of soils. Positive impacts could include mitigation of carbon emissions to the atmosphere. However, the application of organic matter can have a negative impact, including the potential for spread of animal diseases, and an increase in nitrogen and phosphorus based emissions can result to the detriment of both water and air.

Fauna and flora

- 3.3.12 One respondent recommended that consideration of fauna and flora be extended to include common species to account for the importance of populations in biodiversity, which equals the importance of the range of species present. It was suggested that all existing Sites of Natures Conservation Importance (Sites of Special Significance (SSSs) and Local Areas of Biodiversity Importance (LABIs) in the draft Island Development Plan) should be considered for screening and not only the designated SSSs and Ramsars.

3.4 Nature of anticipated impacts

- 3.4.1 One response was received concerning the nature of the environmental impacts anticipated in the scoping tables.
- 3.4.2 This related to the cumulative impact on risk and scale of accidents resulting from incremental increases in the size of sites, in particular where the use was for waste disposal or gas storage or where the development would be large scale or involve island-wide networks. In such cases, comprehensive planning is required, including provision of infrastructure such as fire mains, sprinkler systems and fixed flood protection of electrical substations.

3.5 Baseline data

- 3.5.1 Additional baseline data was suggested as follows:
- Data surveys taken around the Airport, since 2009
 - Ecological Survey of the Longue Hougue Reclamation Site (2011)
 - Ornithological Survey of the Longue Hougue Reclamation Site (2013)
 - Pest Survey of the Longue Hougue Reclamation Site and Griffith's Yard (due early 2015)
 - Air Quality Survey of the Longue Hougue Reclamation Site and Griffith's Yard (due late 2014)
 - Traffic flow data for the Longue Hougue Reclamation Site and Griffith's Yard (date unknown)

3.6 Additional comments

- 3.6.1 A number of comments were received which did not relate specifically to the information sought by the consultation but were, nevertheless, useful and provide further insight into the subject.
- 3.6.2 It was suggested that recognition of the potential for certain developments to have a negative effect on crime levels should be a feature of EIA. In this regard, measures similar to those set out in section 17 of the UK Crime and Disorder Act 1988 were referenced. It was pointed out that works to the harbours or airport might impact on the work of the Guernsey Border Agency and that co-location of emergency services, provided these are supported by adequate highway systems, would be of assistance.
- 3.6.3 Concerns were raised with regard to the adequate provision of housing of different tenures and in different locations, one Parish seeking to address a lack of affordable housing and another expressing reservations about the impact of new homes on the traditional rural environment and that Parish's Local Centre. In this regard it was hoped that the EIA would make a distinction between the Island's urban and rural areas.
- 3.6.4 The potential impact of development on the Island's economic well-being was stressed along with the importance of retaining a land bank for industry and one respondent registered their acceptance that an extension to the runway might be necessary in future. The benefits of EIA in supporting and controlling the effects of agricultural development and in providing coastal defences were noted.
- 3.6.5 Several respondents expressed concerns about the visual and amenity implications of onshore/near shore wind farms and the amount of land that might be given over to this use. The potential overall negative impact of these, and of solar farms, when compared to importation of energy via the cable link from France was questioned.

3.7 General feedback on the consultation

- 3.7.1 It was recognised that EIA is an important management tool for ensuring optimal use of natural resources for sustainable development.
- 3.7.2 Understandably, considering the technical nature of the subject, the level of resources and expertise among the statutory consultees limited the practicality of their providing comprehensive responses. In some cases, chiefly from the utility providers and Parish Constables, the consultee felt that they had insufficient knowledge to provide comment, although the documents had been read and no glaring omissions or errors had been noted.
- 3.7.3 One respondent made the very valid point that new circumstances may arise over the ten year period of the Island Development Plan which, in particular given the non-technical standpoint of that consultee, limited their ability to respond.
- 3.7.4 A certain lack of understanding was shown in some quarters, several respondents questioning the content of, and suggesting amendments to, the

Schedules of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007, rather than concentrating on the scope of the EIA.

4 Next steps

- 4.1.1 The Environment Department would like to take this opportunity to thank everyone who has taken part in this EIA consultation, which is acknowledged to be a complex and technical area. Comments received are invaluable in achieving a comprehensive scope to act as a basis for the EIA and ES. The responses received will inform the preparation of the Environmental Statement concerning the policies of the draft Island Development Plan. .
- 4.1.2 The Environment Department expects to publish the Environmental Statement and a non-technical summary of that document alongside the draft Island Development Plan in February 2015. The draft Plan and ES will be subject to a public inquiry and representations both for and against the proposed policies can be submitted to the Planning Inquiry for consideration by an independent Planning Inspector. The Public Inquiry is expected to commence in March 2015 and the draft Island Development Plan, together with any proposed changes, will then be put forward for States consideration in 2016.
- 4.1.3 Each stage will be advertised through a variety of media. Meanwhile, any further updates will be available on the States website, or through letters and emails to those who choose to register on the Plan Review database.

Appendix A

Extracts from: **The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007**

SCHEDULE 1

DEVELOPMENT REQUIRING AN EIA

The carrying out of development comprising or providing any of the following –

- (a) a site for the disposal or processing of waste, including landfill sites, sites for the disposal of hazardous waste, for waste incineration or for the production of energy from waste, but, for the avoidance of doubt, excluding a small scale facility for the recycling or sorting of waste,
- (b) reservoirs for public water supply, waste water plants or sewage treatment plants,
- (c) sludge deposition sites,
- (d) quarries or the extraction of minerals by quarrying, mining or drilling,
- (e) extraction of minerals by marine dredging,
- (f) reclamation of land from the sea,
- (g) non-domestic installations for the production of energy, including, without limitation, installations for marine power, generation and for the harnessing of wind power, but excluding installations for the harnessing of wind power where the development involves the installation of no more than 1 turbine,
- (h) water management projects for agriculture, including irrigation, land drainage projects and the construction of reservoirs for agricultural purposes,
- (i) storage of metals or vehicles for scrap,
- (j) golf courses, and
- (k) airport runways.

