



GOVERNMENT OF BERMUDA
 Ministry of the Environment, Planning and Infrastructure Strategy

Department of Planning

ENVIRONMENTAL IMPACT ASSESSMENTS AND ENVIRONMENTAL IMPACT STATEMENTS

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5th Floor, Dame Lois Browne-Evans Building, 58 Court Street, Hamilton HM 12, Bermuda
 Phone: (441) 295-5151 Fax: (441) 295-4100

General Enquiries: (441) 297-7756 Development Control: (441) 297-7810 Building Control: (441) 297-7755

Forward Planning: (441) 297-7778 Building Inspection Requests 24-Hr. Line (441) 297-7828

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Section 1: Introduction

Environmental Impact Assessment (EIA) originated in the USA in the late 1940s and 1950s in response to increased volumes of waste and by-products from expanding businesses. EIA is now part of international and national legislation and regulations in many parts of the world.

Principle 17 of the Rio Declaration on Environment and Development, the United Nations Conference on Environment and Development, Rio de Janeiro (1992) states that:-

“Environmental impact assessment, as a national instrument, shall be undertaken for proposed activities that are likely to have a significant adverse impact on the environment and are subject to a decision of a competent national authority.”

In September 2001, the UK Overseas Territories, including Bermuda, became signatories to the UK Environment Charter. As such, the Government of Bermuda is committed to the following:-

- to undertake environmental impact assessments before approving major projects; and
- to ensure that environmental impact assessments include consultation with stakeholders.

Under section 3 and the First Schedule of the Development and Planning Act 1974, the Development Applications Board (the Board) is authorised to determine applications for planning permission. In its assessment and determination of a planning application, it is essential that the Board has all the pertinent information relating to a proposed development to ensure that a development does not have any adverse impacts on the natural, human or built environments of a site or its surrounding area, and to ensure that any such impacts are reduced and appropriately mitigated.

In accordance with section 10 of the Development and Planning (Application Procedure) Rules 1997, the Board may ask for any such information relating to the environmental effects of a proposed development as it considers appropriate to enable it to determine an application.

This planning policy guidance note has been prepared to assist developers and property owners in providing all the necessary information for projects which require an Environmental Impact Assessment and an Environmental Impact Statement. It is based on the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, Parts I and II of Schedule 4.

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Section 2: What are Environmental Impact Assessments and Environmental Impact Statements and when are they required?

2.1 What is an Environmental Impact Assessment (EIA)?

The term 'Environmental Impact Assessment' (EIA) describes a procedure that must be followed for certain types of projects before they can be given planning approval. The procedure is a means of drawing together, in a systematic way, an assessment of a project which may, due to its scope, extent, nature or location have potentially significant effects on the natural, human and/or built environments during its construction or operational phases, or after use.

The EIA process helps to ensure that the implications of the predicted effects, and the scope for reducing them, are properly understood by technical officers in the Department of Planning, the Board, the general public and other stakeholders, prior to the determination of a planning application or subdivision.

2.2 What is an Environmental Impact Statement (EIS)?

An Environmental Impact Statement (EIS) is the document (or series of documents) which presents the quantitative analysis and qualitative assessment of a project's environmental effects. The EIS presents the results of the EIA in a way which enables an evaluation of the impacts of the predicted effects, and the scope for modifying and/or mitigating them. The EIS is submitted to the Department of Planning as part of a planning application.

2.3 What are the purposes and benefits of an EIA and an EIS?

It makes not only good environmental sense but also good business sense for a developer to conduct an EIA. An EIA helps a developer save time and money. Potential issues and potentially expensive mistakes can be discovered early on in the design stage of a project and inappropriate sites or designs can be rejected or modified at an early stage before time and money has been spent on fully developing them. Rather than be regarded merely as a process required to obtain planning approval, the EIA/EIS process should be regarded as an integral part of a project's planning and design stage.

The information provided in an EIS enables technical officers in the Department of Planning and the Board to make informed decisions about whether a development should be permitted and what planning conditions are necessary in order to control the design, enhance the benefits of the scheme, and to avoid or mitigate any potentially adverse effects. An EIS also provides critical information to other regulatory bodies, for example those involved in ultimately licensing the operation of the facility.

A planning application that involves an EIA/EIS usually takes longer to review by the Department of Planning than an average planning application. A comprehensive EIS which contains all the necessary information to make a determination of the planning application can prevent delays and help the Board reach a decision more quickly.

