

## ENVIRONMENTAL IMPACT ASSESSMENT ENVIRONMENTAL STATEMENT REVIEW CHECKLIST

<p>TITLE OF ES:</p> <p>DEMOLISH EXISTING BUILDINGS.          CONSTRUCT 28 NEW AND 2          REPLACEMENT DWELLINGS. RETURN TWO          THIRDS OF SITE TO NATURE. REFURBISH          WWII BUNKER WITH ASSOCIATED          LANDSCAPING AND FOOTPATHS.</p>	<p>THIS CHECKLIST HAS BEEN COMPLETED BY: ALISTAIR COATES,          SENIOR PLANNER, PLANNING &amp; ENVIRONMENT DEPARTMENT.</p> <p>DATE: 16 FEBRUARY 2009</p> <p>IT REFERS TO THE FINDINGS OF THE ENVIRONMENTAL          STATEMENT (ES). IT SUMMARISES THE KEY ISSUES, SIGNIFICANT          EFFECTS, OR AREAS OF CONCERN IDENTIFIED BY THE          FOLLOWING:</p> <p>STATUTORY CONSULTEE:          PLANNING &amp; ENVIRONMENT DEPT          TRANSPORT &amp; TECHNICAL SERVICES DEPT          HEALTH PROTECTION          HEALTH &amp; SAFETY INSPECTORATE</p> <p>NON-STATUTORY CONSULTEE:          NATIONAL TRUST FOR JERSEY          LA SOCIETE JERSIASE</p>
<p>REGISTRATION DETAILS: P/2009/2108</p>	

### **Structure of the Criteria**

The review criteria are drawn together from the IEMA ES Review Criteria and EU Guidance on EIA – EIS Review (2001). The criteria are split into five sections and this review report is structured accordingly:

- **Section 1** addresses all of the information contained within an Environmental Statement with the exception of the assessment of the impacts.
- **Section 2** addresses the assessment of the impacts on the environment. The section covers the information relating to:
  - the baseline conditions
  - the prediction of the magnitude of impacts
  - the evaluation of significance and
  - mitigation measures.
  - follow-up

Comments on this section cross-refer to the Scoping Opinion and are structured in accordance with the environmental issues referred to in the ES. In order to ensure that a report remains concise and focused any comments usually focus on those areas where the ES could be strengthened to provide an improved basis for decision-making.

- **Section 3** addresses risks of accidents and hazardous development that are not covered by local policy.
- **Section 4** addresses the presentation and communication of the information. This includes a brief review of the non-technical summary.

### **REVIEW GRADES**

- A** Excellent, no tasks left incomplete
- B** Good, only minor omissions and inadequacies
- C** Satisfactory despite omissions and inadequacies

D Parts well attempted, but must as a whole be considered unsatisfactory because of omissions and/or inadequacies

E Poor, significant omissions or inadequacies

F Very poor, most tasks left incomplete

N/A Not applicable. The review topic is not applicable or relevant in the context of this statement

## SECTION 1 GENERAL CRITERIA

### 1.1 Description of the Development

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Are the purpose and objectives of the development explained?	Y	Y	
Is the proposal and its need placed in context of local plans / objectives and strategies e.g. States Strategic Plan?	Y	Y	
Are the anticipated time scales of construction, operation and (where appropriate) decommissioning explained?	Y	Y	
Are the likely methods of construction (techniques and equipment to be used) described? <i>If unknown, worst-case scenario approach should be adopted in prediction of related impacts.</i>	Y	N	
Are the physical characteristics of proposal, including its location, the design and size of the development and area of land-take during construction and operation described?	Y	Y	
Are the main characteristics of any production processes e.g. nature and quantity of materials to be used included?	N	N/A	
Is the description illustrated by the use of maps and/or diagrams?	Y	Y	
Is the experience of the operator explained?	N	N/A	
Are the activities involved in the construction of the project described?	Y	N/A	The key element in this project is the de-construction of the existing holiday village. This is adequately addressed in the SSMP.
Are the activities involved in the operation of the project described?	Y	N/A	The end product is a conventional residential use set with a naturalised landscape.
Are the activities involved in the decommissioning of the project described? (e.g. closure, dismantling, demolition, clearance, site restoration, site re-use etc)	Y	Y	
Are estimates provided of the quantities and type of traffic that will arise during construction / de-construction?	N	Y	The Transport Assessment (Report HTC91380A/1) does not adequately assess the types / frequency of vehicles and trip generation during the de-construction stage. It is accepted that the construction phase of the new dwellings will be nothing unusual in the Jersey context, but de-construction traffic should be further addressed.
Are estimates provided of the quantities and type of traffic that will arise during operation?	Y	Y	
Are any developments likely to occur as a consequence of the Project identified? (e.g. new housing, roads, water or sewerage infrastructure, aggregate extraction)	N	N/A	Upgrading of some infrastructure will be required, but nothing that needs to be further addressed at this stage.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Are any existing activities, which will alter or cease as a consequence of the Project identified?	N	N/A	
Are any other existing or planned developments with which the Project could have cumulative effects identified?	N	N/A	
Overall Review Grade for Section 1.1 (please circle):    A <b>B</b> C    D    E    F    N/A			