SCHEDULE 2

DEVELOPMENT REQUIRING A SCREENING OPINION AS TO WHETHER OR NOT AN EIA IS REQUIRED

The carrying out of development comprising or providing any of the following –

- (a) any development project, not falling within Schedule 1, including any business parks or industrial estates or retail or leisure development, where the area of the development exceeds 1 hectare,
- (b) construction of roads, harbours and port installations,
- (c) works to provide new coastal and sea defences and reconstruct existing defences,
- (d) any infrastructure project, not falling within Schedule 1 or any other item of this Schedule, which is of island-wide significance,
- (e) any project on, or which may affect, a Ramsar site,
- (f) waste management projects for agriculture,
- (g) installations for the slaughter of animals,
- (h) installations for the storage of natural gas with a capacity of more than 1000 kilogrammes,
- (i) installations for the storage of petroleum, petrochemicals or other hazardous chemicals with a capacity of more than 10,000 litres, and
- (j) any change or extension to any development of a description set out in –
 - (i) Schedule 1, or
 - (ii) paragraphs (a) to (i) of this Schedule,

where planning permission has already been given for that development or that development has already been carried out or is being carried out, and the change or extension may have significant adverse effects on the environment.

CHAPTER 4 SITES OF SPECIAL SIGNIFICANCE

Control of development, etc. on sites of special significance.

40. (5) In considering an application for planning permission for development on a site of special significance or development which may affect such a site, the Department must have regard to the desirability of requiring an assessment of the likely impact of the proposed development on any aspect of the environment, unless it is satisfied that the development is of a minor nature and is incapable of having a significant adverse effect on the quality of the environment, the use of natural resources or biological diversity.

CHAPTER 5 TREES

Control of development, etc. as respects protected trees.

44. (3) In considering an application for planning permission for development in respect of trees or land subject to a tree protection order, or development which may affect such trees or land, the Department must have regard to the desirability of requiring an assessment of the likely impact of the proposed development on the trees or land, unless it is satisfied that the development is of a minor nature and is incapable of having a significant adverse effect on the trees or land.

Appendix B

List of Consultees

Parish Constables

St Peter Port
St Sampson's
Vale
Câtel
St Saviour's
St Pierre du Bois
Torteval
Forest
St Martin's
St Andrew's

States' Departments/Committees

Treasury and Resources
Scrutiny
Policy Council
Public Services
Environment - Traffic
Culture and Leisure
Health and Social Services
Education
Social Security
Commerce and Employment
Home
Housing

Utilities

Condor
Manches Isles
Bumblebee
Sark Shipping
Travel Trident
Aurigny
FlyBE
Blue Islands
CT Plus
Guernsey Electricity
Guernsey Water
Guernsey Gas
CI Competitions and Regulatory
Authorities
JT
Airtel-Vodafone
Sure

Experts

La Société Guernesiaise
National Trust

Appendix C

Consultation documents

Policy Screening Table

Policies Relating to EIA Development

This Table provides a list of the relevant policy areas, a brief description of the potential EIA Development and cites the relevant legislation under which such development is or may be EIA Development.

A brief description of the relevant policies, of the nature and purpose of the potential development enabled under the policies and of the proposed scope of the EIA of the policies is shown in the document headed "Environmental Impact Assessment: Scope of proposed Island Development Plan policies". This sets out in particular the likely significant positive and negative environmental impacts which the Department proposes to assess in the EIA.

Please see also the notes below that include a description of some of the terms used in this table.

Purpose of policies: Provision of general infrastructure

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
Meeting our infrastructure requirements	Landfill	Mont Cuet	Sch 1(a)
	Reclamation of land from the sea		Sch 1(f)
	Waste water plant or sewage treatment plant	Longue Hougue	Sch 1(b)
	Solid waste treatment plant, including sludge deposition and large scale recycling facility	Longue Hougue	Sch 1(a) Sch 1(c)
	New, and reconstructed, coastal and sea defences		Sch 2(c)
	New airport runway	Guernsey Airport	Sch 1(k)
A thriving economy	Redevelopment or extension of existing airport runway	Guernsey Airport	Sch 2(j)
	Construction of harbours and port installations, including redevelopment or extension		Sch 2(b)
	Installations for the storage of natural gas (>1,000kg) and/or petroleum, petrochemicals or other hazardous chemicals (>10,000 litres)		Sch 2(h) & (i)
Making the most efficient use of land and resources	Provision of networks of island-wide significance (sewage, gas, electricity, telecommunications, roads, etc.)		Sch 2(b)& (d)
	Improved electricity links to the Island (cable link)		Sch 2(d)
	Non-domestic installations for the production of energy - solar farm		Sch 1(g)
	Non-domestic installations for the		Sch 1(g)

	production of energy - wind farm (onshore, foreshore and offshore)		
	Quarries, or the extraction of minerals by quarrying, mining or drilling	Chouet Headland	Sch 1(d)
	Reservoirs for public water supply	Les Vardes Quarry	Sch 1(b)

Purpose of policies: Provision of housing

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
Housing for all The balance, mix and type of new housing Affordable housing	Large scale housing development (>1Ha)		Sch 2(a)

Purpose of policies: Supporting a thriving economy

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
A thriving economy Making the most efficient use of land and resources	Large scale business parks or industrial estates or retail or leisure development (>1Ha)		Sch 2(a)

Purpose of policies: Supporting existing uses

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
Making the most efficient use of land and resources	Many possible developments are envisaged as arising through this policy which would enable extensions or changes to existing developments. An example is: a change or extension to an Installations for the slaughter of animals		Sch 2(j)

Purpose of policies: Supporting agriculture

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
A thriving economy	Water management projects for agriculture, including irrigation,		Sch 1(h)

	land drainage projects and the construction reservoirs for agricultural purposes		
	Waste management projects for agriculture		Sch 2(f)

Purpose of policies: Built and natural environment – Sites of Special Significance

Core Policy Area(s)	Potential development envisaged	Location (if known)	May be EIA type development because:
Managing the built and natural environment	Projects on or affecting a Ramsar site or Site of Special Significance	L'Eree (Ramsar)	Sch 2(e) Sec 40(5)

Notes to the Table

Note 1 The EIA type development is described by reference to the list of developments in Schedules 1 and 2 of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 and to the development described in section 40(5) of the Land Planning and Development (Guernsey) Law, 2005.

