

Isle of Dogs Neighbourhood Plan

**Strategic Environmental Assessment and Habitats
Regulation Assessment**

Screening Report

Statement of Reasons

July 2017

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1. Introduction

Purpose of this document

- 1.1. This Statement of Reasons accompanies the Determination Letter, and outlines the Council's consideration of whether the proposed Isle of Dogs Neighbourhood Plan (pre-submission version) should be subject to a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA).

Neighbourhood Plans

- 1.2. Neighbourhood plans are planning documents that allow communities to set out their vision for their local area and general planning policies to shape and direct development in their neighbourhood. They are led and written by the community. Neighbourhood plans can provide detail on how the Council's borough-wide planning policies should be applied in a local area, to reflect the aspirations of the community and local circumstances. Neighbourhood plans have to be in line with the overall strategic approach in the existing adopted Development Plan, including the Local Plan, the London Plan and national policy.
- 1.3. If a neighbourhood plan is prepared in line with the legal requirements and supported at a local referendum (by more than 50% of those voting) the Council must then take the plan into account as part of the Development Plan.

Sustainability Appraisal

- 1.4. A Sustainability Appraisal (SA) considers the potential impacts of a planning policy document on the environment, the economy, and society. 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 EC 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 [SEA] Directive).
- 1.5. There is no longer a statutory requirement for the Council to produce an SA for Supplementary Planning Documents (SPD); however SAs are still required for Development Plan Documents and as such they have been undertaken for the Council's Core Strategy and Managing Development Document.

- 1.6. There is no legal requirement for a neighbourhood plan to have a SA, as set out in section 19 of the Planning and Compulsory Purchase Act 2004. Neighbourhood plans are not defined as Local Plans, having their own designation and produced by qualifying bodies under the Localism Act 2011.

Strategic Environmental Assessment

- 1.7. A Strategic Environmental Assessment (SEA) is an assessment of the likely effects of a plan or programme on the environment. The requirement for SEA is set down in the SEA Directive which was transposed into UK law in 2004 through The Environmental Assessment of Plans and Programmes Regulations 2004 (known as the 'the SEA Regulations'). This particularly relates to plans, which designate sites for development.
- 1.8. The purpose of SEA is to provide a high level of protection of the environment and to integrate considerations 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, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- 1.9. The SEA process sets out criteria for assessing the significance of the impact of a plan on the environment. For example, if a plan proposes a housing development it may have an impact on the wildlife of the area or have an impact on landscape. If a significant effect is possible the assessment requires the consideration of options and for the evaluation of the potential effects on the environment.
- 1.10. The neighbourhood plan is considered to be a plan/programme as defined by the SEA Regulations. Regulation 9 of the SEA Regulations requires the responsible authority (in this case LBTH) 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 document constitutes the Council's Statement of Reasons and accompanies the Determination Letter.
- 1.11. Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which "determine the use of small areas at a local level" or which only propose "minor modifications to plans" to plans and programmes, and which would otherwise require SEA, only where they are determined to be likely to have significant environmental effects. This requirement is evidenced in section 2 below.
- 1.12. The neighbourhood plan will be capable of being a material consideration in the assessment of future planning applications. It is the Council's responsibility to identify whether an SEA should be undertaken.

- 1.13. To ascertain if an SEA is required, a “screening” exercise is undertaken which looks at the proposals in a neighbourhood plan to see if a significant effect is likely. The criteria for this screening are set out in the relevant legislation. This is outlined in section 4 below.

Habitats Regulations Assessment

- 1.14. A Habitats Regulations 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 sites wildlife sites. For the purpose of the HRA, internationally designated wildlife sites are Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar wetland sites. This is outlined in more detail in section 3 below.
- 1.15. This assessment is required by the European Habitats Directive (Directive 92/43/EEC) as transposed into national law under the Conservation of Habitats and Species Regulations 2010.
- 1.16. The initial stage of the HRA process involves consideration of the reasons for designation and the conservation objectives of each internationally designated wildlife site within a reasonable distance of the Neighbourhood Plan Area and the potential impact of the proposals within the plan on these. This is undertaken in section 5 below.

Isle of Dogs Neighbourhood Plan

- 1.17. The Draft Isle of Dogs Neighbourhood Plan was provided to the Council for comment, during the Regulation 14 Consultation. In order to ensure compliance with Neighbourhood Planning ‘basic conditions’, in particular the requirement that ‘the NDP does not breach, and is otherwise compatible, with EU obligations’, the Council has undertaken a SEA and HRA screening. This is not in line with the LBTH Service Offer, which requests that this should be carried out in advance of the Regulation 14 consultation, to enable a Forum to undertake a full SEA and/or HRA, if one is required, in advance of the consultation. As the draft Plan was not provided to the Council in advance of the Regulation 14 Consultation, this was not possible.
- 1.18. This report details the assessment of the Isle of Dogs Neighbourhood Plan against the need for an SEA or HRA to be produced to accompany the Plan.
- 1.19. A draft of this report was sent to the three statutory consultees - the Environment Agency, English Heritage and Natural England - to elicit their views on its contents. The results of this consultation are included in appendix 1.