## 1.2 Site Description

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is the area of land occupied by each of the permanent project components clearly quantified, described and indicated on an appropriate scaled map or diagram?	Y	Y	
Is there a description of land uses on the site and the surrounding area?	Y	Y	
Is the area of land required temporarily for construction quantified and mapped?			
Is the reinstatement and after use of land occupied temporarily for operation of the Project described?	Y	Y	
Is reference made to policies, plans or designations relevant to the site and its surroundings?	Y	Y	
Is the study area consistent with the area potentially affected by the development?	Y	Y	
Is the affected land placed in the context of its surroundings?	Y	Y	
Is the form or appearance of any structures or other works developed as part of the Project described? (e.g. type, finish and colour of materials, design of buildings and structures, plant species etc.)	Y	Y	Note: some design / site layout changes may be necessary to satisfy the Minister's requirement for excellence in design.
For urban or similar development projects, are the numbers and other characteristics of new populations or business communities described?	Y	Y	
Is there a description of the expected changes in the affected land without proposal?	Y	Y	
Is the future status of the land in the absence of the project described? (e.g. <i>is the site allocated for development or how would the conservation status change over time</i> )	Y	Y	Para 8.29 – 8.31 of the EIS addresses the 'do-nothing' affects.
Overall Review Grade for Section 1.2 (please circle): <b>A</b> B    C    D    E    F    N/A			

## 1.3 Scoping

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
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Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Has the scoping process that has been undertaken to identify key impacts been described?	Y	Y	
Is it evident that a systematic approach to scoping was adopted?	Y	Y	
Are a list of parties consulted and a summary of responses included?	Y	Y	
Where issues raised are not to be addressed in detail in the ES, is a reasoned justification for their exclusion given?	Y	Y	
Are environmental aspects likely to be significantly affected by the development clearly identified?	Y	Y	
Is the temporal and spatial scope of the assessment included?	Y	Y	
Are regulations under which EIA is required identified, with an indication whether it is also to be used to address other regulatory requirements?	Y	Y	
<b>Overall Review Grade for Section 1.3 (please circle):</b> <b>A</b> B C D E F N/A			

#### 1.4 Consideration of Alternatives

*The Environmental Statement (ES) should describe the main alternatives to the proposal that have been considered. The following alternatives should have been included and addressed, including the advantages and disadvantages of each and the main reason for the selection of the preferred option: Other factors influencing the choice of alternative should be noted, e.g. feasibility, cost-effectiveness and reasonableness of each option.*

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is a description of a formal options appraisal (if carried out) provided, including relevant decision factors?	Y	Y	The EIS together with well recorded planning history of the site clearly lead to the submitted option.
Is the baseline situation in the No Project situation described?	Y	Y	The Baseline 'situation' has previously generated confusion. However, given the extent of existing built development on the site, and the fact that the complex could, in planning terms, be brought back into tourist related use without the need for a major planning application, it is considered reasonable to accept the Baseline Condition as being an operational holiday village.
Are alternatives considered during the process described, including: <ul style="list-style-type: none"> <li>Sites?</li> <li>Construction practices?</li> <li>Plant and equipment?</li> <li>Operating processes?</li> <li>Site layouts?</li> </ul>	Y	Y	Given the unique set of circumstances relating to this site and the proposed development, it is accepted that alternatives are restricted to 'do-nothing', refurbish the existing holiday village or re-develop the site for some other use.
Are the alternatives realistic and genuine alternatives to the Project?	Y	Y	
Are the main reasons for choice of the proposed development explained, including the environmental reasons for the choice?	Y	Y	

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Are the main environmental effects of the alternatives compared with those of the proposed Project?	Y	Y	
Overall Review Grade for Section 1.3 (please circle): <b>A</b> B C D E F N/A			