Note 2 There is potential for some of the above developments to fall within Schedule 2(a) or 2(j), or under sections 40(5) or 44(3), and so require a Screening Opinion to be issued by the Department as to whether or not the development is EIA development:

- Schedule 2(a) development is: any development project, not falling within Schedule 1, including any business parks or industrial estates or retail or leisure development, where the area of the development exceeds 1 hectare.
- Schedule 2(j) development is: any change or extension to any development of a description set out in Schedule 1, or paragraphs (a) to (i) of Schedule 2, where planning permission has already been given for that development or that development has already been carried out or is being carried out, and the change or extension may have significant adverse effects of the environment.
- Section 40(5) of the Land Planning and Development (Guernsey) Law, 2005 requires: in considering an application for planning permission for development on a site of special significance or development which may affect such a site, the Department to have regard to the desirability of requiring an Environmental Impact Assessment, unless the Department considers the development to be of a minor nature and incapable of having a significant adverse on the quality of the environment, the use of natural resources or biological diversity.
- Section 44(3) of the Land Planning and Development (Guernsey) Law, 2005 requires: in considering an application for planning permission for development in respect of trees or land subject to a tree protection order, or development which may affect such trees or land, the Department to have regard to the desirability of requiring an Environmental Impact Assessment, unless the Department considers the development to be of a minor nature and incapable of having a significant adverse on the trees or land.

Policy Scoping Table

Environmental Impact Assessment: Scope of proposed Island Development Plan policies

This document sets out a brief description of the relevant policies in relation to which an EIA is to be carried out, the nature and purpose of the potential EIA Development enabled under those policies and the proposed scope of the EIA of the policies. The scope relates in particular to the proposed likely significant positive and negative environmental impacts which the Department proposes to assess in the EIA. Comments are welcomed on whether any such impacts should be added, amended or removed. Where the site of the development is known this is shown in the second column under the description of the development.

Policy/Policies: General Infrastructure

Brief Policy Description: To facilitate the provision of new infrastructure and improvements to existing Island infrastructure. Infrastructure includes the basic physical structures and the large physical networks necessary for the functioning of a modern society. Amongst other things, it includes transportation infrastructure (road network, seaports and lighthouses, airports, etc.), energy infrastructure (importation and distribution of fuel, electrical power network, etc.), water management infrastructure (drinking water supply, sewage collection and disposal of waste water, etc.), communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.) and solid waste management.

Core Policy Area(s)	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment positive/negative		
Meeting our infrastructure requirements A thriving economy Making the most efficient use of land and resources	Waste water plant or sewage treatment plant, including new or works to existing (Longue Hougue)	Population	Benefit of treatment of waste water – higher quality of water entering outfall area, decreased risk of polluted waters	Disturbance, e.g. by vermin, smell, nuisances Health and reduced quality of life, depending on proximity Loss of amenity Noise and vibration caused by traffic and machinery Hazards, e.g. fire, transfer of hazardous waste, spills, bearing in mind proximity to fuel storage facilities
		Flora & fauna	Potential habitat creation	Loss/modification of habitat (including marine) Pollution (soil and water) through leachate, accidental spills, etc. Pollution (air) from dust, gases, etc. Microclimate changes

		Air		Dust (during preparation and construction phases) Risk of smells Gaseous emissions from treatment process and traffic
		Water	Reduction in pollution of the marine environment	Increased run off, depending on surface treatment Pollution through leaks/spillages Release of historic contaminants through unlined sea wall Flood risk (tidal/storms) and potential effect on nearby water supplies
		Soil	Potential for remediation	May exceed the load-bearing capacity of reclaimed land Pollution through leaks/spillages Effects of heightened soil salinity in coastal locations Release of contaminants by disturbance of historic pollution
		Climatic factors	Changes to marine climate – reduced heating of water by dense concentration of particulates	Changes to microclimate – thermal and air currents
		Material assets	Visual and environmental improvements to sea and coast	Visual intrusion on neighbouring historical structures
		Landscape	Removal of pipes from shoreline Improvement of marine seascape	Visual intrusion of buildings, including on approach to the Islands Light pollution and impact on night time views
	Solid waste treatment plant, including sludge deposition and large scale recycling facility, new or works to existing (Longue Hougue)	Population	Reduction in disposal of waste to landfill Reduction in resource consumption through recycling	Disturbance, e.g. by vermin, smell Health and reduced quality of life, depending on proximity Loss of amenity Noise and vibration caused by traffic and machinery Hazards, e.g. fire, transfer of hazardous waste, spills, bearing in mind proximity to fuel storage facilities Disposal of bottom ash and air pollution control residues
		Flora & fauna	Modification of habitat at former landfill sites	Loss/modification of habitat Pollution (soil and water) through accidental spills, etc. Pollution (air) from dust, gases, etc. Microclimate changes
		Air	Reduction in pollution elsewhere through containment of waste	Dust (during preparation and construction phases) Risk of smells, wind-blown litter Emissions of smoke, gases from incineration and traffic

		Water	Reduction in pollution elsewhere through containment of waste	Increased run-off, depending on surface treatment Pollution through leaks/spillages Release of historic contaminants through unlined rock sea wall Flood risk (tidal/storms) and potential effect on nearby water supplies
		Soil	Potential for remediation	May exceed the load-bearing capacity of reclaimed land Pollution through leaks/spillages Effects of heightened soil salinity in coastal locations Release of contaminants through disturbance of historic pollution
		Climatic factors	Contribution to reduction in global warming	Changes to microclimate – thermal and air currents
		Material assets	Visual and environmental improvements to landscape (off-site) Potential provision of recreation/amenity land (off-site)	Visual intrusion on neighbouring historical structures
		Landscape	Visual improvements at former landfill sites	Visual intrusion of buildings, including on approach to the Islands Light pollution and impact on night time views
	Coastal defences and sea (new or reconstructed)	Population	Prevention of coastal flooding	Noise and vibration during construction Air pollution resulting from construction works and traffic Flooding via failure of poorly constructed coastal defences
		Flora & fauna	Creation of new habitat	Loss/modification/fragmentation of habitat and routes Impact on rare/protected species and sensitive habitats Altered water flows
		Air		Dust (during preparation and construction phases) Pollution from construction traffic
		Water		Changes to run-off patterns affecting fresh water, e.g. salts Effect on sediment distribution Changes in habitat
		Soil		Ground instability Damage to geological features, especially on the coast Release of contaminants by disturbance of historic pollution

