



Isle of Dogs Neighbourhood Plan – ‘The Basic Plan’

Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report

Statement of Reasons

July 2019

Contents

1. Introduction	3
2. The Isle of Dogs Neighbourhood Plan	4
3. Neighbourhood Area Characteristics	7
4. Legislative and Policy Context	10
5. Screening Exercise	14
6. Assessment of Likely Significant Effects	18
7. Habitats Regulation Assessment Screening	29
8. Conclusion	31
9. Consultation.....	32

1. Introduction

- 1.1. This screening exercise outlines the Council's consideration of whether the proposed Isle of Dogs Neighbourhood Plan (Regulation 14 consultation version, dated 11 March 2019) should be subject to a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA).
- 1.2. An earlier version of the Isle of Dogs Neighbourhood Plan (known as the 'quick plan') was [similarly screened](#), and a [determination letter](#) was issued on 31 July 2017 stating that SEA and HRA were not required. This version of the plan was examined between April and June 2018, and the examiner's report recommended that the plan not proceed to referendum. The Council accepted this recommendation. Further detail on this earlier version of the Isle of Dogs Neighbourhood Plan can be found on [the Council's website](#).
- 1.3. The version of the Isle of Dogs Neighbourhood Plan that is screened in this report is an altered and updated version (known as the 'basic plan'), which began Regulation 14 consultation on 1 April 2019.
- 1.4. This document constitutes the Council's Statement of Reasons for whether the Isle of Dogs Neighbourhood Plan requires a Strategic Environmental Assessment, as set out under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. It is accompanied by a Determination Letter.

2. The Isle of Dogs Neighbourhood Plan

2.1. The Isle of Dogs Neighbourhood Plan covers the period between 2019 and 2031, and applies to the designated Isle of Dogs Neighbourhood Area as set out in figure 1 below.

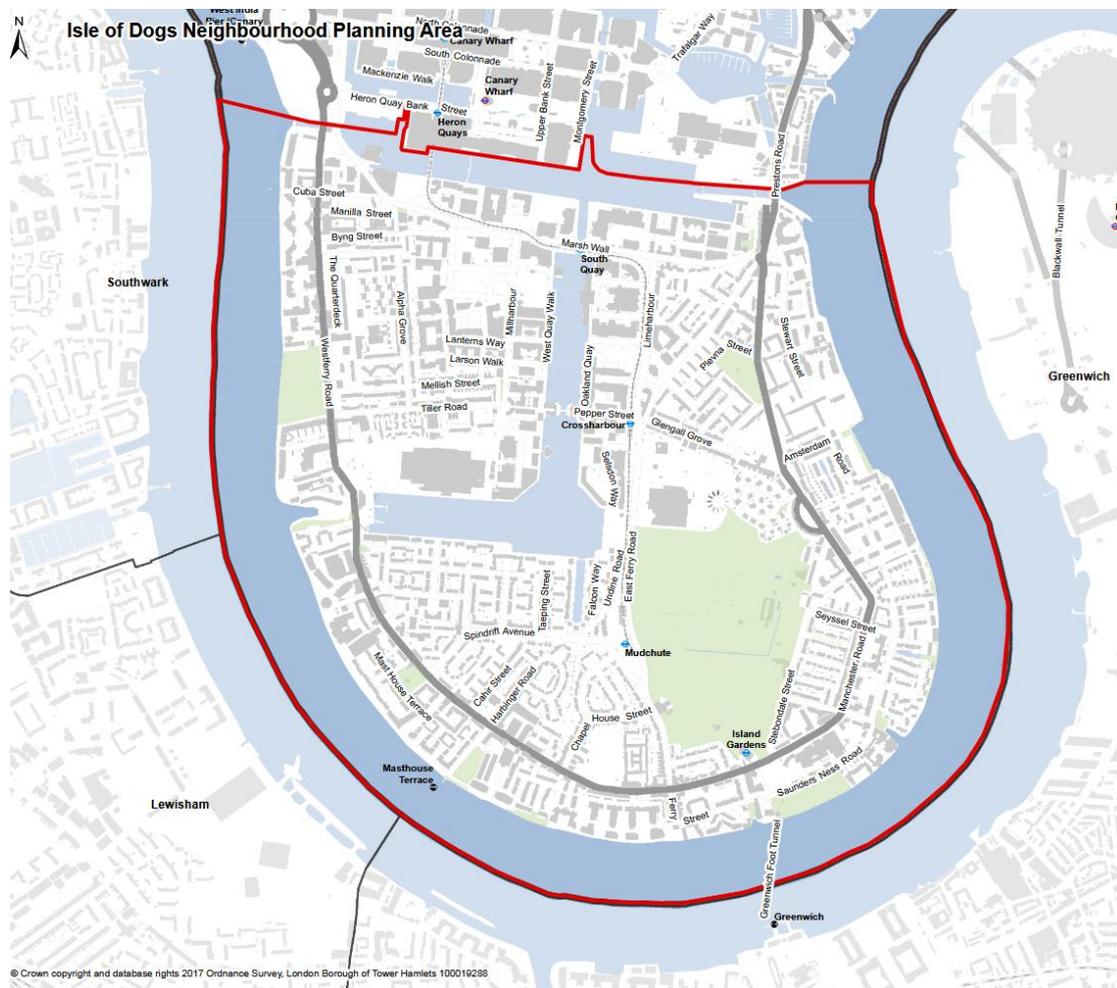


Figure 1: Isle of Dogs Neighbourhood Planning Area

2.2. The vision of the plan is for “a liveable environment in which our diverse community can work, rest and play” (paragraph 2.1), and 20 objectives have been set out to achieve this vision (paragraph 2.7). These are set out in box 1 below.

1. Sustainable development that works for those already here, as well as for future residents and workers.
2. Infrastructure that is planned and delivered in advance of development, and is sized to cope with all future likely development, and is not delivered incrementally and in isolation.
3. Policies that address the construction process as well as afterwards.
4. A safe and secure environment which works for all age groups who live and work in our area.
5. A cohesive community that brings people together from across the island.

Sufficient indoor and outdoor spaces for people to enjoy, which are open to the public to use, including space where children can play and everyone can relax.

6. Sufficient indoor and outdoor spaces for people to enjoy, which are open to the public to use, including space where children can play and everyone can relax.

7. An environment that works for everybody at different stages of their life; that works equally well for people with disabilities, the young and the old; and that caters to the different interests we have.