## SECTION 2: ISSUE SPECIFIC CRITERIA

### 2.1 Baseline Conditions

The ES should describe the current conditions of those aspects of the environment that are likely to be significantly affected by the development. The subjects to be covered should be cross-referenced with the Scoping Opinion. In cases where no Scoping Opinion has been requested, the Scoping Checklist should be used.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Are all baseline conditions of aspects likely to be impacted by the Project included? <i>Cross reference with Scoping Opinion.</i>	Y	Y	
Is an indication provided of how these aspects could be expected to develop if the project were not to proceed?	Y	Y	
Has the study area been defined widely enough to include all the area likely to be significantly affected by the Project?	Y	Y	
Where existing data has been used to establish the baseline has the source of the data been identified and referenced?	Y	Y	
Is a clear description of the methods used to supplement existing information provided?	Y	Y	
Is the data gathered expressed quantitatively where possible?	Y	Y	
Is the baseline environment evaluated, for example in relation to its sensitivity and importance?	Y	Y	But, further survey work may be required to map the abundance, distribution & migratory pattern of any Common Toads on / near the site.
Are limitations of baseline surveys recognised?	Y	N	The principal limitation appears to be mismatch in data between the accepted Baseline Condition and the reality of the fact that the holiday village is currently derelict. A simple comparison could be provided for completeness.
If surveys would be required to adequately characterise the baseline environment but they have not been practicable for any reason, are the reasons explained and proposals set out for the surveys to be undertaken at a later stage?	Y	Y...	Subject to addressing the above point.
Overall Review Grade for Section 2.1 (please circle): A <b>B</b> C D E F N/A			

### 2.2 Prediction of Impact Magnitude

The subjects to be covered should be cross-referenced with the Scoping Opinion. In cases where no Scoping Opinion has been requested, the Scoping Checklist should be used.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Are predictions for the magnitude of the likely significant effects of the development identified?	Y	Y	
Is the magnitude of the impact predicted as a deviation from the established baseline conditions, for each phase of the proposal?	Y	Y	
Is the information and data used to predict the magnitude of impact clearly described?	Y	Y	
Where there are any gaps or uncertainty are these identified?	Y	N/A	
Are the methods used to establish magnitude clearly described, appropriate and reasonable in relation to the importance of the impact?	Y	Y	The Methodology is clear and extensive.
Where assumptions or unsupported data has been used in the predictions are these highlighted and accompanied by an indication of the reliability/confidence of those assumptions or data? <i>The data given should be quantified and levels of confidence in the estimates given.</i>	Y	Y	
Are the impacts that remain following mitigation quantitatively assessed?	Y	Y	
Does the ES evaluate any direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects, resulting from: <ul style="list-style-type: none"> <li>• the existence of the development,</li> <li>• the use of natural resources and</li> <li>• the emission of pollutants,</li> <li>• the creation of nuisances and</li> <li>• the elimination of waste.</li> </ul>	Y	Y	
Specifically, are the effects on the environment caused by activities ancillary to the main project described?	Y	Y	
Specifically, are the indirect effects on the environment caused by consequential development described?	Y	Y	
Specifically, are cumulative effects on the environment of the Project together with other existing or planned developments in the locality described?	Y	Y	
Are primary and secondary effects on human health and welfare described and where appropriate quantified? (e.g. health effects caused by release of toxic substances, health risks arising from changes in living conditions, effects on vulnerable groups etc).	Y	N/A	It is accepted that subject to a satisfactory SWMP being implemented, human health and welfare should not be significantly affected by the proposed development.
Are impacts on issues such as biodiversity, global climate change and sustainable development discussed where appropriate?	Y	Y	
<b>Overall Review Grade for Section 2.2 (please circle):</b> <b>(A)</b> <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b> <b>N/A</b>			

## 2.3 Impact Significance

The ES should assess the significance of all impacts using appropriate local, UK and international quality standard limits (WHO Limits, EU Quality Standards etc.) The impacts to be covered should be cross-referenced with the Scoping Opinion. In cases where no Scoping Opinion has been requested, the Scoping Checklist should be used.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is the significance of all impacts assessed using the appropriate national and international quality standards limits (WHO Limits, EU Quality Standards etc)?	Y	Y	
Where no such standards exist, are the judgements (assumptions and value systems) that underpin the attribution of significance described?	Y	Y	
Does the assessment of significance consider the impact's deviation from the established baseline condition?	Y	Y	
Does the assessment of significance consider the sensitivity of the environment?	Y	Y	
Does the assessment of significance consider the extent to which the impact will be mitigated or is reversible?	Y	Y	
Is the range of factors, which are likely to influence the assessment of significance, clearly identified?	Y	Y	
Are methods used to predict effects described and are the reasons for their choice, any difficulties encountered and uncertainties in the results discussed?	Y	Y	
Where there is uncertainty about the precise details of the Project and its impact on the environment are worst case predictions described?	N	N/A	The Project is clear and precise.
Is the basis for evaluating the significance or importance of impacts clearly described?	Y	Y	
Is the significance of impacts that remain following mitigation (i.e. residual impacts) identified?	Y	Y	
Is appropriate emphasis given to the most severe, adverse effects of the Project?	Y	Y	
<b>Overall Review Grade for Section 2.3 (please circle):</b> <b>(A)</b> <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b> <b>N/A</b>			