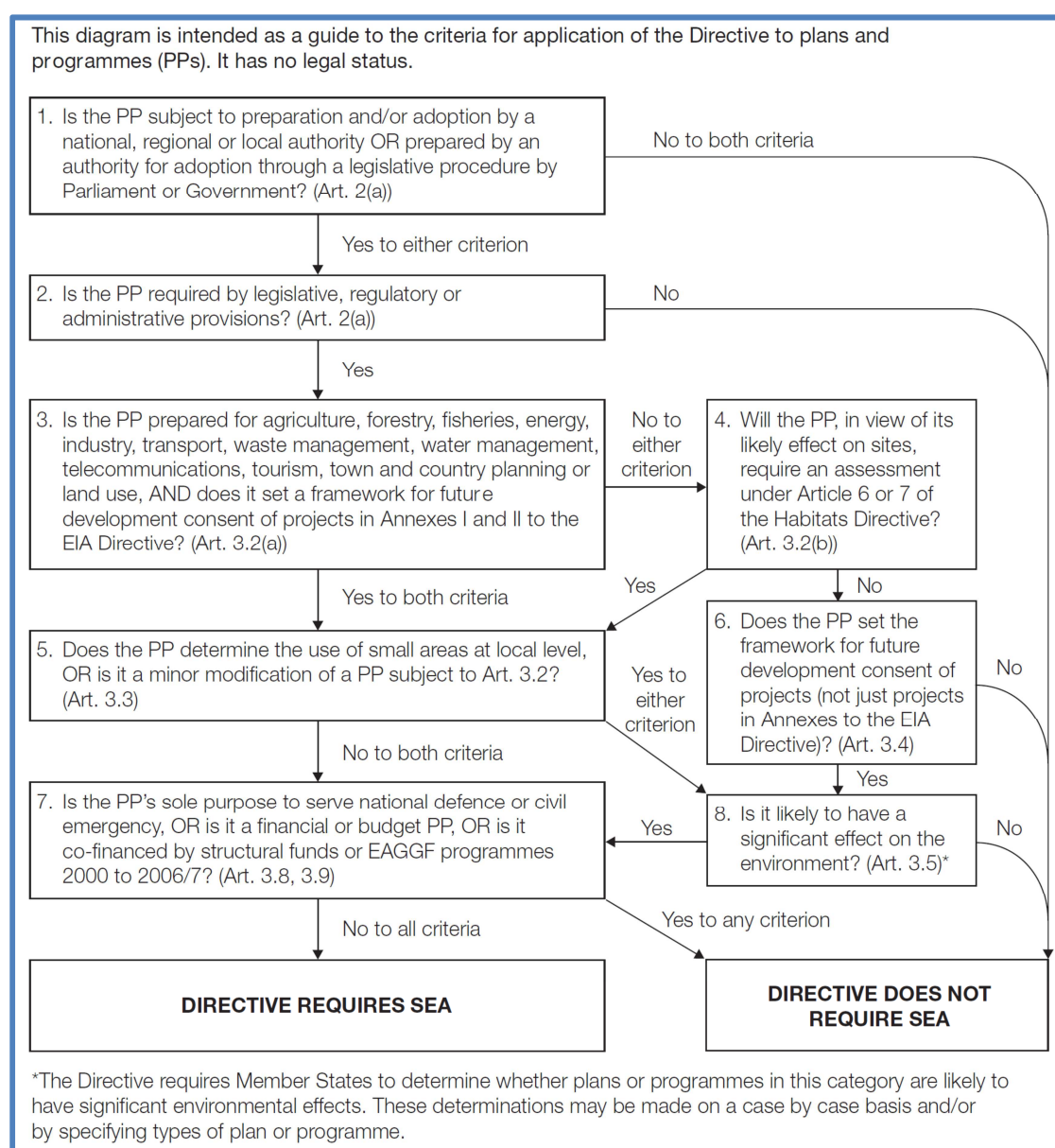
2. Strategic Environmental Assessment

- 2.1. This screening report seeks to determine whether or not a SEA is required for the Isle of Dogs Neighbourhood Plan in accordance with European¹ and National² legislation.
- 2.2. The objective of the SEA Directive is: *'to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans.... with a view to promoting sustainable development'* EU Directive 2001/42/EC (Article 1).
- 2.3. To establish if a Neighbourhood Plan needs to be accompanied by a full SEA, a "screening" assessment is required against a series of criteria set out in the SEA Directive. Figure 1 sets out the screening process and how a plan would be assessed against the SEA Directive criteria.
- 2.4. An assessment of the characteristics of a Neighbourhood Plan against these criteria is set out in Table 1

¹ European Directive 2001/42/EC (SEA Directive)

² Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations)

Figure1: Application of the SEA Directive to plans and programmes



Source: A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister (2005)

Table 1: Assessment of Characteristics of a Neighbourhood Development Plan against the criteria of the SEA Directive

Stage	Y / N	Reason
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority through a legislative procedure by Parliament or Government? (Article 2(a))	Y	Neighbourhood Plans are prepared by a qualifying body under the Town and Country Planning Act 1990 (as amended) 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.
2. Is the Plan required by legislative, regulatory or administrative provisions? (Article 2(a))	N	The preparation of a Neighbourhood Plan is optional. However, once 'made' it does form part of the statutory Development Plan for the area and used when making decisions on planning applications. It is therefore important that the screening process considers whether the Neighbourhood Plan is likely to have significant environmental effects invoking the need for a SEA
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))	Y	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).
4. Will the Plan, in view of its likely effects on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	N	A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Regulations. However, this requires individual assessment of each Neighbourhood Plan. In the case of the draft Isle of