8. Ensuring that everything people need is within safe walking distance.

9. Quick, efficient and free-flowing transport options – whether cycling, walking, buses, DLR, boats or cars – all working together effectively.

10. Affordability of homes, living, businesses and leisure should be factored in at every stage.

11. A healthy, clean, and relaxed environment where it is easy and safe to exercise.

12. A mixture of different types of development: not just residential, but also offices, small businesses and workshops, creative spaces and independent retailers.

13. Exploit the best of new technologies to make our lives easier and safer, especially some of the new ‘Smart Cities’ technology; and ensure we have the networks to support growth.

14. Our Plan should work equally well at any time of the day or night, and on any day of the week.

15. When proposals come forward to replace existing residential buildings, existing residents should be fully involved in the decision-making process, with their rights protected, ensuring they have real choice and the ability to stay in their area affordably.

16. Preservation of the assets we already have, including our docks, river access, historic buildings, green spaces, play areas and community facilities.

17. Plan for the long-term delivery and execution of our vision once the Neighbourhood Plan has been adopted, which may include new forms of governance.

18. Work closely with neighbouring forums to ensure our plans are synchronised.

19. Beauty In My Backyard (BIMBY): not anti-development (NIMBY).

20. Work collectively with Tower Hamlets Council, the GLA, Transport for London, developers and other stakeholders to deliver our vision for the long term. It is in all of our best long term interests that the Isle of Dogs continues not only to function, but also to flourish.

Box 1: Isle of Dogs Neighbourhood Plan Objectives

2.3. These objectives have been translated into nine policies, sitting under six chapter headings:

- Density (two policies)
- Empty Sites
- Construction Management and Communication (three policies)
- Sustainable Design
- Air Quality
- 3D Model

2.4. In addition, nine 'annex policies' have been included under the heading of Estate Regeneration and one under the heading of Grandfathering New Residents' Associations, and recommendations for the use of the Community Infrastructure Levy have been provided. These are not considered to be policies for the use or development of land, and do not carry any weight in decision-making on planning applications.

3. Neighbourhood Area Characteristics

3.1. This section of the report summarises the characteristics of the Isle of Dogs Neighbourhood Area with relevance to environmental, economic, and social sustainability.

Environmental

3.2. Air quality: The entire borough of Tower Hamlets is designated an Air Quality Management Area. Within the neighbourhood area, the whole of the perimeter road around the area (incorporating Manchester Road and Westferry Road) is designated as an area of substandard air quality. Another area of substandard air quality stretches from East Ferry Road, just south of Crossharbour DLR station, northwards along Limeharbour, and east along Marsh Wall. Both of these areas have NO₂ concentrations of more than 40 µg/m³.

3.3. Flood risk: The entire neighbourhood area is within flood zone 3a.

3.4. Trees: There are clusters of protected trees around Christ Church on Manchester Road; in the Chapel House conservation area around Chapel House Street and Macquarie Way; and in back gardens at Alpha Grove.

3.5. Biodiversity: The area contains one Local Nature Reserve, Mudchute Park and Farm. There are also three Sites of Importance for Nature Conservation (SINCs) – Mudchute Park and Farm, Millwall Park, and Millwall and West India Docks. The area is surrounded on three sides by the River Thames, which is also a SINC. The Blackwall Basin and Poplar Docks SINCs are just to the north of the area. The nearest Sites of Special Scientific Interest are at Gilbert's Pit in Charlton, and Oxleas Woodland near Eltham.

3.6. Natura 2000 sites: There are five sites protected under European legislation within 15km of the area – these will be relevant for the HRA screening later in this document. The sites are Epping Forest, Richmond Park, and Wimbledon Common Special Areas of Conservation; Lee Valley Special Protection Area; and the Lee Valley Ramsar site.

Social

3.7. Open space: The area contains a number of public open spaces. Mudchute and Island Gardens are areas of Metropolitan Open Land, and there are also large areas of publicly accessible open space at Sir John McDougall Gardens, St Johns Park, the Great Eastern Slipway, and Lighterman's Garden, as well as other smaller spaces spread across the area. The Thames Path is also accessible along most of the perimeter of the area. However, the area to the northwest of Millwall dock has been identified as an area of deficiency of access to nature.

- 3.8. Views: The area does not fall within any viewing corridors in the London View Management Framework, or within any borough-designated views. The northern part of the area, north of Crossharbour DLR station, is included within the Strategically Important Skyline.
- 3.9. Conservation: The area full contains two conservation areas, Island Gardens and Chapel House. The area also contains part of the Coldharbour conservation area. There are tier 1 archaeological priority areas at Atlas Wharf and the Great Eastern Launchway. The SS Great Eastern is also a scheduled ancient monument, and Island Gardens is a registered park/garden.
- 3.10. World Heritage Site: The Maritime Greenwich World Heritage Site and scheduled monument sits directly across the Thames from Island Gardens. Island Gardens itself is part of the buffer zone for the World Heritage Site. Although the protected view from the General Wolfe statue within the World Heritage Site is aimed at central London, rather than the Isle of Dogs, there is still a notable view of the neighbourhood area from the World Heritage Site.
- 3.11. Listed buildings: There are nineteen statutory listed buildings in the area. These are listed in table 1 below. The Vicarage of Christ Church is locally listed.

Building	Location	Grade
Christ Church	Manchester Road	II*
Isle of Dogs Pumping Station	Stewart Street	II*
The Carnegie Library	Strattondale Street	II
Millwall Wharf	Oliffe Street	II
Isle of Dogs War Memorial	Manchester Road	II
The Waterman Arms	Glenaffric Avenue	II
Newcastle Draw Dock	Saunders Ness Road	II
Bollards at Dock Entrance to Newcastle Draw Dock	Saunders Ness Road	II
Greenwich Footway Building	Island Gardens	II
58 and 60 Ferry Street	Ferry Street	II
Ferry House Pub	Ferry Street	II
Millwall Fire Station	Westferry Road	II
1-5 Fire Station Cottages	Westferry Road	II
Burrell's Wharf – office block to south east of main gate and works range to south with chimney stack	Westferry Road	II
Burrell's Wharf – three work ranges west of the main entrance yard including southwest corner chimney stack	Westferry Road	II
Former Millwall Ironworks	Westferry Road	II

St Paul's Presbyterian Church	Westferry Road	II
Former west entrance lock to south dock	Westferry Road	II
Cascades	Westferry Road	II