## 2.4 Mitigation

The ES should describe the measures proposed to avoid, reduce, and if possible, remedy significant adverse impacts. The impacts to be covered should be cross-referenced with the Scoping Opinion. In cases where no Scoping Opinion has been requested, the Scoping Checklist should be used.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Does the ES describe the measures proposed to avoid, reduce, and if possible, remedy significant adverse impacts?	Y	N	A contingency needs to be laid out clearly in the event that the de-construction works result in accidental ground / water / air contamination.

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
			Also, clear and definite proposals to avoid impact of lighting to minimise sky glow, glare and light spill. (Can be conditioned)
Does the ES provide an indication of the effectiveness of the stated measures?	Y	Y	
Does the ES demonstrate a clear commitment to implementing the mitigation measures and indicate how and when these measures will be implemented?	Y	Y	Section 6 of the EIS refers clearly.
Where there is uncertainty over the effectiveness, or it is dependent on assumptions, is justification provided for the acceptance of the assumptions?	Y	Y	
<b>Overall Review Grade for Section 2.4 (please circle):</b> <b>B</b> C D E F N/A			

## 2.5 Follow-up

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Does the ES provide details of any management plans that are to be implemented to deliver mitigation measures and to monitor the environmental impact of the project, including details of their timescales and geographical extent?	Y	N	The Landscape Management Plan / Matrix needs to clearly differentiate between Management and Maintenance with long term maintenance (10+years) and cost responsibility being made clear.
Where a management plan is to be integrated into an environmental management system, does the ES describe how this would be implemented?	Y	Y	But see above point.
Does the ES identify those responsible for the follow-up programme and describe how the results of such a programme will affect the proposal's operation?	Y	N	Clear follow-up programme required, but this could form a requirement of any planning permission issued.
<b>Overall Review Grade for Section 2.5 (please circle)</b> <b>B</b> C D E F N/A			

## SECTION 3: RISKS OF ACCIDENTS AND HAZARDOUS DEVELOPMENT

*Risks of accidents as such are not covered by local policy. However, when the proposed development involves materials that could be harmful to the environment (including people) in the event of an accident, the Environmental Statement should include an indication of the preventive measures that will be adopted so that such an occurrence is not likely to have a significant effect.*

Review Question	Relevant?	Adequately Addressed?	What further information is needed?

Are any risks associated with the Project discussed? <ul style="list-style-type: none"> <li>Risks from handling of hazardous materials</li> <li>Risk from spills, fire, explosion</li> <li>Risks of traffic accidents</li> <li>Risks from breakdown or failure of processes or facilities</li> <li>Risks from exposure to the Project to natural disasters (flood, landslip etc)</li> </ul>	Y	Y	
Are measures to prevent and respond to accidents and abnormal events described? <small>(preventive measures, training, contingency plans, emergency plans etc)</small>	Y	Y	
<b>Overall Review Grade for Section 4 (please circle):</b> <input checked="" type="radio"/> A    B    C    D    E    F    N/A			

## SECTION 4 – PRESENTATION OF RESULTS

### 4.1 – Presentation

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is the ES logically organised and clearly structured and presented so that the reader can locate information easily?	Y	Y	
Is the use of technical terms kept to a minimum, with a glossary and full list of references provided?	Y	Y	
Is the ES comprehensive but concise, avoiding irrelevant data and information?	Y	Y	
Does the ES make effective use of tables, figures, maps, photographs and other graphics?	Y	Y	
Does the ES make effective use of annexes or appendices to present detailed data not essential to understanding the main text?	Y	Y	
Are all analyses and conclusions adequately supported with data and evidence?	Y	Y	
Are all sources of data properly referenced?	Y	Y	
Does it read as a single document with cross referencing between sections used to help the reader navigate through the document(s)?	Y	Y	
<b>Overall Review Grade for Section 3.1 (please circle):</b> <input checked="" type="radio"/> A    B    C    D    E    F    N/A			

### 4.2 – Objectivity

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is the ES a balanced document, providing an impartial account of the environmental	Y	Y	

