

SCHEDULE 4

Regulation 5

INFORMATION FOR INCLUSION IN ENVIRONMENTAL IMPACT ASSESSMENT REPORTS

1. A description of the development, including in particular:
 - (a) a description of the location of the development;
 - (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
 - (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
 - (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, [^{F1}radiation]) and quantities and types of waste produced during the construction and operation phases.

F1 Word in [sch. 4 para. 1\(d\)](#) substituted (30.6.2017) by [The Environmental Impact Assessment \(Miscellaneous Amendments\) \(Scotland\) Regulations 2017 \(S.S.I. 2017/168\)](#), regs. 1, [3\(7\)\(a\)](#)

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (the “baseline scenario”) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of relevant information and scientific knowledge.

4. A description of the factors specified in regulation 4(3) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

Changes to legislation: There are currently no known outstanding effects for the *The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, SCHEDULE 4*. (See end of Document for details)

- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(3) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union [^{F2}“ level (as they had effect immediately before IP completion day) or United Kingdom level “,] which are relevant to the project including in particular those established under [^{F3}the law of any part of the United Kingdom that implemented] Council Directive [^{F4}92/43/EEC] and Directive 2009/147/EC.

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| F2 | Words in sch. 4 para. 5 substituted (31.12.2020) by The Town and Country Planning and Electricity Works (EU Exit) (Scotland) (Miscellaneous Amendments) Regulations 2019 (S.S.I. 2019/80) , regs. 1, 5(14)(a)(i) (as amended by S.S.I. 2019/274 , regs. 1, 2(2) and S.S.I. 2020/310 , regs. 1, 2(2)(6) , 4(2) and S.S.I. 2019/274 , regs. 1, 2(2)(3)(b)); 2020 c. 1, Sch. 5 para. 1(1) |
| F3 | Words in sch. 4 para. 5 inserted (31.12.2020) by The Town and Country Planning and Electricity Works (EU Exit) (Scotland) (Miscellaneous Amendments) Regulations 2019 (S.S.I. 2019/80) , regs. 1, 5(14)(a)(ii) (as amended by S.S.I. 2019/274 , regs. 1, 2(2) and S.S.I. 2020/310 , regs. 1, 2(2), 4(2)); 2020 c. 1, Sch. 5 para. 1(1) |
| F4 | Word in sch. 4 para. 5 substituted (30.6.2017) by The Environmental Impact Assessment (Miscellaneous Amendments) (Scotland) Regulations 2017 (S.S.I. 2017/168) , regs. 1, 3(7)(b) |

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to [^{F5}[^{F6}assimilated] law such as any law that implemented] Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or relevant assessments may be used for this purpose provided that the requirements of [^{F7}any law that implemented][^{F8}the Directive] are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

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| F5 | Words in sch. 4 para. 8 substituted (31.12.2020) by The Town and Country Planning and Electricity Works (EU Exit) (Scotland) (Miscellaneous Amendments) Regulations 2019 (S.S.I. 2019/80) , regs. 1, 5(14)(b)(i) (as amended by S.S.I. 2019/274 , regs. 1, 2(2) and S.S.I. 2020/310 , regs. 1, 2(2), 4(2)); 2020 c. 1, Sch. 5 para. 1(1) |
| F6 | Word in sch. 4 para. 8 substituted (1.1.2024) by The Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendments) (Scotland) Regulations 2023 (S.S.I. 2023/374) , reg. 1(1), sch. 2 para. 32(5) |

Changes to legislation: There are currently no known outstanding effects for the *The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, SCHEDULE 4*. (See end of Document for details)

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| F7 | Words in sch. 4 para. 8 inserted (31.12.2020) by The Town and Country Planning and Electricity Works (EU Exit) (Scotland) (Miscellaneous Amendments) Regulations 2019 (S.S.I. 2019/80) , regs. 1, 5(14)(b)(ii) (as amended by S.S.I. 2019/274 , regs. 1, 2(2) and S.S.I. 2020/310 , regs. 1, 2(2), 4(2)); 2020 c. 1, Sch. 5 para. 1(1) |
| F8 | Words in sch. 4 para. 8 substituted (30.6.2017) by The Environmental Impact Assessment (Miscellaneous Amendments) (Scotland) Regulations 2017 (S.S.I. 2017/168) , regs. 1, 3(7)(c) |

9. A non-technical summary of the information provided under paragraphs 1 to 8.

10. A reference list detailing the sources used for the descriptions and assessments included in the EIA report.

Changes to legislation:

There are currently no known outstanding effects for the The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, SCHEDULE 4.