The general public's interest in a major project is often expressed as concern about the possibility of unknown or unforeseen effects. By providing a full analysis of a project's effects, an EIA/EIS can help to allay fears created by lack of information. Early involvement of the public in a project at the design stage can also enable developers to

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make adjustments which will help to minimise objections from the public to the project and allow a decision to be made more quickly.

The main purposes of an EIA/EIS are therefore:-

- to consider issues involving the natural, human and built environments in the preparation and decision making process of a development project;
- to incorporate environmental information into the decision making process of a development project;
- to examine alternative options for a development project and to select the optimum option;
- to identify the negative and the beneficial environmental impacts of a development project;
- to recommend mitigation measures to reduce or prevent the adverse impacts of a development project;
- to identify and describe the residual impacts of a proposal which cannot be mitigated;
- to identify appropriate monitoring strategies to 'track' the impacts and to provide 'an early warning system'; and
- to allow for full and early consultation with interested and concerned parties with regard to a project which affects the environment.

2.4 When are an EIA and EIS required?

The carrying out of an Environmental Impact Assessment (EIA) and the submission of an Environmental Impact Statement (EIS) are usually required for the following types of development:-

- major developments;
- developments which are proposed in particularly environmentally sensitive and/or vulnerable locations; and
- developments with complex and/or potentially adverse environmental effects.

As stated in policy ENV.4, chapter 6 of the Bermuda Plan 2008 Planning Statement, developments which are likely to require an EIA and EIS include the following:-

- (a) large scale residential developments comprising 20 or more dwelling units;
- (b) large scale subdivisions of land comprising 10 or more lots;
- (c) major hotel and resort developments;
- (d) power plants and water supply systems;
- (e) sewage treatment and disposal systems;
- (f) solid waste disposal systems;
- (g) any other major utility development;
- (h) major quarrying operations or major quarry development;
- (i) major commercial developments;
- (j) major industrial developments;
- (k) major port infrastructure, airport or transport developments;
- (l) reclamation projects; and
- (m) marinas.

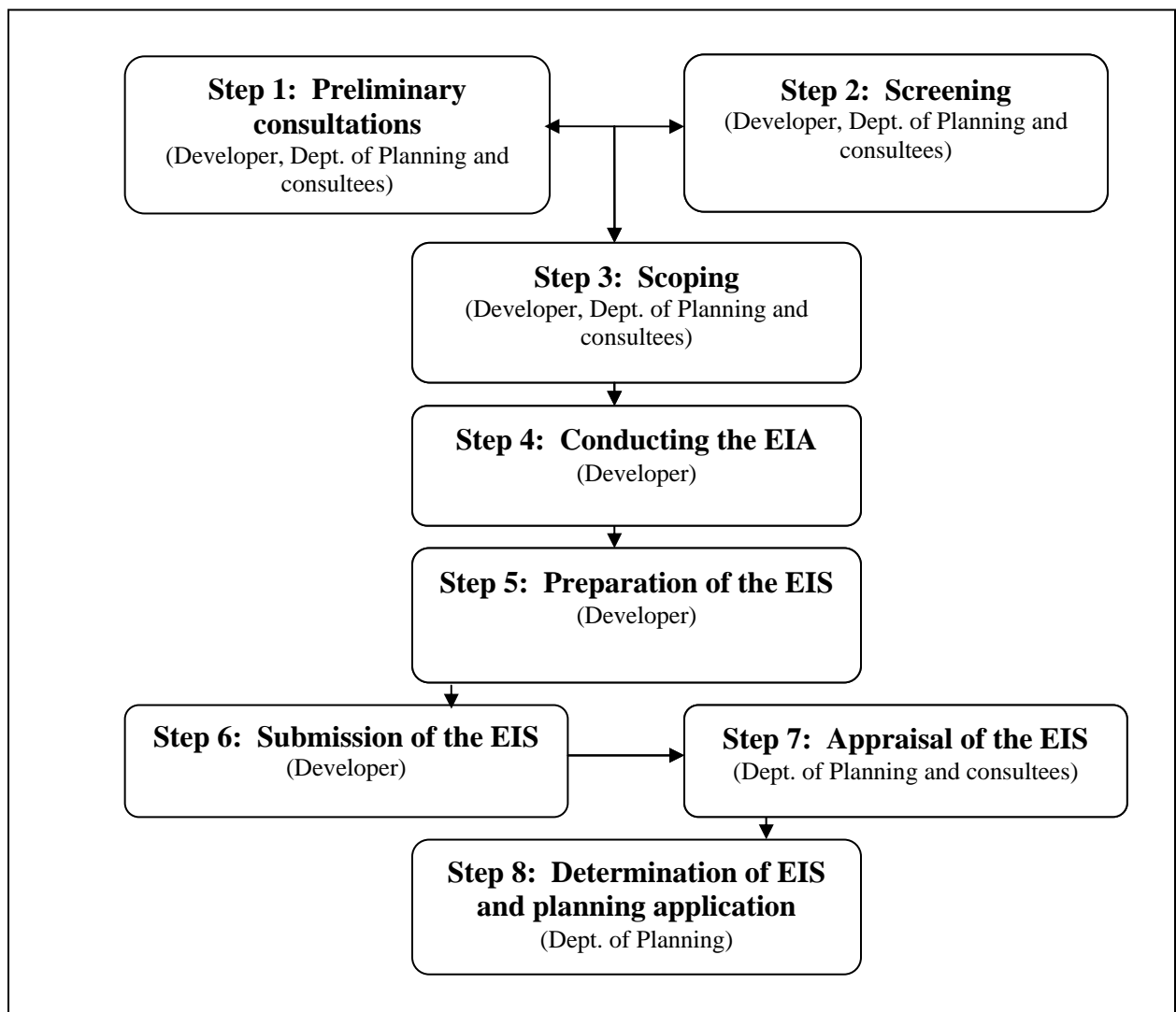
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Section 3: What are the main steps in conducting an EIA and submitting an EIS?