		Dogs Neighbourhood Plan the Council has concluded it does not give rise to the need for a HRA (see section 6)
5. Does the Plan determine the use of small areas at local OR is it a minor modification of a PP subject to Article 3.2? (Article 3.3)	Y	A Neighbourhood Plan can determine the use of small areas at a local level.
6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Article 3.4)	Y	A Neighbourhood Plan forms part of the Development Plan and will be used in the decision making process on planning applications. It, therefore, sets the framework for future developments at a local level.
7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Article 3.8, 3.9)	N	A Neighbourhood Plan does not address these issues.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	N	A Neighbourhood Plan could potentially have an effect on the environment. However, whether this is significant depends on the proposals within the Neighbourhood Plan. This requires individual assessment of each Neighbourhood Plan. In its consideration of the draft Isle of Dogs Neighbourhood Plan the Council has concluded it does not give rise to the need for a SEA (see section 5)

2.5. The conclusion of the assessment in Table 1 is that depending on the content of a Neighbourhood Plan, an SEA may be required. For this reason a case by case analysis of Neighbourhood Plans will be required to determine the likely significant effects on the environment.

2.6. Assessment of the significance of the effect of a Neighbourhood Plan will depend on the proposals within it. The criteria for assessing the likely significance of effects are set out in Annex II of the SEA Directive, Schedule 1 of the Regulations and shown in Figure 2. The proposals within individual Neighbourhood Plans will need to be assessed against these criteria (see Table 3).

Figure 2: Criteria for determining likely significance of effects on the environment (from Article 3.5 of the SEA Directive)

1. The characteristics of Neighbourhood 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 legislation on the environment (e.g. plans and programmes linked to waste-management or waste 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 trans boundary nature of the effects;
 - the risks to human health of the environment (e.g. due to accidents);
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely 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, Community or international protection status.

3. Habitats Regulations Assessment

- 3.1. In addition to the screening of Neighbourhood Plans in relation to SEA, there is a need to assess the likelihood of proposals within a Plan having an adverse impact on European protected sites (also known as Natura 2000 sites). This assessment, a HRA, is required by the European Habitats Directive (Directive 92/43/EEC) as transposed into national law under the Conservation of Habitats and Species Regulations 2010.
- 3.2. A HRA may be required depending on the contents of the Neighbourhood Plan and the potential impact of the Plan (individually or in combination with others) on European sites within a reasonable distance from the Neighbourhood Plan area. For the purposes of assessment this will be taken to be sites within 15km of the Isle of Dogs Neighbourhood Area, as per the assessment undertaken of the draft Local Plan. As such, a case by case assessment of Neighbourhood Plans will need to be undertaken to see if a full HRA is required.
- 3.3. The approach to assessing the potential impact of a Neighbourhood Plan on an internationally designated wildlife site, and hence the need for an HRA include consideration of the reasons for designation and conservation objectives for each site. The key environmental conditions that support the site are assessed against the proposals within the Plan.

4. Isle of Dogs Neighbourhood Plan

4.1. The Isle of Dogs Neighbourhood Area is located in the south of the London Borough of Tower Hamlets. The Neighbourhood Area is bounded by South Dock to the North and the river Thames to the East, South and West. It covers the entirety of Island Gardens Ward and approximately half of Blackwall and Cubitt Town and Canary Wharf Wards.

4.2. The Objectives of the Draft Isle of Dogs Neighbourhood Plan are:

- a) Sustainable development that works for those already here, as well as for future residents and workers.
- b) 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.
- c) Policies that address the construction process as well as afterwards.
- d) A safe and secure environment which works for all age groups who live and work in our area.
- e) A cohesive community that brings people together from across the island.
- f) 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.
- g) An environment that works for everybody at different stages of their life; that works equally well for the disabled, the young and the old; and caters to the different interests we have.
- h) Ensuring that everything people need is within safe walking distance.
- i) Quick, efficient and free-flowing transport options – whether cycling, walking, buses, DLR, boats or cars – all working together.
- j) Affordability of homes, living, businesses and leisure should be factored in at every stage.
- k) A healthy, clean, and relaxed environment where it is easy and safe to exercise.
- l) A mixture of different types of development: not just residential, but also offices, small businesses, creative spaces and independent retailers.
- m) Exploit the best of new technologies to make our lives easier and safer especially some of the new Smart Cities technology out there and ensure we have the networks to support growth.
- n) Our Plan should work equally well at any time of the day or night, and on any day of the week.
- o) 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.
- p) Preservation of the assets we already have, including our docks, river access, historic buildings, green spaces, play areas and community facilities.

- q) Plan for the long-term delivery and execution of our vision once the Neighbourhood Plan has been delivered, which may include new forms of governance.
- r) Work closely with neighbouring Forums to ensure our plans are synchronised.
- s) Beauty In My Backyard (BIMBY): not anti-development (NIMBY).
- t) 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 Island continues to function.

4.3. The Draft Plan contains policies which seek to deliver these objectives and are focused on the following topics:

- Density
- Community Infrastructure Levy
- Estate Regeneration
- Empty Sites
- Grandfathering new residents' association
- 3D Model
- Broadband Access
- Construction Management and Communication
- Sustainable Design
- Air Quality

4.4. The plan does not identify or propose the allocation of specific development sites. The plan does not include any new growth targets.