Table 1: Listed buildings in the Isle of Dogs Neighbourhood Plan area

Economic

- 3.12. Employment Areas: The northern part of the area contains the Tower Hamlets Activity Area for the Isle of Dogs, a designation that encourages purpose-built office buildings with ground floor retail and leisure uses, and substantial employment growth to support the neighbouring Canary Wharf area.
- 3.13. Town Centres: Under the emerging Local Plan, the area contains one district centre (Crossharbour) and two neighbourhood centres (South Quay and the Barkantine Estate). There are also three neighbourhood parades at Castalia Square, Manchester Road and Westferry Road.
- 3.14. Site allocations: Under the emerging Local Plan, the area contains seven site allocations – Marsh Wall East, Marsh Wall West, Millharbour, Limeharbour, Millharbour South, Westferry Printworks, and Crossharbour Town Centre. The area also includes the whole of the Millwall Inner Dock tall buildings zone, and, in the north, part of the Canary Wharf tall buildings zone. Tall building proposals will be encouraged to locate within these zones.

4. Legislative and Policy Context

Sustainability Appraisal (SA)

- 4.1. A Sustainability Appraisal (SA) considers the potential impacts of a planning policy document on the environmental, economic, and social aspects of sustainability. It does this by assessing the extent to which the planning document will help achieve a set of sustainability objectives that cover a range of issues, including air quality, landscape, water, health and the population. The SA also has to satisfy the requirements of the European Directive 2001/42/EC on the assessment of the effects of certain planning documents and programmes on the environment (known as the Strategic Environmental Assessment Directive – for more information, see below).
- 4.2. There is a statutory requirement for SAs to be produced for Development Plan Documents, but not for other kinds of planning documents. There is no legal requirement for an SA to be produced for a neighbourhood plan (PPG on Strategic Environmental Assessment and Sustainability Appraisal, paragraph 026). Neighbourhood plans are not defined as Local Plans, having their own designation and being produced by qualifying bodies under the Localism Act 2011 (www.local.gov.uk/pas/pas-topics/neighbourhood-plans/plan-making-neighbourhood-planning-and-sasea).
- 4.3. An SA was undertaken in 2017 as part of the Integrated Impact Assessment (IIA) of the emerging Tower Hamlets Local Plan 2031. Although this plan has not yet been adopted, this is the most up-to-date SA undertaken on strategic planning activities in Tower Hamlets. The emerging plan (and its SA) has been consulted upon and has undergone an examination in public, and no unresolved objections exist against the SA.
- 4.4. The sustainability objectives for the emerging Local Plan SA were developed through a comparison of existing sustainability objectives in the borough, the objectives of the emerging Local Plan, and the identification of sustainability issues through the scoping process for the IIA. The SA was publicly consulted on as part of the consultation process for the emerging Local Plan. The sustainability objectives from that SA are set out in box 2 below.

- 1. Equality:** reduce poverty and social exclusion and promote equality for all communities.
- 2. Liveability:** promote liveable, safe, high quality neighbourhoods with good quality public services.
- 3. Health and wellbeing:** improve the health and wellbeing of the population and reduce health inequalities.
- 4. Housing:** ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.
- 5. Transport and mobility:** create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.

- 6. Education:** increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.
- 7. Employment:** reduce worklessness and increase employment opportunities for all residents.
- 8. Economic growth:** create and sustain local economic growth across a range of sectors and business sizes.
- 9. Town centres:** promote diverse and economically thriving town centres.
- 10. Design and heritage:** enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.
- 11. Open space:** enhance and increase open spaces that are high quality, networked, and multi-functional.
- 12. Climate change:** ensure the Local Plan incorporates mitigation and adaptation measures to reduce and respond to the impacts of climate change.
- 13. Biodiversity:** protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.
- 14. Natural resources:** ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste.
- 15. Flood risk reduction and management:** to minimise and manage the risk of flooding.
- 16. Contaminated land:** improve land quality and ensure mitigation of adverse effects of contaminated land on human health.

Box 2: Tower Hamlets Local Plan Integrated Impact Assessment Sustainability Objectives (2017)

Strategic Environmental Assessment (SEA)

- 4.5. A Strategic Environmental Assessment (SEA) is an assessment of the likely effects of a plan or programme on the environment. The requirement for an SEA is set out in the SEA Directive (2001/42/EC), transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (known as the SEA Regulations). This particularly relates to plans which designate sites for development.
- 4.6. The purpose of an SEA is to ensure a high level of protection of the environment and to integrate consideration of the environment into the preparation and adoption of plans with a view to promoting sustainable development. SEA must take account of the likely significant effects on the environment, including on issues such as biodiversity, population and human health, fauna, flora, soil, water, air quality, climate, material assets, cultural heritage, landscape, and the interrelationship between these factors. The SEA process sets out criteria for assessing the significance of the impact of a plan on the environment. If a significant effect is possible the assessment requires the consideration of alternative options.
- 4.7. The SA is a more stringent process, aimed at more important plans and programmes; the SEA, while still thoroughly assessing a proposed plan or

programme, does not require quite the same level of detail. The requirements of the SEA are subsumed within the requirements of the SA – that is, an SA requires all the detail expected of an SEA, and then more. Therefore, the objectives developed as part of the SA of the emerging Local Plan can be extracted to cover the required considerations for an SEA. The correspondence between the SA objectives and the likely significant effects for an SEA to consider are set out in Appendix C of the Integrated Impact Assessment, and summarised in table 2 below. These are the SA objectives that will be used when considering the effects of the Isle of Dogs Neighbourhood Plan for the purpose of the SEA screening.

SEA Dimension	Relevant SA Objective
Biodiversity, Flora and Fauna	13. Biodiversity
Population and Human Health	2. Liveability 3. Health and Wellbeing
Soil	14. Natural Resources 16. Contaminated Land
Water	14. Natural Resources 15. Flood Risk Reduction and Management
Air Quality	14. Natural Resources
Climate	12. Climate Change
Material Assets	14. Natural Resources 15. Flood Risk Reduction and Management 16. Contaminated Land
Cultural Heritage	10. Design and Heritage
Landscape	10. Design and Heritage 11. Open Space

Table 2: Correspondence between SEA dimensions and SA objectives

4.8. A neighbourhood plan is considered to be a plan or programme as defined by the SEA Regulations. Under Article 3(3) of the SEA Directive, plans or programmes which “determine the use of small areas at a local level” or constitute “minor modifications to plans and programmes” only require an SEA if there are likely to be significant environmental effects. Regulation 9 of the SEA Regulations requires the responsible authority (Tower Hamlets Council in this case) to undertake a screening exercise to determine whether or not a plan or programme is likely to have significant environmental effects and would therefore be subject to an SEA. This is also set out in the PPG on Strategic Environmental Assessment and Sustainability Appraisal, paragraph 027.