3.1 The Main Steps

There are 8 main steps in the process of conducting an Environmental Impact Assessment and submitting an Environmental Impact Statement, although not every development proposal is required to go through every step of the process.

The flow diagram below illustrates the main steps in the EIA/EIS process and those parties involved in each.



3.2 Preliminary Consultations

One of the main purposes of the EIA/EIS process is to fulfill the need for early preliminary consultations with parties which have an interest in the potential environmental effects of a proposed development.

While a developer is under no formal obligation to consult interested parties about a proposal before the submission of a formal planning application, for certain development proposals it may be prudent to do so. Early consultation can be useful in identifying key environmental issues which if not picked up early may emerge later on when a project's design is well advanced, and which may then require the developer to re-think and modify the proposal, resulting in potential delays. Preliminary

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consultations also give the developer an early indication of the issues which are likely to be important at the formal application stage.

In addition, key stakeholders and Government Departments may possess local and specialised information and expertise which may be useful to the design of a proposal.

The timing of preliminary consultations is at the developer's discretion but it is advantageous if these consultations take place as soon as the developer is in a position to provide sufficient information about the proposal to form a basis for discussion.

3.3 Screening

3.3.1 Self-screen

A developer can determine whether an EIA/EIS is required for a proposal by conducting a 'self-screen' of the proposal as follows:-

- Check policy ENV.4, chapter 6 of the Bermuda Plan 2008 Planning Statement to see if the proposal is on the list of major development proposals which usually require an EIA/EIS.
- Check the Bermuda Plan 2008 Zoning Maps to determine if the proposal is sited in or near a particularly sensitive location such as a conservation base zone, conservation area or protection area.
- Check the proposal and determine if it would create any potentially adverse environmental effects.
- If in doubt, check with the Department of Planning to see whether an EIA/EIS is required for the proposed development.

3.3.2 Department of Planning 'screening'

Where there is a possibility that a proposed development will require an EIA/EIS, the developer is advised to consult the Department of Planning well in advance of submitting a planning application.

In order for the Department of Planning to determine or 'screen' whether a proposal requires an EIA/EIS, the Department of Planning will require the developer to submit at least some basic information regarding the proposal. This basic information must include a site plan with the boundaries of the site of the proposed development clearly identified, a brief description of the nature, purpose, scope, size and location of the proposal and its possible effects on the environment.

This screening process enables a developer to gain a clear opinion from the Department of Planning on the need for an EIA/EIS well before reaching the stage of submitting a formal planning application. This helps to minimise the possibility of delay or uncertainty at the planning application stage.

Where the matter of an EIA/EIS is not raised until a formal planning application is submitted, the developer/applicant runs the risk of serious delay if the Department of Planning determines that an EIA must be conducted and an EIS must be prepared.