5. SEA Screening Assessment of the Draft Isle of Dogs Neighbourhood Plan

- 5.1. The policies set out in the draft Isle of Dogs Neighbourhood Plan have been used to undertake the screening assessment. **Any major changes to the existing policies or introduction of new ones should be subject to a further screening assessment.**
- 5.2. SAs have been completed as part of the adoption of the LBTH Core Strategy (2010), Managing Development Document (2013) and the South Quay Masterplan (2015). An Integrated Impact Assessment (including a SA) has been completed for the London Plan (2015). A draft Integrated Impact Assessment (including a SA) has been completed for the Regulation 18 Version of the Draft Local Plan (2016). These previously completed SAs have been taken into account in undertaking this screening assessment.
- 5.3. The policies contained in the draft Isle of Dogs Neighbourhood Plan (as outlined in section 4 above) are within the scope of the sustainability appraisals undertaken to assess previous plans. Table 2 assesses the policies in the draft Isle of Dogs Neighbourhood Plan against the relevant sustainability objectives from the Managing Development Document Sustainability Appraisal (2011) to identify any potential effects arising from them and the considered significance.

Table 2: Assessment of draft Isle of Dogs Neighbourhood Plan against Sustainability Objective from the SA of the MDD (2011)

Draft Neighbourhood Plan Policy	Relevant Sustainability Objective from the SA of the MDD (2011)	Appraisal Criteria	Assessment and significance
D1 – Density and Infrastructure. Applications for developments at levels above the maximum recommended densities in the London Plan should only be approved if supported by sufficient Infrastructure to sustain the increase in population in the Area.	15. Liveability and Place. To create and sustain liveable, mixed use physical and social environments that promote long- term social cohesion, sustainable lifestyles and a sense of place.	<p>Will it create and sustain vibrant and diverse communities and encourage increased engagement in recreational, leisure and cultural activities?</p> <p>Will it provide opportunities for people to choose an active, fulfilling life?</p> <p>Will it increase the provision of key services, facilities and employment opportunities?</p> <p>Will it positively enhance and promote the perceived sense of place held by the community?</p> <p>Will it protect and enhance the provision of open space?</p> <p>Will it encourage a mix of land uses?</p> <p>Will it reduce the urban heat island effect associated with increasingly dense development?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective would be positive and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
D2 – GLA’s Housing SPG. Strengthen the	15. Liveability and Place. To create and	Will it create and sustain vibrant and diverse communities and encourage	The MDD SA concluded that the cumulative effects against this objective would be

GLA's Housing SPG recommendations on density.	sustain liveable, mixed use physical and social environments that promote long- term social cohesion, sustainable lifestyles and a sense of place.	<p>increased engagement in recreational, leisure and cultural activities?</p> <p>Will it provide opportunities for people to choose an active, fulfilling life?</p> <p>Will it increase the provision of key services, facilities and employment opportunities?</p> <p>Will it positively enhance and promote the perceived sense of place held by the community?</p> <p>Will it protect and enhance the provision of open space?</p> <p>Will it encourage a mix of land uses?</p> <p>Will it reduce the urban heat island effect associated with increasingly dense development?</p>	<p>positive and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
<p>CIL1 – Neighbourhood Pot. Ensuring that at least 25% of CIL is available for the Area.</p> <p>CIL2 – CIL for long term community financing. CIL to be invested to support the community long term.</p> <p>CIL3 – CIL to project</p>	15. Liveability and Place. To create and sustain liveable, mixed use physical and social environments that promote long- term social cohesion, sustainable lifestyles and a sense of place.	<p>Will it create and sustain vibrant and diverse communities and encourage increased engagement in recreational, leisure and cultural activities?</p> <p>Will it provide opportunities for people to choose an active, fulfilling life?</p> <p>Will it increase the provision of key services, facilities and employment opportunities?</p> <p>Will it positively enhance and promote the perceived sense of place held by the community?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective would be positive and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any</p>

manage infrastructure projects. CIL to be spent helping to write the Long Plan and to pay for projects required to support development.		Will it protect and enhance the provision of open space? Will it encourage a mix of land uses? Will it reduce the urban heat island effect associated with increasingly dense development?	additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.
CIL4 – All CIL for the Area. All CIL generated in the Area should be spent here.			
ER1 – Right to vote to approve or reject final proposals	17. Ownership and Participation. To promote civic participation, ownership and responsibility and enable individuals, groups and communities to contribute to decision-making at neighbourhood, borough and regional levels in London.	Will it promote social cohesion and encourage engagement in community activities? Will it increase the ability of people to influence decisions? Will it support civic engagement and encourage the involvement and participation of a diverse range of stakeholders?	The MDD SA concluded that there were no cumulative effects. The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD. As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.
ER2 – Conduct of elections			
ER3 – Resident participation in a transparent, inclusive, objective decision making process			
ER4 – Right of return	9. Housing. To	Will it reduce homelessness?	The MDD SA concluded that the cumulative