				Effect of pile driving on ground water levels and flows Effect of soil salinity, especially on the coast
		Climatic factors		
		Material assets	Protection of vulnerable assets	Loss/disturbance to historic structures/archaeology Effect on recreational areas
		Landscape	Protection of vulnerable landscape features	Obstruction/removal of landscape features Visual intrusion
	Networks of island-wide significance (sewage, gas, electricity, telecommunications, roads, etc.)	Population	Improved facilities, access, amenity, communications	Interference with communication during installation Noise and vibration during installation/construction Risk of fire/explosion (gas) Perceived effect on health
		Flora & fauna		Loss/modification/fragmentation of habitat Impact on rare/protected species and sensitive habitats Microclimate changes
		Air		Dust (during preparation and construction phases)
		Water		Increased run-off, depending on surface treatment Lowering of water table through extensive trenching Pollution through leaks/spillages
		Soil	Potential for remediation, depending on location	Soil compaction by vehicles/heavy machinery Pollution through leaks/spillages Effects of heightened soil salinity in coastal locations Release of contaminants by disturbance of historic pollution
		Climatic factors		Potential contribution to global warming (roads)
		Material assets	Improved facilities, access, amenity	Loss of agricultural land Fragmentation of land holdings
		Landscape	Improvements through removal of overhead cables	Visual impact of road construction

	Improved electricity links to the Island (cable link)	Population	Improvements to infrastructure	Interference with communication during installation Noise and vibration during installation/construction
		Flora & fauna		Loss/modification/fragmentation of habitat Impact on rare/protected species and sensitive habitats Microclimate changes
		Air	Potential improvement – reduced use of fossil fuels	Dust (during preparation and construction phases)
		Water		Increased run-off, depending on surface treatment Lowering of water table through extensive trenching Coastal mod. can affect habitat and sediment movement
		Soil		Damage to geological features, esp. on the coast Effects of heightened soil salinity in coastal locations
		Climatic factors	Potential contribution to reduction in global warming	
		Material assets		Loss/disturbance to historic structures/archaeology
		Landscape	Improvements to landscape - reduced power station	Visual impact on ports and coastline
	Non-domestic installations for production of energy - solar farm	Population	Use of renewable energy reduces reliance on fossil fuels	
		Flora & fauna		Loss of vegetation Loss/modification/fragmentation of habitat Impact on rare/protected species and sensitive habitats Microclimate changes
		Air	Reduced pollution from fossil fuels following installation	Dust (during preparation and construction phases)
		Water		Reduced infiltration and flooding, depending on surface
		Soil		Soil compaction Release of contaminants by disturbance of historic pollution
		Climatic factors	Contribution to reduction in global warming	Microclimate changes
		Mat. assets		Loss of agricultural land
Landscape	Potential for removal of unsightly structures	Loss/disturbance to historic structures/archaeology Reflection from panels/cells		

	Non-domestic installations of energy production - wind farm (onshore, foreshore and offshore)	Population	Use of renewable energy reduces reliance on fossil fuels	Disturbance (e.g. flicker, effects on amenity) Noise and vibration
		Flora & fauna		Loss/modification/fragmentation of habitat Impact on rare/protected species and sensitive habitats Altered flows in water current Effect of noise/vibration pollution Disruption of routes, e.g. migration
		Air	Reduction in pollution from fossil fuels following installation	Dust (during preparation and construction phases) Altered air currents
		Water		Reduced infiltration and flooding, depending on surface Foundations can effect groundwater movement Pollution from construction activities Coastal mod. can affect habitat and sediment movement
		Soil		Damage to geological features, especially on the coast Release of contaminants by disturbance of historic pollution Effect of pile driving on ground water levels and flows Effect of soil salinity, especially on the coast
		Clim. factors	Contribution to reduction in global warming	Microclimate changes
		Material assets		Loss/disturbance to historic structures/archaeology Effect on fisheries Recreation pressures
		Landscape		Visual intrusion

	New airport runway	Population	Improved transport links	Disturbance, impact on health, well-being and amenity Noise and vibration (preparation, construction and operation phases) including routes, and consequent effects of routes, taken by site traffic Hazards posed by vehicle malfunction/air crash, including physical damage and release of pollutants Light pollution Disposal of construction waste
		Flora & fauna		Loss/modification/fragmentation of habitat Potential impact on rare/prot. species & sensitive habitats Interruption of wildlife migration patterns/ routes Effect of noise and vibration Pollution of soil, water and air through standard operation and spills Alterations to ground water flow Changes to microclimate Light pollution
		Air		Dust (during preparation and construction phases) Pollution resulting from increased vehicular movements Pollution through leaks/spills/air accident
		Water		Increased run-off, depending on surface treatment Effect on surface streams Pollution of the fresh water supply through leaks/spills Pollution of coastal waters through leaks/spills Effect on groundwater level and movement by drains and foundations Disposal of waste
		Soil		Ground stability Soil compaction and resultant impact on soil quality and drainage Pollution through leaks/spillages Release of contaminants through disturbance of historic pollution

				Effects of heightened soil salinity in coastal locations Damage to geological features, esp. on the coast Soil erosion resulting from removal of hedges/banks Disposal of waste
		Climatic factors		Contribution to global warming through combustion of fossil fuels
		Material assets	Provision of infrastructure	Loss/fragmentation of agricultural land Loss/fragmentation of recreational areas, public footpaths, etc. Potential loss/disturbance to historic structures/archaeology
		Landscape	Potential improvement through removal of redundant structures	Visual intrusion, including through loss of trees and opening up of land Light pollution
	Redevelopment or extension of existing airport runway (Guernsey Airport)	Population	Improved transport links	Disturbance, impact on health, well-being and amenity Noise and vibration (preparation, construction and operation phases) including routes, and consequent effects of routes, taken by site traffic Hazards posed by vehicle malfunction/air crash, including physical damage and release of pollutants Light pollution Disposal of construction waste
		Flora & fauna		Loss/modification of habitat Potential impact on rare/protected species and sensitive habitats Interruption of wildlife migration patterns/traditional routes Effect of noise and vibration Pollution of soil, water and air through standard operation and spills Alterations to ground water flow Light pollution