On occasion, the Department of Planning may give a pre-application opinion that an

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EIA/EIS is not required, only to consider it is necessary to reverse that decision when the planning application is formally submitted and more information indicates that there is in fact a need for an EIA/EIS. It is therefore prudent to submit as much information as possible in the early stages to avoid this situation.

3.4 Scoping

Prior to embarking on an EIA, it is strongly advised that a developer consult with the Department of Planning to agree the content and 'scope' of the EIA/EIS. A meeting between the developer and technical officers from the Department of Planning should take place to discuss the proposal and the issues involved. Other relevant consultees may be involved in this stage including technical officers from other Government Departments. The developer will need to bring some information regarding the site and the proposal to this meeting, or provide the information to technical officers prior to the meeting.

Based on the scoping meeting and discussions, the developer is required to submit a Scoping Document to the Department of Planning which outlines the main parameters of the proposal, the project site, and those aspects of the proposal which could potentially impact the environment and an outline of the information to be included in the EIS. Appendix 1 provides an outline of the information required in a Scoping Document. Appendix 2 provides a comprehensive check list of information that should be considered for inclusion in an EIS, and it is recommended that this check list be used to help determine the scope of the EIA and EIS.

The Department of Planning will review the Scoping Document and may consult other Government Departments to get their further input or specialised advice. The Department of Planning may request that further information be submitted or amendments be made to the document prior to approving the Scoping Document as the framework for conducting the EIA and preparing the EIS.

3.5 Conducting the Environmental Impact Assessment

An EIA is a detailed process, undertaken by the developer of a project, by which the effects of the proposed development can be identified and measured in an objective manner.

It is up to the developer to decide on the EIA team. However, owing to the complex and often inter-related issues involved, only qualified and appropriately experienced people should be involved in carrying out an EIA. Some previous EIAs have used local expertise, some have used overseas expertise and some have used a combination of both local and overseas expertise.

The EIA should be a collaborative exercise involving discussions with the Department of Planning, statutory consultees and other bodies as required.

The EIA process involves 3 main steps:-

- (a) Surveying the site and surrounding area in detail;
- (b) Assessing the likely impacts of the development on the environment; and
- (c) Identifying mitigation measures to avoid, reduce or offset potentially negative environmental impacts.

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3.6 Preparation of the Environmental Impact Statement

The developer is responsible for preparing the EIS and it is up to the developer to decide on the team to prepare the EIS.

The EIS should be an independent objective assessment of the project's environmental impacts and not a 'best case statement' for the development. Negative impacts should be given equal prominence to the positive impacts, and they should be discussed in detail.

The EIS should specify the effects (positive and/or negative; cumulative; short, medium and/or long term; permanent and/or temporary; direct and/or indirect) which the proposed development and resulting activities may have on the environment, and upon what premises and criteria the assessment of these effects has been based.

The EIS should explain what main alternative options were considered for the proposed development including alternative site locations, alternative types of development and/or alternative designs, and their environmental effects should be explained and compared. This demonstrates that other options have been considered and results in a more robust planning case for the development being proposed.

The EIS should be laid out clearly and the information presented so as to be comprehensible to the non specialist. Matrices are a good and recommended means of presenting a lot of pertinent information succinctly.

The EIS should contain a non-technical summary, and a list of the EIA/EIS personnel and their qualifications as well as previous examples of similar projects undertaken. An indication of any difficulties (technical deficiencies or lack of know-how) encountered in compiling the required information during the EIA/EIS process should also be clearly stated.

An EIS should contain all the necessary information to make a determination of the proposal including the results of the EIA and appropriate plans, information and data in accordance with policy ENV.5, chapter 6 of the Bermuda Plan 2008 Planning Statement, as follows:-

Policy ENV.5 An Environmental Impact Statement shall include the appropriate plans, information and data in sufficient detail to enable the Board to determine, examine and assess the potential environmental impacts of the proposal, including but not limited to:-

- (a) the information specified in policy ENV.3;*
- (b) a description of the alternative options considered;*
- (c) a detailed description of the proposal from inception through the site preparation, construction and operational phases;*
- (d) the data necessary to identify and assess the main effects the proposal is likely to have on the natural and built environment;*
- (e) a description and quantification of the likely significant effects, direct and indirect, on the site and surrounding area, explained by reference to the proposal's possible impact on:-*
 - (i) humans;*
 - (ii) flora and fauna;*
 - (iii) soil;*
 - (iv) water, including the ocean, inshore waters and ground water;*