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
effects with reasoned and justifiable arguments?			
Does the ES give appropriate prominence to both positive and negative effects relative to their importance?	Y	Y	
Does the ES include the issues raised by consultees?	Y	N	Consultations have been received after the submission of the completed EIS. Planning Officer will collate these consultations and advise as to whether the planning application should be amended and / or whether the EIS requires amendment.
Does the ES explicitly recognise areas of limitations within the ES?	Y	Y	
Does the ES explain any difficulties that have been encountered and assumptions on which the assessment is based?	Y	Y	
Is detail provided as to how any difficulties have affected the ES and what measures were taken to limit them?	Y	Y	
<b>Overall Review Grade for Section 3.2 (please circle):</b> A <b>B</b> C    D    E    F    N/A			

### 4.3 – Non-Technical Summary

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
Is an NTS provided?	Y	Y	
Does the NTS provide sufficient information to understand the main environmental impacts of the proposal without reference to the main ES?	Y	Y	
Does the NTS include:			
• a summary of the description of the development?	Y	Y	
• the main alternatives considered?	Y	Y	
• the aspects of the environment likely to be significantly affected by the development?	Y	Y	
• likely significant impacts?	Y	Y	
• the mitigation measures to be implemented?	Y	Y	
Does the NTS highlight any significant uncertainties about the project and its environmental effects?	Y	Y	
Does the NTS include or make appropriate reference to maps and diagrams which, at a minimum, illustrate the location of the application site, the footprint of the proposed development, and the location of relevant key features?	Y	Y	
Is the summary written in non-technical language, avoiding technical terms, detailed data and scientific discussion?	Y	Y	
Would the NTS be comprehensible to a lay	Y	Y	

Review Question	Relevant?	Adequately Addressed?	What further information is needed?
member of the public?			
Overall Review Grade for Section 3.3 (please circle): <b>A</b> B C D E F N/A			

## OVERALL APPRAISAL OF THE ENVIRONMENTAL STATEMENT

No.	Review Topic	Grade	Comment
1	General Criteria	B+	Good clear criteria, well laid out and comprehensive.
2	Issue Specific Criteria	B+	As above, but a few points need clarifying.
3	Risks of Accidents and Hazardous Development	A	Main risk is from de-construction stage – this is well addressed.
4	Presentation of Results	A	The EIS is a thorough and clear document.

### Overall assessment:

The EIS and supporting documents present a comprehensive, professional and clear picture of the environmental issues surrounding this prominent site and the constraints and opportunities that it offers.

In terms of information concerning survey, evaluation and proposed mitigation, the EIS is highly competent and sufficient to inform the processing and determination of the accompanying planning application (Ref P/2009/2108).

Any individual points raised by consultees on the EIS and accompanying planning application should also be addressed if not already done so in the EIS. Please see below for key points raised by consultees.

### Comment:

#### Synopsis of Consultation Responses received:-

##### Countryside Division:

- Mitigation maybe required in the event that reptiles / amphibians are found on site.
- Satellite sites may be required for Common Toad, Green Lizard and Slow Worm.
- Clear proposals required for avoiding light glare / light spill and sky glow.
- Landscaping scheme needs to be minimal, natural and drawn up in conjunction with Countryside Manager.
- Need clear differentiation between maintenance and management of landscape (10years+) – who bears the cost?
- Need clear technical specification on the construction of the reed bed.
- Need a contingency plan in the event of any unforeseen contamination especially during de-construction works.

##### Ecology Unit

-Highlight landscaping issues which can be covered in conjunction with the points raised above. Bats may be present on site and the recommendations of the CEMP should be adhered to in this respect.

##### Environmental Protection

- Make several comments relating to Waste Management which the developer is expected to address directly with Environmental Protection and the Waste Regulation Unit. The Planning Department

should be advised of any correspondence.

- Confirmation is required with regard to any proposal to crush and / or screen construction waste on site

**Economic Development Department (Hospitality & Leisure)**

- No comments to make on the proposals.

**Transport & Technical Services**

- The submitted Transport Assessment Report is reasonably accurate.

- 30 dwellings is still a significant size of development and maintain an objection as the proposal does not demonstrate that it will persuade people out of cars by providing practical alternatives such as improved bus services, cycle tracks and footpaths.

**Historic Environment Team**

- Recommend that An Archaeological Field Evaluation be undertaken to clarify the extent, form and significance of any archaeological remains, prior to the application being determined.

**Health & Safety Inspectorate**

- Content with the EIS.

**Health Protection, Public Health Services**

- Request a realistic 'as-is' noise assessment, based on the site as a derelict holiday village.

Despite the findings of the CEMP, the developer will need to adhere to working hours as prescribed in 'Guidelines on Noise Control for Construction Sites' (Health Protection Services).