	Air		Dust (during preparation and construction phases) Pollution resulting from increased vehicular movements Pollution through leaks/spills/air accident
	Water		Increased run-off, depending on surface treatment Effect on surface streams Pollution of the fresh water supply through leaks/spills Effect on groundwater movement of drains and foundations Disposal of waste
	Soil		Ground stability Soil compaction and resultant impact on soil quality and drainage Pollution through leaks/spillages Soil erosion resulting from removal of hedges/banks Disposal of waste
	Climatic factors		Contribution to global warming through combustion of fossil fuels
	Material assets	Provision of infrastructure	Loss/fragmentation of agricultural land Loss/fragmentation of recreational areas, public footpaths, etc. Potential loss/disturbance to historic structures/archaeology
	Landscape	Potential improvement through removal of redundant structures	Visual intrusion, including through loss of trees and opening up of land Light pollution

	Landfill (Mont Cuét)	Population	Disposal of waste	Potential disturbance – health, amenity and well-being implications, e.g. by vermin, smell, disturbance Health and reduced quality of life, depending on proximity Loss of amenity Noise caused by traffic and machinery Hazards, e.g. fire, transfer of hazardous waste, spills, explosion
		Flora & fauna		Loss/modification of habitats Impact on rare/protected species and sensitive habitats Pollution (soil and water) through leachate, accidental spills, etc. Pollution (air) from dust and landfill gas Microclimate changes
		Air		Dust (during preparation and operation phases) Risk of smells, wind-blown litter Pollution through leaks/spillages/landfill gas
		Water		Changes to routes of surface run-off, infiltration Lowering of water table Pollution through leaks/spillages/leachate
		Soil		Ground instability, including future load-bearing capacity Damage to geological features Impact on e.g. run-off of poor reinstatement of topsoil Loss of mineral reserves Pollution through leaks/spillages/leachate
		Climatic factors		Possible contribution to global warming (machines and gas)
		Material assets	After-use, e.g. creation of agricultural land	Loss of potential water reserves Visual intrusion Loss of public access, e.g. to public footpaths Effect on recreational pursuits
		Landscape	Visual improvements following completion of landfill	Visual impact (during operation and resultant land profile) Light pollution, depending on hours of operation

	Reclamation of land from the sea	Population	Provision of facilities, amenities, services Flood protection	Loss of amenity Noise and vibration during preparation and construction Noise and vibration as a result of after-use Effect of hazardous installations, including cumulative/domino
		Flora & fauna		Loss/modification/fragmentation of habitat Interruption of traditional/migration routes Impact on rare/protected species and sensitive habitats Pollution (soil and water) through leachate, accidental spills, etc. Pollution (air) from dust Microclimate changes, including through after use
		Air	Benefit through reduced use of fossil fuels (after use)	Dust (during preparation and construction phases)
		Water		Increased run-off, depending on surface treatment Coastal modification can affect habitat and sediment movement Alteration of flood zones Pollution through leaks/spills
		Soil	Opportunity for remediation of contaminated soils	Ground stability, depending on structure and after use Damage to geological features, esp. on the coast Pollution through leaks/spillages Release of contaminants through disturbance of historic pollution
		Climatic factors	Possible contribution to reduction in global warming (after use)	
		Material assets	Protection from flooding Enhancement of, e.g. port use, including safety	Historic structures & archaeological features - loss/visual impact Loss of public access, e.g. to ports, public footpaths, coast Effect on recreational pursuits
		Landscape		Visual intrusion Visual impact on ports and coastline, including at night

	Quarries, or the extraction of minerals by quarrying, mining or drilling (Chouet Headland)	Population	Continuation of the Island's stone extraction industry	Physical damage to property by blasting and vibration Impact on health/quality of life/well-being of residents Loss of amenity Noise and vibration from traffic, machinery and blasting Risk of landslide
		Flora & fauna	Removal of oil-filled quarry, removing a hazard to wildlife	Loss/fragmentation of habitat by loss of soil/vegetation Potential impact on rare/prot. species & sensitive habitats Effect of noise/vibration pollution Effect of dust pollution
		Air		Effects of dust (during prep. and operation) on air quality Release of emissions from plant machinery and vehicles Potential release of landfill gas from adjacent landfill site
		Water	Removal of contaminated water from Torrey Canyon quarry	Increased use of water supply for damping down of dust Disruption to ground water levels Potential for sea water ingress Pollution of water courses and sea water
		Soil		Risk of destabilising the ground resulting in landslide/subsidence Damage to geological features, especially on the coast Release of contaminants by disturbance of historic pollution, e.g. the contents of the Torrey Canyon quarry
		Clim. factors		Changes to microclimate
		Material assets		Loss/disturbance to historic structures/archaeology Loss of agricultural land Loss of recreational facility, public footpaths and parking Loss of green waste tip and effects of relocation
		Landscape	Removal of oil-filled Torrey Canyon quarry	Visual intrusion in a prominent location Loss of historic strip fields and field boundaries

Reservoirs for public water supply (Les Vardes Quarry)	Population	Reduced disturbance Improved health and well-being by cessation of stone extraction and incorporation of water Reduced noise and vibration resulting from traffic movements	Noise as a result of treatment plant Potential for destabilisation of cliff edges resulting in landslide Contamination of water supplies by ingress of sea water
	Flora & fauna	Provision of habitat Microclimate changes Reduction in noise and atmospheric pollution	Modification of habitat, e.g. birds nesting on quarry sides
	Air	Removal of dust pollution following cessation of quarrying	Emissions as a result of treatment plant
	Water	Supplementation of the Island's water supply – key infrastructure Raising of the water table – impact on nearby wetland habitat	Raising of the water table – impact on low-lying properties Contamination of water supply through disturbance of historic pollution Contamination of water supply through sea water ingress Emissions as a result of treatment plant
	Soil		Potential for destabilisation of cliff edges resulting in landslide
	Climatic factors	Changes to microclimate	
	Material assets	Supplementation of the Island's water supply – key infrastructure	Loss of part of mineral reserve in north west of Island
	Landscape	Introduction of waterscape providing rural tranquillity	