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- (v) *air;*
- (vi) *climate;*
- (vii) *landscape; and*
- (viii) *cultural heritage including historic protection areas, Listed Buildings and areas of historical and archaeological interest;*
- (f) *a description of the measures to be implemented to avoid, reduce or remedy any adverse effects during the site preparation, construction and operational phases;*
- (g) *the arrangements to be made for securing an adequate supply of water, storm water management and the safe and efficient disposal of sewage;*
- (h) *a summary in non-technical language of the information specified above; and*
- (i) *any other information detailed in the Department of Planning's Environmental Impact Assessment and Statement Guidance Note.*

Appendix 2 provides a comprehensive check list of information that should be considered for inclusion in an EIS. Each proposal is different and certain information listed in Appendix 2 may not be relevant or required for every proposal. The precise information that should be included in an EIS will depend on the project and which information is relevant to the particular proposal as agreed to in the Scoping Document.

There is no prescribed format for an EIS, however the following format can be used as a guide:-

- Table of contents
- Non-technical summary
- Description of the proposed development
- Description of the alternatives considered
- Description of the proposal site and surrounding area including the regulatory framework
- Assessment of effects and identification of potential impacts
- Identification of mitigation measures including monitoring programmes and contingency plans
- Public consultation and involvement including Government and non-government agencies and the general public
- List of references
- Appendices
 - Scoping Document
 - List of personnel who conducted the EIA and prepared the EIS
 - Data/survey results from EIA
 - Site plans, schematic drawings etc
 - Relevant planning history, relevant correspondence etc.

3.7 Submission of the Environmental Impact Statement

To enable the Department of Planning to process a planning application as efficiently as possible, it is in the developer's interest to submit the EIS at the same time as submitting the planning application.

An EIS should ideally be submitted with an in principle planning application as opposed to a final planning application. This allows for key environmental issues to be reviewed, understood and assessed at the early stages of the project's planning and design stages.

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The developer is required to provide the Department of Planning with a sufficient number of copies of the EIS to enable copies to be sent to consultees as necessary. The precise number of copies will depend on the project but a minimum of 5 copies should be provided.

3.8 Appraisal of the Environmental Impact Statement

Technical officers within the Department of Planning will evaluate the EIS and the planning application. The Department of Planning may seek advice from statutory consultees or other suitably qualified persons or organisations to help evaluate certain sections of the EIS, and to determine whether any likely environmental impacts have been properly investigated and whether the measures proposed to minimise the impacts are thought to be sufficient.

In addition, as a member of the UK Institute of Environmental Management and Assessment (IEMA), the Department of Planning is able, at its discretion, to request the UK IEMA to assist in reviewing the scope and structure of the EIS. It should be noted that the UK IEMA is not in a position to provide the Department of Planning with an evaluation of the planning merits of a project.

The EIS, once part of a formal planning application, is a public document which is available to the public for review and comment. As with any planning application, members of the public are able to make objections to a development proposal involving an EIS.

Additional information may be sought from the Department of Planning to clarify or further explain certain issues in the EIS, including issues raised by consultees or objectors to the planning application.

An applicant should expect a planning application which involves an EIS to take longer to process than other planning applications due to the complexity of issues and often the need for the Department of Planning to consult more widely.

3.9 Determination of the Environmental Impact Statement and planning application

Following consideration of the EIS and the planning application, the technical officers in the Department of Planning will make a recommendation to the Board. In turn, the Board will make a determination and decide that:-

- the proposal should be approved, with or without conditions;
- the proposal should be refused for certain reasons; or
- the proposal should be deferred for a decision at a later date.

As with any planning application, the applicant or a third party has the right to appeal the decision of the Board by submitting an appeal to the Minister responsible for the Environment.