ER5 – Tenants rights and costs	ensure that all Londoners have access to good quality, well-located, affordable housing that promotes liveability.	<p>Will it reduce overcrowding?</p> <p>Will it increase the range and affordability (both upfront and over its lifetime) of housing (taking into account different requirements and preferences of size, location, type and tenure)?</p> <p>Will it ensure that appropriate services and facilities are in place for the new population?</p> <p>Will it provide housing that ensures a good standard of living and promotes a healthy lifestyle?</p> <p>Will it improve the quality of housing?</p> <p>Will it increase use of sustainable design and sustainable building materials in construction?</p> <p>Will it improve energy efficiency and insulation in housing to reduce fuel poverty and ill health?</p> <p>Will it provide housing that encourages a sense of community and enhances the amenity value of the community?</p> <p>Will it improve the wider built environment and sense of place?</p>	<p>and synergistic effects against this objective would be positive and mitigation measures have been identified and implemented.</p> <p>The planning elements of this draft Neighbourhood Plan policy are considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
ER6 – Leaseholder and freeholder rights			
ER7 – Estate small businesses, retailers, and community organisations	13. Stable Economy. To encourage a strong, diverse and stable	<p>Will it improve sustainable business development?</p> <p>Will it help to diversify the economy?</p> <p>Will it prevent the loss of indigenous</p>	The MDD SA concluded that there could be cumulative and synergistic effects against this objective and mitigation measures have been identified and implemented.

	economy and to improve the resilience of businesses and their environmental, social and economic performance.	businesses? Will it encourage business start-ups and support the growth of businesses? Will it safeguard the best of the employment land portfolio?	<p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
ER8 – Public profit reinvestment	N/A	N/A	Does not address land use or development, therefore does not meet the requirements of the SEA directive criteria 6 (see table 1).
ER9 – Recommendations for housing regeneration	11. Regeneration & Land Use. To stimulate regeneration and urban renaissance that maximises benefits for the most deprived areas and communities and to improve efficiency in land use through the sustainable reuse of previously	<p>Will the regeneration have immediate and long-term benefits for deprived areas?</p> <p>Will it help to make people feel positive about the area they live in?</p> <p>Will it help to create a sense of place and ‘vibrancy’?</p> <p>Will it help reduce the number of vacant and derelict buildings?</p> <p>Will it minimise the loss of soils to development?</p> <p>Will it improve soil quality?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective should be positive and mitigation measures have been identified and implemented.</p> <p>The planning elements of this draft Neighbourhood Plan policy are considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the</p>

	developed land and existing buildings.		draft Neighbourhood Plan aligns with that previously assessed.
ES1 – Use of empty sites. Encourage developers to release empty land on a temporary basis for community use (e.g. as a pocket park, market, etc.) pending the start of construction.	11. Regeneration & Land Use. To stimulate regeneration and urban renaissance that maximises benefits for the most deprived areas and communities and to improve efficiency in land use through the sustainable reuse of previously developed land and existing buildings.	<p>Will the regeneration have immediate and long-term benefits for deprived areas?</p> <p>Will it help to make people feel positive about the area they live in?</p> <p>Will it help to create a sense of place and ‘vibrancy’?</p> <p>Will it help reduce the number of vacant and derelict buildings?</p> <p>Will it minimise the loss of soils to development?</p> <p>Will it improve soil quality?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective should be positive and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
GR1 – Helping establish new residents’ associations. Developers to help new large developments establish residents’ associations from the outset.	N/A	N/A	Does not address land use or development, therefore does not meet the requirements of the SEA directive criteria 6 (see table 1).

3D1 – 3D model for planning. Encourage more effective planning using 3D models.	8. Built and Historic Environment. To enhance and protect the existing built environment (including the architectural distinctiveness, townscape/landscape and archaeological heritage), and ensure new buildings are appropriately designed and constructed in a sustainable way.	<p>Will it protect and enhance sites, features and areas of historical, archaeological and cultural value/potential?</p> <p>Will it conserve and enhance the townscape/cityscape character including the protection of views and landmark buildings?</p> <p>Will it promote high quality design and sustainable construction methods?</p> <p>Will it respect visual amenity and the spatial diversity of communities?</p> <p>Will it enhance the quality of the public realm?</p> <p>Will it protect and enhance areas of open space?</p> <p>Will it improve access to open space and improve the quality and quantity of publicly accessible green space?</p>	<p>The MDD SA concluded that there is potential for positive cumulative effects and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
3D2 – 3D model for applications. Developers to use 3D modelling in their applications.			
BBA1 – Fibre to the premises. New developments to have high quality broadband.	15. Liveability and Place. To create and sustain liveable, mixed use physical and social environments that promote long- term social cohesion, sustainable lifestyles and a sense of place.	<p>Will it create and sustain vibrant and diverse communities and encourage increased engagement in recreational, leisure and cultural activities?</p> <p>Will it provide opportunities for people to choose an active, fulfilling life?</p> <p>Will it increase the provision of key services, facilities and employment opportunities?</p> <p>Will it positively enhance and promote the</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective would be positive and mitigation measures have been identified and implemented.</p> <p>The planning elements of this draft Neighbourhood Plan policy are considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the</p>
BBA2 – Broadband choice. New developments to have resilient broadband.			