4.9. The screening exercise looks at the proposals in the neighbourhood plan to see if a significant effect is likely. The criteria for the screening exercise are set out in the relevant legislation, and explained in the next section of this report.

Habitats Regulation Assessment (HRA)

- 4.10. Habitats Regulation Assessment (HRA) is a process which looks at the potential impact of proposals within a plan (either individually or in combination with others) on European protected wildlife sites – consisting of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar wetland sites. This assessment is required by the European Habitats Directive (92/43/EEC), transposed into UK law as the Conservation of Habitats and Species Regulations 2010.
- 4.11. The initial stage of the HRA process involves consideration of the reasons for designation and the conservation objectives of each designated wildlife site within a reasonable distance of the neighbourhood plan area, and the potential impact of proposals within the plan on these sites.

5. Screening Exercise

5.1. The process of screening a plan or programme to determine whether an SEA is required is set out in figure 2 below. This figure is taken from A Practical Guide to the Strategic Environmental Assessment Directive, issued by the Office of the Deputy Prime Minister in 2005. This approach is commonly used in SEA screening exercises at the current time.

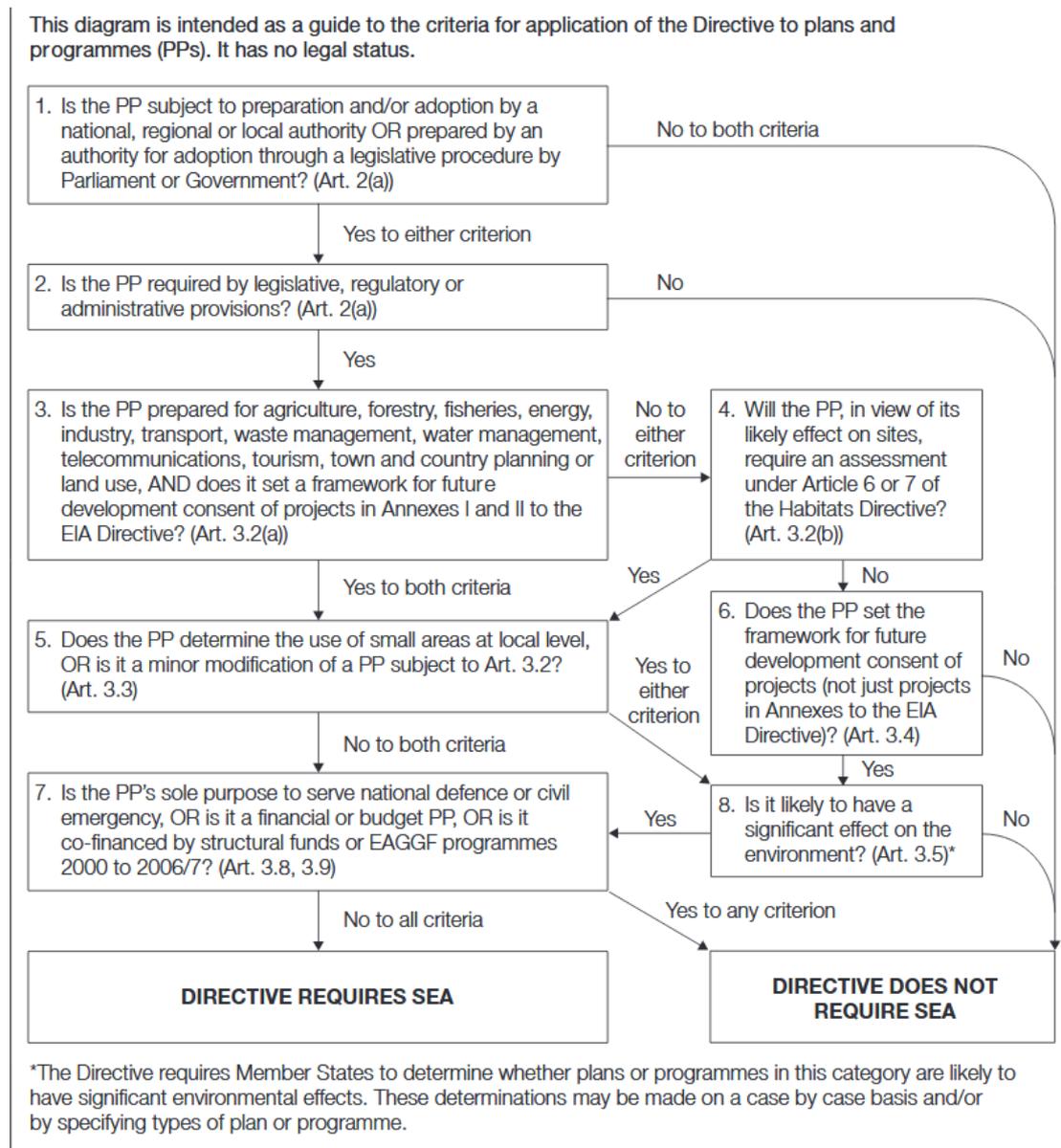


Figure 2: Application of the SEA Directive to plans and Programmes

5.2. Table 3 below assesses the Isle of Dogs Neighbourhood Plan against the criteria in figure 2.

Stage	Y/N	Reason
1. Is the plan subject to preparation and/or adoption by a	Y	Neighbourhood plans are prepared by a qualifying body under the Town and