	Construction of harbours and port installations, including redevelopment or extension	Population	Key in maintaining Guernsey's economic and transport links Important for tourism	Interference with communication during installation Noise and vibration during construction, operation and due to increased traffic movements Hazards from flooding, industrial malfunction, or a domino effect due to close proximity to other installations (site dependent)
		Flora & fauna		Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Altered flows in water current Light pollution Public disturbance
		Air		Dust (during preparation and construction phases) Pollution resulting from increased vehicular movements Pollution through leaks/spills
		Water		Increased run-off, depending on surface treatment Coastal modification can affect habitat and sediment movement Alteration of flood zones Pollution resulting from increased vehicular (including boat) movements Pollution through leaks/spills
		Soil	Opportunity for remediation of contaminated soils	May exceed the load-bearing capacity of the land Damage to geological features, especially on the coast Pollution through leaks/spillages Release of contaminants by disturbance of historic pollution Effects of heightened soil salinity in coastal locations
		Climatic factors		Potential contribution to global warming (vehicle movements)
		Material assets	Provision of infrastructure Improved access to and use of the harbour areas	Potential loss of recreational facilities, public footpaths, parking, etc. Potential loss/disturbance to historic structures/archaeology

Installations for the storage of natural gas (>1,000kg) and/or petroleum, petrochemicals or other hazardous chemicals (>10,000 litres)	Landscape	Improvements in views of the wider ports through removal of unsightly structures	Visual intrusion of new structures on the town/land/seascape
	Population	On-Island fuel reserves guaranteed in case of shortage of supplies	Physical damage as a result of fire/explosion/emissions (domino effect) Noise and vibration during prep. and construction phases Noise during operation – delivery vehicles Loss of residential amenity, depending on proximity Risk, through flooding, to the fresh water supply
	Flora & fauna		Loss/modification/fragmentation of habitat Potential impact on rare/prot. species & sensitive habitats Interruption of wildlife migration patterns/trad. routes Pollution – soil, water, air – as a result of spills and controlled emissions Changes to microclimate
	Air		Dust (during preparation and construction phases) Pollution resulting from increased vehicular movements Pollution through leaks/spills/emissions Pollution resulting from fire/explosion
	Water		Increased run off, depending on surface treatment Pollution of the fresh water supply through leaks/spills or as a result of flooding Pollution of coastal waters through leaks/spills or as a result of flooding Effect on groundwater movement of drains and foundations
	Soil	Opportunity for remediation of contaminated land	Ground instability/landslide, depending on location, e.g. reclaimed land Pollution through leaks/spillages Release of contaminants through disturbance of historic pollution Effects of heightened soil salinity in coastal locations
	Clim. factors		Contribution to global warming

	Material assets	Provision of infrastructure	Potential loss of recreational facilities, public footpaths, etc. Potential loss/disturbance to historic structures/archaeology
	Landscape		Visual intrusion of new structures on the townland/seascape Glare, depending on colour of structures

Policy/Policies: Housing for all

Brief Policy Description: To facilitate the provision of a five year housing supply to meet the Island’s housing requirements. The States target is for 300 dwellings per year. The first five year land supply will primarily be brought forward through ‘allocation’ of sites for housing within and around the Main Centres of Town and the Bridge. While the majority of provision will be met by allocations, provision will still be made for windfall proposals to come forward and to contribute to the housing supply. Before the end of the first five year period, housing policies in the new Island Development Plan will be reviewed to determine the appropriate amount of housing required for the remaining duration of the Plan.

Core Policy Area	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment positive/negative		
Housing for all The balance, mix and type of new housing Affordable housing	Large scale housing development Scale dependent (>1Ha)	Population	Provision of adequate accommodation to cater for housing need Potential re-use of brownfield land	Potential disturbance, health, amenity and well-being implications of over-crowding Noise and vibration during construction and due to new roads Traffic congestion Potential hazards from, e.g. flooding or industrial malfunction (site dependent)
		Flora & fauna	Modification of habitat, e.g. improvement of contaminated sites	Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Potential changes to microclimate, e.g. heat retention in built up areas Potential light pollution Potential public disturbance

		Air		Effects of dust (during preparation and construction) Emissions resulting from use of the site, e.g. traffic, heating, odours etc.
		Water		Supply capacity Reduced infiltration and potential flooding, depending on surface Potential effect on groundwater movement of drains and foundations Potential pollution of water courses/bodies, especially during construction Effluent disposal capacity
		Soil	Potential opportunity for remediation of contaminated land	Buildings may exceed the load-bearing capacity of the land Potential release of contaminants through disturbing historic pollution Potential effect of pile driving on ground water levels and flows Potential effect of soil salinity, especially on the coast
		Climatic factors		Depending on energy source, contribution to global warming Potential changes to microclimate, e.g. heat retention in built up areas
		Material assets	Provision of housing to meet a recognised need	Potential loss/disturbance to historic structures/archaeology Potential loss of agricultural land/fragmentation of holdings Potential loss of recreational facilities, public footpaths, etc.
		Landscape	Potential visual improvement to redundant sites	Potential visual intrusion on open landscape due to the introduction of new structures Potential effects of light, roads, power lines traffic generation, vegetation loss, etc. Change in character

Policy/Policies: Supporting a thriving economy

Brief Policy Description: To facilitate a diversified, broadly balanced economy through providing a range of business opportunities to meet the current and longer term identified needs of the Island. The policies will recognise the role of the Main Centres, including Admiral Park and the Saltpans industrial site, as focal points for economic development and the role of the Local Centres in providing local employment opportunities of an appropriate scale. In general, proposals for development that makes a positive contribution to the sustainability of a strong local economy will be supported.

Core Policy Area	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment positive/negative		
<p style="text-align: center;">A thriving economy Making the most efficient use of land and resources</p>	<p style="text-align: center;">Large scale business parks or industrial estates or retail or leisure development Scale dependent (>1Ha)</p>	Population	<p>Provision of adequate land to cater for employment need Potential re-use of brownfield land</p>	<p>Potential disturbance – health, amenity and well-being implications Noise and vibration during construction, operation and due to new roads and increased traffic movements Potential hazards from flooding, industrial malfunction, or a domino effect due to close proximity to other installations (site dependent)</p>
		Flora & fauna	<p>Modification of habitat, e.g. improvement of contaminated sites</p>	<p>Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Potential changes to microclimate, e.g. heat retention in built up areas Potential light pollution Potential public disturbance</p>
		Air		<p>Effects of dust (during preparation, construction and operation) Emissions resulting from use of the site</p>
		Water		<p>Reduced infiltration and Potential flooding, depending on surface Potential effect on groundwater movement of drains and foundations Potential pollution of water courses/bodies</p>
		Soil	<p>Potential opportunity for remediation of contaminated</p>	<p>Buildings may exceed the load-bearing capacity of the land</p>

		land	<p>Soil compaction due to heavy machinery/its use in wet weather</p> <p>Potential release of contaminants through disturbing historic pollution</p> <p>Potential effect of pile driving on ground water levels and flows</p> <p>Potential effect of soil salinity, especially on the coast</p>
	Climatic factors		<p>Depending on energy source, contribution to global warming</p> <p>Potential changes to microclimate, e.g. heat retention in built up areas</p>
	Material assets	Provision of employment land to meet a recognised need	<p>Potential loss/disturbance to historic structures/archaeology</p> <p>Potential loss of agricultural land/fragmentation of holdings</p> <p>Potential loss of recreational facilities, public footpaths, etc.</p>
	Landscape	Potential visual improvement to redundant sites	<p>Potential visual intrusion on open landscape</p> <p>Potential effects of light, roads, traffic generation, vegetation loss, etc.</p>