BBA3 – Mobile network resilience. New developments should not impact mobile phone networks		<p>perceived sense of place held by the community?</p> <p>Will it protect and enhance the provision of open space?</p> <p>Will it encourage a mix of land uses?</p> <p>Will it reduce the urban heat island effect associated with increasingly dense development?</p>	<p>adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
CC1 – Construction coordination. Developers to consult the community before finalising a construction management plan.	17. Ownership and Participation. To promote civic participation, ownership and responsibility and enable individuals, groups and communities to contribute to decision-making at neighbourhood, borough and regional levels in London.	<p>Will it promote social cohesion and encourage engagement in community activities?</p> <p>Will it increase the ability of people to influence decisions?</p> <p>Will it support civic engagement and encourage the involvement and participation of a diverse range of stakeholders?</p>	<p>The MDD SA concluded that there were no cumulative effects.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
CC2 – Construction communication. Communication with local residents and other stakeholders	N/A	N/A	Does not address land use or development, therefore does not meet the requirements of the SEA directive criteria 6 (see table 1).

before changing normal working hours and methods.			
CC3 – Control of dust and emissions during construction and demolition	5. Air Quality. To improve air quality.	<p>Will it improve air quality?</p> <p>Will it reduce emissions of greenhouse gases by reducing energy consumption?</p> <p>Will it help to reduce emissions of PM₁₀, NO₂?</p> <p>Will it help to achieve national and international standards for air quality (for example, those set out in the Air Quality Regulations 2000 and (Amendment) Regulations 2002? (See objective 10 for further details on transport criteria including the provision of infrastructure to achieve a modal shift)</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective are that various policies work towards improving air quality.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
	7. Waste. To minimise the production of waste across all sectors and increase reuse, recycling, remanufacturing and recovery rates.	<p>Will it minimise the production of household and commercial waste?</p> <p>Will it promote reuse and recycling (e.g. in the design of housing or promoting recycling schemes in existing building stock etc.) particularly in high density developments?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective would be potentially positive and mitigation measures have been identified and implemented.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed</p>

			<p>as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
SD1 – Sustainable Design. Planning applications should include pre-assessments demonstrating how BREEAM standards (or any future replacement standards) will be met.	3. Natural Resources. To minimise the global, social and environmental impact of consumption of resources by using sustainably produced, harvested and manufactured local products.	<p>Will it reduce the demand for natural resources and raw materials from unsustainable sources?</p> <p>Will it encourage the prudent and efficient use of natural resources?</p> <p>Will it encourage the use of local sustainable products?</p> <p>Will it reduce the Borough's ecological footprint per capita?</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective would be positive.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
AQ1 – Air Quality. Minimising adverse air quality impact of planning and development.	5. Air Quality. To improve air quality.	<p>Will it improve air quality?</p> <p>Will it reduce emissions of greenhouse gases by reducing energy consumption?</p> <p>Will it help to reduce emissions of PM₁₀, NO₂?</p> <p>Will it help to achieve national and international standards for air quality (for example, those set out in the Air Quality</p>	<p>The MDD SA concluded that the cumulative and synergistic effects against this objective are that various policies work towards improving air quality.</p> <p>The draft Neighbourhood Plan policy is considered to accord with this objective, and not introduce any additional significant</p>

		<p>Regulations 2000 and (Amendment) Regulations 2002?</p> <p>(See objective 10 for further details on transport criteria including the provision of infrastructure to achieve a modal shift)</p>	<p>effects that have not already been assessed as part of the adoption of the MDD.</p> <p>As such, it is not considered that any additional assessment is required, as the draft Neighbourhood Plan aligns with that previously assessed.</p>
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5.4. The criteria for undertaking a screening assessment are set out in Figure 2 of this report. Table 3 builds on table 2 and outlines the result of the assessment against these criteria.

Table 3: Assessment of likelihood of significant effects on the environment

Criteria for determining the likely significance of effects (Schedule 1 of SEA Regulations)	Is the Draft Isle of Dogs NP likely to have a significant environmental effect? Y / N	Justification
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 draft Isle of Dogs Neighbourhood Plan will (if adopted) set a local policy framework for development proposals, but does not specify particular locations for development nor does it establish any local growth targets. It seeks to influence the allocation of resources but a Neighbourhood Plan cannot allocate resources. The scale of development planned for in the draft Isle of Dogs Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013), the South Quay Masterplan (2015) and the London Plan (2015) which have already been subject to SAs. Accordingly, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken (table 2) and the Council does not consider there are any policies in the Plan that would invoke the need for a SEA under this criterion.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	N	The draft Isle of Dogs Neighbourhood Plan must be (and is) in conformity with the current and emerging Development Plan for LBTH. It supports the implementation of higher tier policies at the Neighbourhood Area level. Its influence on other plans and programmes or their effects on the environment are not considered to be significant.
The relevance of the plan or programme for the	N	The draft Isle of Dogs Neighbourhood Plan seeks to contribute, as required, to the achievement of sustainable development

integration of environmental considerations in particular with a view to promoting sustainable development.		at the Neighbourhood Area level. The Plan includes a number of policies which seek to create environmental improvements; however, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken (table 2) and it is not considered that the effects of these policies will be significant in relation to the environment.
Environmental problems relevant to the plan or programme.	N	Policies in the draft Isle of Dogs Neighbourhood Plan are planned to have a positive impact on local environmental assets. The scale of development planned for in the Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013), the South Quay Masterplan (2015) and the London Plan (2015) which have already been subject to SAs. Accordingly, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	N	The draft Isle of Dogs Neighbourhood Plan is not directly relevant to the implementation of community legislation on the environment.
The probability, duration, frequency and reversibility of the effects.	N	The draft Isle of Dogs Neighbourhood Plan sets a vision and objectives to help guide new development in the Isle of Dogs for the next 15 years. However, the scale of development planned for in the Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013), the South Quay Masterplan (2015) and the London Plan (2015) which have already been subject to SAs. Accordingly, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken (table 2).