<p>national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Article 2(a))</p>		<p>Country Planning Act 1990 (as amended). The qualifying body in this instance is the Isle of Dogs Neighbourhood Forum. The preparation of a neighbourhood plan is subject to the Neighbourhood Planning (General) Regulations 2012 and the Neighbourhood Planning (Referendums) Regulations 2012. A neighbourhood plan is subject to examination and referendum. If a neighbourhood plan receives more than 50% 'yes' votes at referendum it will be 'made' (adopted) by the Council as Local Planning Authority. The Isle of Dogs Neighbourhood Plan is therefore subject to adoption by a local authority. Proceed to step 2.</p>
<p>2. Is the plan required by legislative, regulatory or administrative provisions? (Article 2(a))</p>	<p>N</p>	<p>The preparation of a neighbourhood plan is optional. However, once 'made' it does form part of the statutory Development Plan for the area and is used when making decisions on planning applications. It is therefore considered important that the screening process considers whether the Isle of Dogs Neighbourhood Plan is likely to have significant environmental effects invoking the need for a full SEA, and the assessment should proceed to step 3.</p>
<p>3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2(a))</p>	<p>Y</p>	<p>A neighbourhood plan can include these policy areas and could provide at a neighbourhood area level the framework for development of a scale that would fall within Annex II of the EIA Directive. Developments that fall within Annex I are 'excluded' development for neighbourhood plans (as set out in Section 61k of the Town and Country Planning Act 1990, as amended). The policies included in the main body of the Isle of Dogs Neighbourhood Plan are considered to be for town and country planning and land use purposes (although the policies in the annex section of the</p>

		<p>plan are not considered to be so). The EC document 'Interpretation of definitions of project categories of annex I and II of the EIA Directive' notes that "housing developments...are frequently included in the 'urban development projects' category", under Annex II (10)(b) of the EIA Directive. The Isle of Dogs Neighbourhood Plan sets a framework for future development consents for housing projects, and therefore both criteria are fulfilled. The assessment should skip step 4 and proceed to step 5 (following the flow chart in figure 2).</p>
<p>5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan or programme subject to Article 3.2? (Article 3.3)</p>	Y	<p>A neighbourhood plan can determine the use of small areas at a local level. The policies in the Isle of Dogs Neighbourhood Plan does contribute to determining the uses of small areas at a local level, in the sense that the policies in the plan will be used to determine planning applications within the neighbourhood area, and encourage particular 'meanwhile' uses on sites. Therefore the assessment should skip steps 6 and 7 and proceed to step 8 (following the flow chart in figure 2).</p>
<p>8. Is it likely to have a significant effect on the environment? (Article 3.5)</p>	?	<p>A neighbourhood plan could potentially have an effect on the environment. However, whether this effect is significant depends on the proposals within the neighbourhood plan. This requires individual assessment of each neighbourhood plan. A detailed assessment of the Isle of Dogs Neighbourhood Plan can be found in section 6 of this report.</p>

Table 3: SEA Screening of the Isle of Dogs Neighbourhood Plan

5.3. The conclusion of the assessment is that an SEA is not required if there is not likely to be significant effects on the environment. Section 6 of this report provides a detailed assessment of the policies of the Isle of Dogs Neighbourhood Plan to determine whether this is the case.

5.4. Section 7 of this report will then screen the Isle of Dogs Neighbourhood Plan to determine whether a full HRA is required.

6. Assessment of Likely Significant Effects

6.1. The criteria for assessing the likely significance of effects stemming from a plan or programme are set out in Annex II of the SEA Directive (Schedule 1 of the SEA Regulations), and are quoted below in box 3.

1. The characteristics of plans, having regard, in particular, to:
 - The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources
 - The degree to which the plan influences other plans and programmes including those in a hierarchy
 - The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development
 - Environmental problems relevant to the plan
 - The relevance of the plan for the implementation of Community [i.e. European Community] legislation on the environment (e.g. plans and programmes linked to waste management or water protection)
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - The probability, duration, frequency and reversibility of the effects
 - The cumulative nature of the effects
 - The transboundary nature of the effects
 - The risks to human health or the environment (e.g. due to accidents)
 - The magnitude and spatial extent of the effects (geographical area and size of the population to be affected)
 - The value and vulnerability of the area likely to be affected due to:
 - Special natural characteristics or cultural heritage
 - Exceeded environmental quality standards or limit values
 - Intensive land-use
 - The effects on areas or landscapes which have a recognised national, [European] Community or international protection status

Box 3: Criteria for determining likely significance of effects on the environment

6.2. This section of the report will assess the impact of each of the policies in the Isle of Dogs Neighbourhood Plan, taking into account the sustainability objectives from the 2017 IIA of the Tower Hamlets Local Plan 2031. These are considered the most relevant sustainability objectives for this assessment, as they are more recent than the sustainability objectives used in the assessment of the adopted Local Plan; there have been no objections made to them during the examination of the emerging Local Plan; and the emerging Local Plan is expected to have been fully examined and adopted before the potential adoption of the Isle of Dogs Neighbourhood Plan. All of the relevant SA objectives will be listed, but only significant effects on the SA objectives that correspond to the requirements of the SEA legislation (as set out in

table 2 above, and emphasised in bold in table 4 below) will be considered to trigger the requirement for a full SEA.

6.3. The Isle of Dogs Neighbourhood Plan as a whole will then be assessed against the criteria in box 3 to determine the likelihood of significant effects on the environment. Table 4 below assesses the likely effects of the policies in the Isle of Dogs Neighbourhood Plan.

Neighbourhood Plan Policy	Relevant Sustainability Objective(s)	Assessment of Significance
D1 – Infrastructure Impact Assessments	Liveability Housing	<p>The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. This neighbourhood plan policy could potentially restrict housing growth in the area, which would have an impact on the Housing sustainability objective from the IIA. However, this SA objective is not considered to correspond with any of the dimensions of concern set out in the SEA legislation; and while there would potentially be a social/economic impact from this policy, the environmental significance of this would not be significant.</p> <p>The neighbourhood plan policy supports the liveability of the area through the implementation of necessary infrastructure. It is considered that no additional assessment is required.</p>
D2 – High Density Developments	Liveability Housing Design and Heritage	<p>The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. The neighbourhood plan policy is considered to accord with these objectives. It does not introduce any obligations that would have additional significant environmental effects that have not already been assessed as part of the IIA, requires conformity with existing planning guidance, and promotes exceptional design in residential developments. It is considered that no additional assessment is required because there are no significant environmental effects.</p>
ES1 – Use of Empty Sites	Liveability	<p>The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against this objective. The neighbourhood plan policy is considered to accord</p>

		with these objectives. It does not introduce any obligations that would have additional significant environmental effects that have not already been assessed as part of the IIA. While it promotes the use of empty sites for community uses that would contribute to liveable neighbourhoods, these are meanwhile uses and only intended to be occupied temporarily before their 'parent' development begins construction, and therefore do not have a significant effect. It is considered that no additional assessment is required.
CC1 – Construction Coordination	Equality	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against this objective. The neighbourhood plan policy is considered to accord with these objectives. The policy is similar to the emerging Local Plan policy on this issue, and does not introduce any obligations that would have additional significant effects that have not already been assessed as part of the IIA. It is considered that no additional assessment is required.
CC2 – Construction Communication	Equality	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against this objective. The neighbourhood plan policy is considered to accord with these objectives. The policy is similar to the emerging Local Plan policy on this issue, and does not introduce any obligations that would have additional significant effects that have not already been assessed as part of the IIA. It is considered that no additional assessment is required.
CC3 – Control of dust and emissions during construction and demolition	Liveability Health and wellbeing	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. The neighbourhood plan policy is considered to accord with these objectives. The policy is similar to the emerging