Policy/Policies: Supporting existing uses

Brief Policy Description: To facilitate all different types of existing uses, be that commercial, housing, recreational, institutional or community type uses, to make improvements or changes as required providing the proposals are of a scale that is compatible with the overall spatial strategy. Many possible developments are envisaged as arising through this policy, some examples of which are set out below.

Core Policy Area	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment <i>positive/negative</i>		
Making the most efficient use of land and resources	Redevelopment or extension of installations for the slaughter of animals (Longue Hougue)	Population	Provision for the Island to be more self-sufficient with regard to food production	Potential disturbance – health, amenity and well-being implications, e.g, vermin Noise – traffic, animals, industrial processes Potential hazards from flooding or a domino effect due to close proximity to other installations (site dependent)
		Flora & fauna		Loss/modification of habitats Pollution of soil, water or air through emissions Effect of light pollution on wildlife habits
		Air		Potential pollution through leaks/spills/emissions/dust
		Water	Control of flood waters and provision of flood attenuation	Potential increase in run-off, depending on surface treatment Potential increased erosion through works to drainage channels/streams Potential pollution of fresh/coastal waters through leaks/spills/flooding
		Soil		Potential effects on stability Load bearing capacity, depending on site and use Effects of heightened soil salinity in coastal locations Pollution, e.g. through sea water ingress where the water table has been lowered or through spills
		Climatic factors		Changes to microclimate
		Material assets	More efficient use of land as a resource	Potential loss of e.g. recreational areas, public footpaths
		Landscape	Visual impact on the landscape and seascape	Visual impact on the landscape and seascape

	Any development or changes to existing EIA type Development (i.e. proposals falling within Schedule 2(j))	Population	Provision of adequate land to cater for the needs of a modern, sustainable community Potential re-use of brownfield land	Potential disturbance – health, amenity and well-being Noise and vibration during construction, operation and due to new roads and increased traffic movements Potential hazards from flooding, industrial malfunction, or a domino effect due to close proximity to other installations (site dependent)
		Flora & fauna	Modification of habitat, e.g. improvement of contaminated sites	Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Potential changes to microclimate Potential light pollution Potential public disturbance
		Air	Potential for improvement to current practises	Dust (during preparation, construction and operation) Potential for emissions resulting from use of the site
		Water	Potential for improvement to current practises	Reduced infiltration and potential flooding, depending on surface Potential effect on groundwater movement of drains and foundations Potential pollution of water courses/bodies
		Soil	Potential for improvement to current practises Potential opportunity for remediation of contaminated land	Buildings may exceed the land's load-bearing capacity Soil compaction due to heavy machinery Potential release of contaminants through disturbing historic pollution Potential effect of pile driving on ground water Potential effect of soil salinity, especially on the coast
		Climatic factors		Depending on energy source, contribution to global warming Potential changes to microclimate, e.g. heat retention in built up areas
		Material assets	Provision of land to meet a recognised need	Potential loss/disturbance to historic structures/archaeology Potential loss/fragmentation of agricultural land/holdings Potential loss of recreational facilities & public footpaths

		Landscape	Potential visual improvement	Potential visual intrusion on open landscape Potential effects of light, roads, traffic generation, vegetation loss, etc.
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Policy/Policies: Supporting agriculture

Brief Policy Description: To facilitate the development of commercial agricultural industry and ancillary proposals.

Core Policy Area	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment positive/negative		
A thriving economy	Water management projects for agriculture, including irrigation, land drainage projects and the construction of reservoirs for agricultural purposes	Population		Loss of e.g. amenity, well-being due to changes in outlook Noise and vibration during preparation and construction and as a result of pumping Effect of flooding, including coastal
		Flora & fauna	Introduction of new species, expansion of adjacent areas of habitat	Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats, in particular wetlands Effect of sea water ingress where the water table has been lowered Changes to microclimate, e.g. moisture content of soil
		Air	Reduced production of methane from damp/rotting vegetation	Reduced photosynthesis through removal of trees Dust, as a result of drying out of the soil
		Water	Control of flood waters and provision of flood attenuation	Increased erosion through straightening of channels and increased speed of through-flow Lowering of the water table resulting in desiccation of soil and pollution through sea water ingress
		Soil	Reduce water logging, enabling agricultural use	Effect on stability of land Compaction of soil in construction and as soil dries out Effect on quality of the soil structure Pollution through sea water ingress where the water table has been lowered

		Climatic factors	Reduction in global warming through reduced methane production	Contribution to global warming through reduced photosynthesis
		Material assets	Improvement to agricultural land and productivity, including support of the dairy industry	Compromised use of agricultural land through desiccation, fragmentation, etc. Effect on woodlands through lowering of the water table Risks to property through changes in flood distribution
		Landscape	Opening out of views through reduced vegetation cover	Visual impact of changes in vegetation
	Waste management projects for agriculture	Population	Improved amenity, well-being due to changes in outlook, smells, vermin	Loss of e.g. amenity, well-being due to changes in outlook, smells, vermin Noise and vibration during preparation, construction and operation Effect of flooding, including coastal
		Flora & fauna	Introduction of new species, expansion of adjacent areas of habitat	Loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Effect of sea water ingress where the water table has been lowered
		Air	Reduced pollution/nuisance through controlled management of waste	Pollution through release of emissions Dust, during preparation, construction and operation
		Water	Reduced pollution through containment of contaminants	Pollution through release of contaminants
		Soil		Pollution through release of contaminants Pollution through sea water ingress where the water table has been lowered
		Climatic factors	Reduction in global warming through control of methane production	Contribution to global warming through uncontrolled methane production
		Material assets	Improvement to agricultural land and productivity, including support of the dairy industry	Compromised use of agricultural land through fragmentation, land used up for waste management
Landscape	Visual impact	Visual impact		

Policy/Policies: Protecting the built and natural environment

Brief Policy Description: To provide an overarching commitment to the protection of the built and natural environment but as part of the wider task of balancing economic, social and environmental concerns. Policies will provide appropriate protection for the Island’s valuable built and natural heritage while also enabling development to be managed in a proportionate way. The Department recognises that change is inevitable and that changes to the environment will need to be managed if our local community is able to meet its future social and economic objectives. Policies will also recognise areas of acknowledged and valuable bio-diversity through the designation of Sites of Special Significance.