The cumulative nature of the effects	N	Cumulative effects occur where several policies or site allocations, when put together, have a significant combined effect. As the scale of development planned for in the draft Isle of Dogs Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013), the South Quay Masterplan (2015) and the London Plan (2015) which have already been subject to SAs, accordingly, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken (table 2) and it is not considered that the cumulative impact of the Neighbourhood Plan will be significant.
The transboundary nature of the effects)	N	There are no trans-boundary effects arising from the draft Isle of Dogs Neighbourhood Plan.
The risks to human health or the environment (e.g. due to accidents)	N	There are unlikely to be risks to human health or the environment arising from the draft Isle of Dogs Neighbourhood Plan in respect of this criterion.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	<p>The draft Isle of Dogs Neighbourhood Plan area covers all of Island Gardens Ward and around half of both Blackwall and Cubitt Town and Canary Wharf Wards. An estimate of the population at the 2011 Census was 33,070. Significant growth is also anticipated in this area over the plan period. It covers an area of over 240ha. This is considered a significant population size and area.</p> <p>It is also noteworthy that the Neighbourhood Plan will affect local residents, as well as those who live outside of the Area but will work in and visit it.</p> <p>Whilst the population is significant, the proposed environmental effects are not. So the magnitude and spatial extent do not alter this.</p>
The value and vulnerability	N	There are a number of listed buildings and conservation areas in the Neighbourhood

<p>of the area likely to be affected due to:</p> <ul style="list-style-type: none"> • 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, Community or international protection status. 	<p>Area.</p> <p>The Neighbourhood Area, like the rest of Tower Hamlets, is within an Air Quality Management Area, due to the poor air quality.</p> <p>A high level of development and growth has occurred and is expected within the Neighbourhood Area.</p> <p>The Neighbourhood Area contains a number of Sites of Importance for Nature Conservation.</p> <p>However, as the scale of development planned for in the Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013), the South Quay Masterplan (2015) and the London Plan (2015) which have already been subject to SAs. Accordingly, the draft Isle of Dogs Neighbourhood Plan policies are within the scope of the SA already undertaken (table 2) and it is not considered that the impacts of the Draft Neighbourhood Plan will be significant in relation to the value and vulnerability of the area.</p>
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5.5. On the basis of the SEA Screening Assessment set out in table 3, the conclusion is that the draft Isle of Dogs Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in schedule 1 of the SEA Regulations, and therefore does not need to be subject to an SEA.

6. HRA Screening Assessment of the Draft Isle of Dogs Neighbourhood Plan

- 6.1. HRA refers to the assessment required for any plan or project to assess the potential implications for European protected sites. The HRA therefore looks at whether the implementation of the plan or project (alone or cumulatively with others) would harm the habitats or species for which European wildlife sites are designated. European sites are:
- Special Protection Areas (SPA) designated under the Birds Directive (79/409/EEC)
 - Special Areas of Conservation (SAC) designated under the Habitats Directive (92/43/EEC)
- 6.2. In addition to SPAs and SACs sites Ramsar sites are designated under the Ramsar Convention (Iran 1971 as amended by the Paris Protocol 1992). Although they are not covered by the Habitats regulations, as a matter of Government policy, Ramsar sites should be treated in the same way as European wildlife sites. European wildlife sites and Ramsar sites are collectively known as internationally designated wildlife sites.
- 6.3. The legislation sets out a process to assess the potential implications of a plan on internationally designated sites. The first stage of this process is a “screening” exercise where the details of nearby internationally designated sites are assessed to see if there is the potential for the implementation of the Plan to have an impact on the site.
- 6.4. Under Criteria 6 of the assessment in Figure 2.2, it was concluded that a Neighbourhood Plan may have an impact on internationally designated wildlife sites and that a case by case assessment was required. For the purposes of the “screening” assessment the potential impact of the Neighbourhood Development Plan on sites within 15km of the Neighbourhood Plan area are assessed.
- 6.5. There are 5 European wildlife or Ramsar sites within 15km of the Isle of Dogs Neighbourhood Area: Epping Forest SAC, Richmond Park SAC, Wimbledon Common SAC, Lee Valley SPA and Lee Valley Ramsar. None of these sites is closer than 3km to the Plan area and so the plan will not influence development within the immediate vicinity of the sites. The only potential for adverse impacts on these sites from development in the Isle of Dogs is through increased visitor pressure from a large increase in population or from negative air quality impacts.
- 6.6. However, as the scale of development planned for in the draft Isle of Dogs Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013) and the South Quay Masterplan (2015), which have already been subject HRA screening and found not to require full Habitat Regulation

Assessments due to the lack of any significant impact on these sites as a result of the plans individually or cumulatively, it is therefore considered that an HRA will not be required for the Draft Isle of Dogs Neighbourhood Plan.