		Local Plan policy on this issue, and does not introduce any obligations that would have additional significant effects that have not already been assessed as part of the IIA. It is considered that no additional assessment is required.
SD1 – Sustainable Design	Design and Heritage Climate Change Natural Resources	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. The neighbourhood plan policy is considered to accord with these objectives. The emerging Local Plan policy ‘strongly encourages’ developments to meet the Home Quality Mark, and while it is recognised that this neighbourhood plan policy attempts to give more weight to this encouragement, it does not introduce any obligations that have additional significant effects that have not already been assessed as part of the IIA. It is considered that no additional assessment is required.
AQ1 – Air Quality	Liveability Health and Wellbeing Climate Change Natural Resources	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. The neighbourhood plan policy is considered to accord with these objectives. It does not introduce any obligations that would have additional significant effects that have not already been assessed as part of the IIA, and promotes a reduction in the release of particulates harmful to human health and greenhouse gases. It is considered that no additional assessment is required.
3D1 – 3D Model for Applications	Design and Heritage	The Local Plan IIA concluded that the synergistic and cumulative effects of the emerging Local Plan policies would be positive against these objectives. The neighbourhood plan policy is considered to accord with these objectives. It does not introduce any additional significant effects that have not already been assessed as part of the IIA, and promotes the use of 3D modelling to aid in assessing the

		design of developments. It is considered that no additional assessment is required.
<u>ER Annex Policies</u> ER1 – Right to vote to approve or reject final proposals ER2 – Conduct of Votes ER3 – Resident participation in a transparent, inclusive, objective decision-making process ER4 – Right of Return ER5 – Tenants’ Rights and Costs ER6 – Leaseholders’ and Freeholders’ Rights ER7 – Adopting George Clark Review Recommendations ER8 – Estate small businesses, retailers, and community organisations ER9 – Public Profit Reinvestment	N/A	These policies are not presented as planning policies, as they do not relate to the development and use of land. The Council agrees with this assessment, and concludes that these policies carry no weight in the planning process. These policies are community aspirations only and do not meet the criteria within the flow chart in figure 2 above – they do not relate to town and country planning or land use (step 3), they are not likely to require an HRA (step 4), and they do not set the framework for development consent of projects (step 6). They therefore fall outside of the scope of the SEA screening. For this reason, they have not been assessed as part of this screening exercise.
GR1 – Helping establish new residents’ associations	N/A	This policy is not presented as a planning policy, as it does not relate to the development and use of land. The Council agrees with this assessment, and concludes that this policy carries no weight in the planning process. This policy is a community aspiration only and does not meet the criteria within the flow chart in figure 2 above – it does not relate to town and country planning or land use (step 3), it is not likely to require an HRA (step 4), and it does not set the framework for development consent of projects (step 6). It therefore falls outside of the scope of the SEA screening. For this reason, it has not been

		assessed as part of this screening exercise.
CIL – Community Infrastructure Levy	N/A	This policy is not presented as a planning policy. The Council agrees with this assessment, and concludes that this policy carries no weight in the planning process. This policy is a community aspiration only and does not meet the criteria within the flow chart in figure 2 above – it does not relate to town and country planning or land use (step 3), it is not likely to require an HRA (step 4), and it does not set the framework for development consent of projects (step 6). It therefore falls outside of the scope of the SEA screening. For this reason, it has not been assessed as part of this screening exercise.

Table 4: Assessment of the likely effects of policies in the Isle of Dogs Neighbourhood Plan

6.4. Table 5 below assesses the likelihood of significant environmental effects from the plan as a whole against the criteria from the SEA Directive.

Criteria	Likely significant effect? Y/N	Assessment
The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	N	The neighbourhood plan, if adopted, will form part of the development plan for Tower Hamlets. It provides a framework of policies for assessing development proposals, but does not specify particular locations for development or establish any additional growth targets beyond those set in the emerging Local Plan. On this basis, the neighbourhood plan policies are considered to fall within the larger framework of the emerging Local Plan and its accompanying Integrated Impact Assessment, and will not have significant environmental effects under this criterion.
The degree to which the plan influences	N	The neighbourhood plan must be in general conformity with the strategic

<p>other plans or programmes including those in a hierarchy</p>		<p>policies of the Tower Hamlets development plan, and with the London Plan. The neighbourhood plan does not influence any higher tier plans, especially as it does not set any targets for growth or site allocations. The neighbourhood plan does not directly influence any other plans or programmes. On this basis, the neighbourhood plan is not considered to have any significant environmental effects under this criterion.</p>
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>N</p>	<p>The neighbourhood plan must contribute to the achievement of sustainable development under national planning policy (and, consequently, in order to be in general conformity with the emerging Local Plan and emerging London Plan, which also have this objective). The plan contains policies which seek to contribute to environmental improvements – particularly on sustainability considerations in the design of new development, and on improvements to air quality. However, due to the scale of the plan, and the existence of policies on sustainable design and air quality in the emerging Local Plan, these effects are not considered to be significant enough to require an SEA – they would fall under the scope of the existing IIA on the emerging Local Plan. On this basis, the neighbourhood plan is not considered to have any significant environmental effects under this criterion.</p>
<p>Environmental problems relevant to the plan</p>	<p>N</p>	<p>The environmental characteristics of the area have been identified earlier in this document, with problems primarily relating to air quality, flood risk, and access to open space. The neighbourhood plan contains a policy on improving air quality, and a policy on the control of dust and emissions in construction management that will have a positive impact. The policy on the temporary use of empty sites also encourages these sites to be used as temporary parks. There are no policies relating to flood risk. Policies on open space, air quality, and flood risk are all contained within the emerging Local Plan, and have been assessed by the IIA for the Local Plan. The</p>