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Appendices

Appendix 1: **Information to be included in a Scoping Report for an Environmental Impact Statement**

A Scoping Document should contain the information listed below. The checklist in Appendix 2 should also be used to help determine the scope of the EIA and EIS:

- A brief description of the proposed development including timelines for construction
- A brief description of the alternative options considered and rationale for the chosen option
- A brief description of the proposal site as well as a site plan showing boundaries of the site, buildings and structures, roads and access points, zoning boundaries etc.
- A brief description of the baseline conditions and an indication of what baseline studies will be used or undertaken to characterise the existing environment
- An overview of the area context and applicable land use planning zonings and policies, and other relevant legislation
- An identification of potential environmental impacts of primary concern
- A brief description of the specific methodologies anticipated for studying and testing each significant environmental impact and the potential magnitude of each
- An identification of any known or anticipated information gaps
- An identification of the sort of mitigation measures, monitoring plans and contingency plans that might be anticipated
- A description of the structure and content of the proposed EIS report structure
- The names, qualifications and role of those persons involved in conducting the EIA and preparing the EIS.
- A list of key organisations and stakeholders to be consulted in the EIA process and methods of public consultation

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Appendix 2: Information to be included in an Environmental Impact Statement

Introduction

This checklist is intended to be used as a guide for preliminary discussions on the scope of an EIS. The precise information that should be included in an EIS will depend on the particular project and it is unlikely that all the items listed will be relevant to any one project.

The main components of an EIS

Every EIS should contain 5 main components of information:-

- (1) A description of the proposed development**
- (2) A description of the alternatives considered**
- (3) A description of the proposal site and its surrounding area**
- (4) An assessment of effects and identification of impacts**
- (5) An identification of mitigation measures**

In addition, every EIS should include a **non-technical summary**.

Details of the EIS components

(1) A description of the proposed development

The EIS should include a full description of the proposed development and identify the residues and emissions that are expected.

(a) Description of the proposed development

- the purpose and objectives of the proposed development
- the characteristics of the development (including its size, scale, massing, height, nature and design) and the land use requirements during the construction and operational phases, and after use where appropriate
- the main characteristics of the production and operational processes of the development and the type and quantities of raw materials, energy, water supply and other resources to be consumed

(b) Residues and emissions

- the types, quantity, composition and strength of expected residues and emissions (including discharges to water, emissions to air, noise, vibration, light, heat, radiation, sewage, waste matter, storm water and other deposits/residues to land and soil) and the rate at which these will be produced
- the methods used to make estimations of the residuals and emissions and the proposed methods of treatment for the waste and residual materials

(2) A description of the alternatives considered

The EIS should include a description of the main alternative options considered and the main reasons for the choice of site and the proposal as presented.

(a) Alternatives

- alternative sites for the proposal (where these are practicable and available) and the main environmental advantages and disadvantages of these

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- alternative uses for the site including the 'do nothing' option
- alternative processes, designs and operating conditions and the environmental implications of these
- the reasons for the final choice of site and proposal (taking into account the environmental effects)

(3) A description of the proposal site and its surrounding area

The EIS should include a full description of the existing conditions on the site and in the immediate surrounding area, including the existing regulatory and policy framework.

(a) The Site

- the area of land affected by the proposed development clearly shown on a map and the different land uses of the site and surrounding area clearly demarcated
- the affected site and any potential effects occurring away from the site (including dispersal of pollutants, traffic etc)

(b) Baseline conditions

- baseline data on aspects of the environment as it is currently and as it could be expected to develop if the project were not to proceed
- baseline data on the characteristics and relative abundance, quality and regenerative capacity of those aspects of the environment likely to be significantly affected by the proposed development, including the following:-
 - landscape and topography
 - flora and fauna (habitats and species)
 - soil (agricultural quality, geology and geomorphology)
 - water (water courses, water bodies, shoreline including the type, quantity, composition and strength of any existing discharges)
 - air (climatic factors and air quality)
 - population (proximity and numbers)
 - existing land uses
 - previous land uses (if significant – e.g. site contamination)
 - architectural and historic heritage, archaeological sites and features, and other material assets
 - recreational uses
 - any other relevant environmental features

(c) Regulatory framework

- the site's regulatory framework in particular the site's land use planning zonings and policies
- other relevant legislation

(4) An assessment of effects and identification of impacts

The EIS should assess the potential effects and identify the type, probability, magnitude, extent and significance of the impacts.