7. Conclusion

Strategic Environmental Assessment

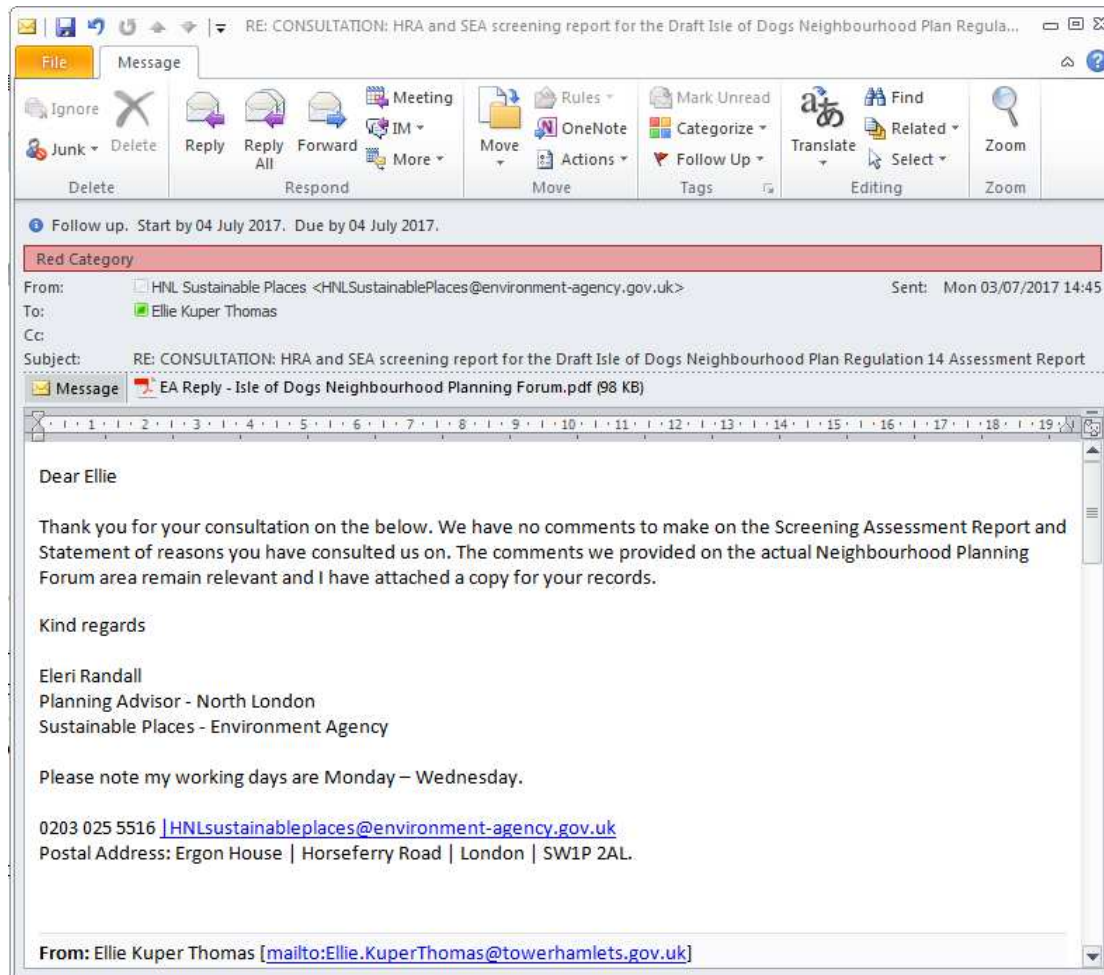
- 7.1. On the basis of the SEA Screening Assessment set out in Table 2 above, it is concluded that the Draft Isle of Dogs Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a SEA report.
- 7.2. As required under Regulation 11(1) the SEA Regulations, the Draft Statement of Reasons was sent to the following consultation bodies within 28 days of making the determination:
- Historic England;
 - Natural England; and
 - Environment Agency.
- 7.3. The statutory consultation bodies supported the conclusions of the Draft Statement of Reasons. Their responses are provided in Appendix 1.

Habitats Regulation Assessment

- 7.4. The HRA Screening Assessment concluded that as the scale of development planned for in the draft Isle of Dogs Neighbourhood Plan does not exceed that outlined in the LBTH Local Plan (2010 and 2013) and the South Quay Masterplan (2015), which have already been subject to HRA screenings and found not to require full Habitat Regulation Assessments due to the lack of any significant impact on these sites as a result of the plans, it is therefore considered that an HRA will not be required for the Draft Isle of Dogs Neighbourhood Plan.

Appendix 1: Consultation Body Responses to the Draft Determination Report

Environment Agency:



Natural England:

Date: 19 June 2017
Our ref: 218305
Your ref: Isle of Dogs HRA & SEA Screening



Ms Ellie Kuper Thomas
Strategic Planning – Plan Making Team
Tower Hamlets London Borough Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Ellie.KuperThomas@towerhamlets.gov.uk

Dear Ms Kuper Thomas

HRA and SEA screening report for the Draft Isle of Dogs Neighbourhood Plan Regulation 14 Assessment Report

Thank you for your consultation on the above dated and received by Natural England on 16th June 2017.

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.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance¹. The guidance highlights three triggers that may require the production of an 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.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Sharon Jenkins
Consultations Team

Historic England:



Historic England

Email: Ellie.KuperThomas@towerhamlets.gov.uk

Our ref:

Your ref:

**Neighbourhood Planning Consultation
London Borough of Tower Hamlets
PO BOX 55739
London E14 1BY**

Telephone 020 7973 3717

12 July 2017

Dear Neighbourhood Planning Team

**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-HRA 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 screening report to determine whether the NDP is likely to have significant environmental effects and therefore require a Strategic Environmental Assessment. 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 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
richard.parish@HistoricEngland.org.uk

Historic England | 1 Waterhouse Square | 138-142 Holborn | London | EC1N 2ST
www.historic.England.org.uk