		neighbourhood plan policies fall within the scope of these emerging Local Plan policies and their IIA assessment, and it is therefore considered that they will not have a significant enough effect on the environment to require an SEA.
The relevance of the plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	N	The scale of the neighbourhood plan means that it is not directly relevant to the implementation of Community legislation on the environment, except in so far as it needs to be screened to determine the requirement for HRA. However, the neighbourhood plan must be in general conformity with the Tower Hamlets development plan and the London Plan, which themselves must be in conformity with European legislation on the environment. The neighbourhood plan does not deal with waste management or water protection – and as it does not set out any additional development to that in the emerging Local Plan, it is considered unlikely to have a significant impact on either of these areas. It is therefore considered that the plan will not have a significant effect on the environment under this criterion.
The probability, duration, frequency and reversibility of the effects	N	The neighbourhood plan does not propose any additional growth to that already set out in the emerging Local Plan. The emerging Local Plan has been subject to an Integrated Impact Assessment, and the policies within the neighbourhood plan are considered to fall within the scope of this Local Plan IIA. On this basis, the neighbourhood plan is considered not to have significant environmental effects that have not already been assessed, and therefore presents no changes to probability, duration, frequency, or reversibility of any environmental effects.
The cumulative nature of the effects	N	The neighbourhood plan does not propose any additional growth to that already set out in the emerging Local Plan. The cumulative impact of the policies of the emerging Local Plan was assessed in the IIA of the Local Plan, and it was considered that there would not be negative cumulative effects. As the policies in the neighbourhood plan fall within the scope of this IIA, it

		is considered that they cannot contribute to any further cumulative effects, and there is therefore unlikely to be any significant environmental effects under this criterion.
The transboundary nature of the effects	N	The neighbourhood plan area borders the Royal Borough of Greenwich, and the London Borough of Lewisham, both on the other side of the Thames from the neighbourhood area. However, as the neighbourhood plan does not propose any additional growth beyond that set out in the emerging Local Plan, there are considered to be no additional transboundary effects that have not been considered as part of the IIA for the Local Plan. There are therefore no significant environmental effects under this criterion.
The risks to human health or the environment (e.g. due to accidents)	N	The neighbourhood plan does not contain any policies that are likely to increase the risk of harm to human health or the environment under this criterion.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The neighbourhood plan covers the southern part of the Isle of Dogs, below South Quay. This is a small area within Tower Hamlets and London as a whole, but does contain a significant residential population – and high levels of residential growth are expected during the plan period. There are also a significant number of people who commute to work within, or next to, the neighbourhood area, and could potentially be affected by any environmental impacts of the plan. However, the likely environmental impacts of the plan are considered not to be significant, and to fall within the scope of the IIA for the Local Plan, which covers this area and the rest of the borough. It is therefore considered that no need for an SEA arises under this criterion.
The value and vulnerability of the areas likely to be affected due to: -special natural characteristics or cultural heritage	N	The characteristics of the area have been identified in section 3 of this report. There are some notable heritage assets within the area, including two Grade II* listed buildings and the buffer zone for the Maritime Greenwich World Heritage Site. There are also three conservation areas

<p>-exceeded environmental quality standards or limit values -intensive land-use -the effects on areas or landscapes which have a recognised national, Community or international protection status</p>		<p>wholly or partly within the area. There is a Local Nature Reserve and three Sites of Importance for Nature Conservation within the area. The area is within an Air Quality Management Area, and there are particular areas of substandard air quality around the main roads. The use of land in the area is intensive, particularly for residential development, and a continued high level of growth and development is expected over the plan period. The plan contains policies that will have a positive environmental impact through the sustainable design of buildings and improvements in air quality, and it intends to mediate the intensity of land use in the area through policies relating to density and infrastructure. However, these policies are considered to fall under the scope of the emerging Local Plan policies on the same topics, which have already been subject to an Integrated Impact Assessment, and the neighbourhood plan does not set out any level of growth beyond that in the emerging Local Plan. On this basis, the neighbourhood plan is not considered likely to have significant environmental effects under this criterion.</p>
---	--	--

Table 5: Assessment of the likelihood of significant effects on the environment from the Isle of Dogs Neighbourhood Plan

6.5. On the basis of these assessments, it is concluded that the Isle of Dogs Neighbourhood Plan will not have any significant environmental effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations. This is primarily because the Isle of Dogs Neighbourhood Plan does not set out any additional growth or development beyond that planned for in the emerging Tower Hamlets Local Plan 2031, and does not set out any specific site allocations for development. The Isle of Dogs Neighbourhood Plan therefore does not require a full SEA.

7. Habitats Regulation Assessment Screening

- 7.1. A Habitats Regulation Assessment (HRA) examines the potential impacts of a plan or programme, whether alone or cumulatively, on European protected sites. These sites are Special Protection Areas (SPAs) designated under the Bird Directive 79/409/EEC and Special Areas of Conservation (SACs) designated under the Habitats Directive 92/43/EEC. It is government policy that HRAs should also consider sites designated under the Ramsar Convention of 1971 (known as 'Ramsar sites') in the same way as the European protected sites.
- 7.2. The first stage of the HRA process is a screening exercise where the details of nearby designated sites are assessed to see if there is the potential for the plan or programme to have an impact on the sites. For the purposes of the screening exercise, the potential impact of the Isle of Dogs Neighbourhood Plan on designated sites within 15km of the neighbourhood area will be considered.
- 7.3. There are five European protected sites or Ramsar sites within 15km of the Isle of Dogs Neighbourhood Area. These sites are:
 - Epping Forest SAC
 - Richmond Park SAC
 - Wimbledon Common SAC
 - Lee Valley SPA
 - Lee Valley Ramsar
- 7.4. None of these sites is closer than 3km to the neighbourhood area, so the plan cannot influence development in the direct vicinity of any of the sites.
- 7.5. The HRA of the emerging Tower Hamlets Local Plan 2031 identified that the main reasons for 'unfavourable' ratings of the condition of the designated sites were due to public access, air pollution, and inappropriate management. The Isle of Dogs Neighbourhood Plan cannot affect the management of these sites, and therefore the only potential for adverse impacts on these sites from development in the Isle of Dogs would be through increased visitor pressure from a large population increase, or an increase in negative air quality impacts.
- 7.6. The Isle of Dogs Neighbourhood Plan contains a policy that aims to improve air quality in the Isle of Dogs, although it is considered that the impact of this policy will be no more significant than existing or emerging Tower Hamlets planning policies on this topic.
- 7.7. The Isle of Dogs Neighbourhood Plan does not set any additional growth targets or site allocations, and therefore does not propose any more development than that planned for in the emerging Tower Hamlets Local Plan 2031. The emerging Local Plan was subject to a HRA as part of the Integrated Impact Assessment.