(a) Identification of potential effects

- Effects on human beings, buildings and man-made features
 - change in population arising from the development, and consequential environmental effects
 - visual effects of the development on the surrounding area and landscape

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- levels and effects of emissions from the development during normal operation
- levels and effects of noise from the development during the construction and operational phases
- levels and effects of light from the development during the construction and operational phases
- effects of the development on local roads and transport (including traffic generated, access arrangements) during the construction and operational phases. *Note: If these effects are significant, a Traffic Impact Assessment/Statement should be submitted as part of the EIS – see Traffic Impact Assessment/Statement guidance note GN108)*
- effects of the development on buildings, the architectural and historic heritage, archaeological features, and other human artifacts, e.g. through pollutants, visual intrusion, vibration. *Note: A proposal which potentially impacts a Historic Protection Area, listed building or site that is deemed to have archaeological significance may require the submission of a Preliminary Archaeological Assessment as part of the EIS – see Sites of Archaeological Significance guidance note GN119)*
- Effects on flora, fauna and geology
 - loss of and damage to habitats and plant and animal species
 - loss of and damage to geological, paleontological and physiographic features
 - other ecological consequences
- Effects on land
 - physical effects of the development including change in local topography, effect of earth-moving on stability, soil erosion etc.
 - effects of chemical emissions and deposits on the soil of the site and surrounding land
 - land use and resource effects (e.g. quality and quantity of agricultural land to be taken, effect on surrounding land uses, waste disposal etc.)
- Effects on water
 - effects of development on drainage pattern in the area
 - effects on ground water, inland water bodies, coastal waters or other water bodies
 - effects on water quality from pollutants, waste etc.
- Effects on air and climate
 - level and concentration of chemical emissions and their environmental effects
 - particulate matter
 - offensive odours
 - any other climatic effects
- Other indirect and secondary effects associated with the project
 - effects from traffic (road, water, air) related to the development
 - effects arising from the extraction and consumption of materials, water, energy or other resources by the development
 - effects of other development associated with the project e.g. new roads, utility services, accommodation
 - effects of association of the development with other existing or proposed development
 - secondary effects resulting from the interaction of separate direct effects listed above

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(b) Type and probability of impact

- whether an impact is positive or negative; cumulative; short, medium or long term; permanent or temporary; direct or indirect
- where the operational life of a development is expected to be limited
- the effects of decommissioning or reinstating the land
- the probability of the impact

(c) Magnitude, extent and significance of impact

- the size of each impact as the predicted deviation from the baseline conditions, during the construction phase and during normal operating conditions, and in the event of an accident when the proposed development involves materials that could be harmful to the environment
- the extent of the impact (geographical area and size of the affected population)
- the duration, frequency and reversibility of the impact
- the methods used to predict impact magnitude
- estimates of impacts recorded in measurable quantities with ranges and/or confidence limits as appropriate
- the significance of all impacts which remain after mitigation (assessed using the appropriate national and international quality standards where available) with the assumptions and value systems used to assess significance justified and the existence of opposing or contrary opinions acknowledged
- any gaps in the required data identified to estimate the magnitude of the main impacts

(5) An identification of mitigation measures

The EIS should identify means of avoiding, reducing or mitigating potential negative impacts. The EIS should also demonstrate how the development's impacts and the effectiveness of mitigation measures will be monitored once in operation, and should include contingency plans to deal with unforeseen negative impacts.

(a) Mitigation measures

- mitigation measures for all significant adverse impacts which may include site planning, technical measures (e.g. pollution control and treatment), aesthetic and ecological measures (e.g. mounding, tree planting, landscaping, measures to preserve particular habitats or create alternative habitats, recording of archaeological sites, measures to safeguard historic buildings or sites etc)
- mitigation methods (including modifications to the project, compensation, alternative facilities, pollution control etc)
- an assessment of the likely effectiveness of mitigating measures including an indication of where the effectiveness of mitigation measures is uncertain or depends on assumptions about operating procedures, climatic conditions etc

(b) Commitment to mitigation

- details of when and how the mitigation measures will be carried out

(c) Monitoring programmes and contingency plans

- monitoring programmes to monitor the effectiveness of a mitigation measures and to enable the adjustment of mitigation measures as necessary particularly where uncertainty over impact magnitude and/or effectiveness of mitigation exists

ENVIRONMENTAL IMPACT ASSESSMENTS AND
ENVIRONMENTAL IMPACT STATEMENTS

- contingency plans and preventative measures to deal with unforeseen impacts or accidents to ensure that if environmental problems occur, appropriate action is taken to rectify them as a matter of urgency.

***For further information or advice on
Environmental Impact Assessments and Environmental Impact Statements,
please contact the Forward Planning Section, Department of Planning on 297-7778***