Core Policy Area	Potential development envisaged	Typical, likely significant, impacts of the development on particular aspects of the environment positive/negative		
Managing the built and natural environment	Projects on or affecting a Ramsar site or Site of Special Significance (L'Eree – Ramsar)	Population	Potential improvement in amenity/well-being	Potential physical damage and loss of amenity/well-being Potential noise and vibration Potential air, soil, water pollution Potential increases in traffic Potential hazards – flooding, fire, landslide, structural failure, malfunction of equipment and potential domino effect
		Flora & fauna	Potential improvement to habitat Potential encouragement of rare/protected species and sensitive habitats	Potential loss/modification/fragmentation of habitat Potential impact on rare/protected species and sensitive habitats Pollution – soil, water, air – as a result of spills and controlled emissions Potential changes to microclimate
		Air	Potential improvement in air quality through removal pollution sources	Potential pollution through leaks/spills/emissions/dust
		Water	Control of flood waters and provision of flood attenuation	Potential increase in run-off, depending on surface treatment Potential increased erosion through works to drainage channels/streams Potential pollution of fresh/coastal waters through leaks/spills/flooding

			Potential effect on groundwater movement and level of the water table
	Soil		<p>Potential effects on stability</p> <p>Load bearing capacity, depending on site and use</p> <p>Compaction of soil in construction and as soil dries out</p> <p>Effect on quality of the soil structure</p> <p>Effects of heightened soil salinity in coastal locations</p> <p>Pollution, e.g. through sea water ingress where the water table has been lowered or through spills</p>
	Climatic factors	Potential effect on global warming, e.g. less methane production through reduction in wetlands	Potential effect on global warming, e.g. through reduced photosynthesis
	Material assets	Potential improvement to wildlife reserves and the natural environment	<p>Potential loss of agricultural/woodland</p> <p>Potential sanitisation of water/landscape features</p> <p>Potential loss of e.g. recreational areas, public footpaths</p> <p>Potential loss/disturbance to historic structures/archaeology</p>
	Landscape	Visual impact, including through change in vegetation	<p>Visual impact, including through change in vegetation</p> <p>Potential light pollution</p> <p>Potential effect on rural tranquillity</p>

Supporting Agriculture

Introduction

The Environment Department is required to consider, when preparing a new Development Plan, whether or not policies within the Plan relate to development of a type that would require Environmental Impact Assessment.

The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 (EIA Ordinance) sets out the types of development that are considered to require an EIA in all cases subject to a discretion for the Department to determine otherwise in specified circumstances. It also sets out certain types of development (known as Schedule 2, Section 40(5) or 44(3) development) that require an opinion from the Department as to whether or not it requires an EIA. Such determinations are called 'Screening Opinions'.

Screening of Plans and policies

Part II, section 3(1) of the EIA Ordinance requires the Environment Department to issue a Screening Opinion as to whether or not Schedule 2 or section 40(5) or 44(3) development is likely to have significant environmental effects, where Development Plan proposals include policies relating to such development.

Following consideration of the main issues relevant to the Development Plan proposals, the Department has broadly identified a number of emerging draft policies that may enable development of a type in relation to which an EIA is normally required (Schedule 1 development) and those of a type where an EIA may be required (Schedule 2 or Section 40(5) or 44(3) development).

Where the development is of a type that may require an EIA the Department must consider, in preparing a Screening Opinion for such a proposal, whether or not any development enabled by such a policy is likely to have significant environmental effects. In particular it must consider the following matters from Schedule 4 of the EIA Ordinance. In summary, the Department should have regard to the characteristics of the development proposal, the development site (if known) and the characteristics of the potential environment impacts of such development in determining whether or not the development is likely to have significant environmental effects, therefore the relevant plan policies must be subject to an Environmental Impact Assessment.

However, as the current proposals are for a whole new replacement Development Plan rather than an amendment, many of the emerging relevant draft Plan policies are broad brush in nature. They are, in most cases, non site-specific and as a result there are numerous variables relating to the different types of development proposals that may come forward under relevant policies. Therefore, there is a substantial challenge for the Department to make a determination as to whether or not certain development that may be enabled by a policy is or is not likely to result in significant environmental impacts.

Conclusions

The Department considers that due to the numerous variables arising from the different types of development which could come forward under the relevant Development Plan

policies and the potential various locations of such development, it cannot rule out that certain development which may be brought forward under of the relevant policies would be likely to have significant environmental effects.

Therefore, the Department has, in accordance with a pre-cautionary principle approach, determined that the relevant policies relating to Schedule 2, Section (40(5) and 44(3) development may relate to EIA Development and therefore must be appraised as part of the Environmental Impact Assessment of the relevant policies of the Development Plan.

Supporting a Thriving Economy

Introduction

The Environment Department is required to consider, when preparing a new Development Plan, whether or not policies within the Plan relate to development of a type that would require Environmental Impact Assessment.

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Built and Natural Environment

Introduction

The Environment Department is required to consider, when preparing a new Development Plan, whether or not policies within the Plan relate to development of a type that would require Environmental Impact Assessment.

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Supporting Existing Uses

Introduction

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Screening of Plans and policies

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General Infrastructure

Introduction

The Environment Department is required to consider, when preparing a new Development Plan, whether or not policies within the Plan relate to development of a type that would require Environmental Impact Assessment.

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Provision of Housing

Introduction

The Environment Department is required to consider, when preparing a new Development Plan, whether or not policies within the Plan relate to development of a type that would require Environmental Impact Assessment.

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