This HRA concluded that the emerging Local Plan will have no significant effects (alone or in combination) on any of the sites due to an absence of impact pathways, policy controls within the plan which can ensure significant effects are avoided, and some suggested changes to the emerging Local Plan which have been accepted by the Council and included in the emerging Local Plan. This HRA screening was consulted on as part of the process of developing the emerging Local Plan.

- 7.8. In light of the 'People Over Wind' decision in relation to the assessment of mitigation measures as part of HRA screenings, a technical note was prepared for the examination of the emerging Tower Hamlets Local Plan. The 'People Over Wind' decision, taken by the European Court of Justice in April 2018, set out that when assessing a plan or programme as part of a HRA screening, it is not permissible to consider mitigation measures added to the plan for the purpose of reducing harm to the designated sites. If such mitigation measures are present, the HRA screening must consider the plan as if they were not present when deciding whether to undertake a full HRA.
- 7.9. The technical note explains that mitigation measures were not considered as part of the HRA screening for the emerging Local Plan. Changes to the plan that were suggested following the HRA screening were to provide additional guidance and clarity, rather than to act as mitigation measures. The emerging Local Plan was considered not to have the potential for significant effects on the designated sites, without the need for any mitigation measures.
- 7.10. This position was accepted by Natural England, who were consulted on the technical note. They stated: "*Natural England are satisfied that the September 2017 report [the HRA screening of the emerging Local Plan] has been carried out in accordance with the Court of Justice for the European Union judgement and sufficiently demonstrates that the Plan will not have any adverse effect on the integrity of European sites, as it concludes that no measures are required to mitigate for any significant effects on European sites through an Appropriate Assessment*". Tower Hamlets therefore considers that the HRA of the emerging Local Plan was appropriately undertaken and is a valid consideration in this HRA screening.
- 7.11. As the scale of development proposed by the Isle of Dogs Neighbourhood Plan does not exceed that proposed by the emerging Local Plan, it is considered that the Isle of Dogs Neighbourhood Plan cannot have any additional significant impact (either by itself or cumulatively with other plans and programmes) than the emerging Local Plan itself. The HRA screening of the emerging Local Plan is therefore considered to apply in this situation, and no further HRA screening of the Isle of Dogs Neighbourhood Plan is required.

8. Conclusion

- 8.1. On the basis of the SEA screening assessment carried out in this document, it is concluded that the Isle of Dogs Neighbourhood Plan will not have any significant effects in relation to the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a full SEA.

- 8.2. On the basis of the HRA screening assessment carried out in this document, it is concluded that the Isle of Dogs Neighbourhood Plan does not require a full HRA, as the scale of development proposed does not exceed that of the emerging Tower Hamlets Local Plan 2031, which has already been subject to an HRA screening and found not to require a full HRA.

9. Consultation

- 9.1. The draft report was sent for consultation to the three statutory consultees – the Environment Agency, Natural England, and Historic England – as required under Regulation 11(1) of the SEA Regulations. Their comments are reproduced below.
- 9.2. It is considered that the responses of the statutory consultees do not require any further changes to the SEA Screening Report or its conclusions. The Environment Agency had no comments to make on the report, and Historic England agreed with the report’s conclusions. Natural England concluded that the Isle of Dogs Neighbourhood Plan as currently constituted will not have significant effects on relevant sites. They provided some additional comments on policy areas and specific wording they would like to see added to the final version of the plan – however, it is clear that these are not necessary mitigation measures that are required to make the plan acceptable under SEA or HRA legislation. They are suggestions for desired improvements to the policies in the plan, and will be communicated as such to the Isle of Dogs Neighbourhood Forum (the body responsible for writing neighbourhood plan policies).

Environment Agency

Date: 21/05/2019

Thank you for your consultation on the SEA Screening for the Isle of Dogs Neighbourhood Plan we have no comments on the SEA Screening Consultation. For information I have attached the comments we sent to the Forum on the Neighbourhood Plan itself last week.

Please do not hesitate to contact me with any queries.

Kind regards

Eleri Randall
Sustainable Places Planning Advisor
Environment Agency - Hertfordshire & North London.

Natural England

Date: 10/06/2019

Please find attached Natural England’s consultation response to the Isle of Dogs Neighbourhood Plan SEA screening.

If you have any questions, please don’t hesitate to contact me by return email.

Kind Regards,

Eleanor Sweet-Escott
Lead Adviser
Sustainable Development
Thames Team

Planning Consultation: Isle of Dogs Neighbourhood Plan - SEA Screening

Thank you for your consultation on the above dated 20 May 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of a full SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

However, we would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the plan area”.

The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:

- Policies around connected Green Infrastructure (GI) within the plan area. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;
- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Yours sincerely,
Eleanor Sweet-Escott
Lead Adviser
Sustainable Development
Thames Team

[Annex A was attached, and contained generic information on sources of data, environmental issues, and green infrastructure – due to not being specific to the Isle of Dogs Neighbourhood Plan, it has not been reproduced here]

Historic England

Date: 18/06/2019

Isle of Dogs Neighbourhood Plan SEA Screening

Please find attached our response to the above consultation

Kind regards

Richard Parish
Historic Places Adviser

**Strategic Environmental Assessment (SEA) Scoping Report - Draft Isle of Dogs
Neighbourhood Plan Regulation 14 Assessment Report**

Thank you for the opportunity to comment on the London Borough of Tower Hamlets SEA- Screening Statement for the above Neighbourhood Development Plan , which has been sent to Historic England as one of the three consultation bodies set out in Stage 4 of the SEA Screening Procedure (for compliance with the SEA Directive and the 2004 Regulations). As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of local planning.

Historic England has reviewed the SEA statement to determine whether the NDP is likely to have significant environmental effects and therefore require full Sustainability Appraisal. I can confirm that following our discussion and having considered the information submitted we agree with the Council's determination that the documents do not have potential significant environmental impacts sufficient to require full SEA.

Do not hesitate to contact me if you have any queries or require further clarification in respect of this advice.

Yours sincerely,
Richard Parish
Historic Buildings & Areas Advisor