



Crofton Park and Honor Oak Park (HopCroft)
Draft Neighbourhood Development Plan (October 2016)
Strategic Environmental Assessment
Screening Report

February 2017

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This SEA screening opinion is based on the first published draft neighbourhood plan by the Crofton Park and Honor Oak Park Neighbourhood Plan (pre-Reg 14) version dated October 2016.	
Initial officer opinion prepare by:	Cheryl Maughan 11.01.2017
Initial officer conclusion:	An SEA is required as the draft NDP allocates sites and contains policies with greater requirements than are included in the Council's existing Development Plan and therefore, these allocations and policies have not been the subject of SA / SEA
Initial officer report signed off for consultation by statutory consultees	Angela Steward 12.01.2017
Date initial officer report sent to statutory consultees	13.01.2017
Date statutory consultees responded	
Environment Agency:	20.02.2017
Historic England:	16.01.2017
Natural England:	16.02.2017
Date final decision made / reason:	21.02.2017
Signed off by / date	Angela Steward 22.02.2017
Date final report published:	07.03.2017

1. Introduction

- 1.1. Strategic Environmental Assessments (SEA) are used as a tool 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 plans...with a view to promoting sustainable development’ (EU Directive 2001/42/EC Article 1).
- 1.2. The legislative basis in respect of the need for Strategic Environmental Assessments is set out in the EU Directive 2001/42/EC (commonly referred to as the SEA Directive) and transposed into English Law by the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the SEA Regulations). Under the Directive, Neighbourhood Development Plans may require SEA but this will depend on the content of each Neighbourhood Development Plan (NDP).
- 1.3. This report will establish whether or not the NDP requires a full SEA in accordance with European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations (2004). This is called a screening assessment. This assessment can be found in section 4 of this report.

2. SEA screening process

- 2.1. This screening report will establish whether the Crofton Park and Honor Oak Park (HopCroft) NDP will require a SEA or not. If a full SEA is considered to be required, then HopCroft Neighbourhood Forum will be responsible for producing a SEA alongside their NDP for the pre-submission (Regulation 14) public consultation (Town and Country Planning (General) Regulations 2012 as amended).
- 2.2. The screening assessment in this report is undertaken in two parts. The first is to assess if the need for a SEA is triggered and the second part assesses the likelihood of significant effects of the proposals contained within the plan on the environment.
- 2.3. The screening assessment is based on set criteria outlined in the SEA Directive and associated SEA Regulations. As per the SEA Regulations, the Council can not issue a formal decision until the specified public bodies (Environment Agency, Historic England and English Heritage) are consulted on their view as to whether a SEA is required. A copy of a draft SEA scoping report prepared in January 2017 was sent to the three statutory consultees the Environment Agency, Historic England (formerly English Heritage) and Natural England in order to determine whether they consider that the HopCroft NDP will require a SEA. The results of this consultation has been included in appendix 2 of this report and a final screening determination is included in section 5 of this report.

3. Summary of the draft NDP

- 3.1. The HopCroft Neighbourhood Forum and Neighbourhood Area were designated as such on 16th July 2014. The Neighbourhood Area covers the Crofton Park ward located in the London Borough of Lewisham. The Neighbourhood Forum have been preparing their draft NDP and produced a first draft for comment in October 2016.
- 3.2. This screening report is based on the first published (pre-Regulation 14) draft of NDP dated October 2016. The draft NDP contains a comprehensive suite of policies that aim to deliver the vision for the area. The vision contained in the draft NDP was developed from community consultation events.

THE VISION FOR HOPCROFT

An inclusive neighbourhood nestled between the attractive green peaks of Hilly Fields, One Tree Hill and Blythe Hill. A well-connected residential areas which benefits from leafy Victorian and Edwardian Street; high quality, attractive neighbourhood parades with independent shops, eating places and businesses linked to excellent community spaces, education and entertainment facilities supporting a diverse range of social, cultural and arts activities. A place that actively encourages a healthy lifestyle, a sense of community and new businesses to thrive, where everyone benefits from its positive qualities, facilities and friendliness.

- 3.3. At the time that this screening report was prepared, the HopCroft draft NDP included policies relating to:
- Site allocations for housing, employment, retail and local green space
 - Housing tenure, type and size
 - The protection and enhancement of community facilities
 - The protection of employment land uses and economic growth
 - The protection and change of use of retail areas
 - Design criteria for development
 - The identification and protection of areas of special local character
 - Identifying, protecting and enhancing green infrastructure
 - Encouraging sustainable modes of transport and improving transport infrastructure.
 - Improving environmental health and well-being

4. SEA Screening Assessment

4.1. The process of applying the SEA Directive to the draft NDP is found in figure 1 below. The assessment in applying the SEA Directive can be found in table 1 below.

Figure 1: Applications of the SEA Directive to plans and programmes (source: A practical guide to the SEA Directive 2004).

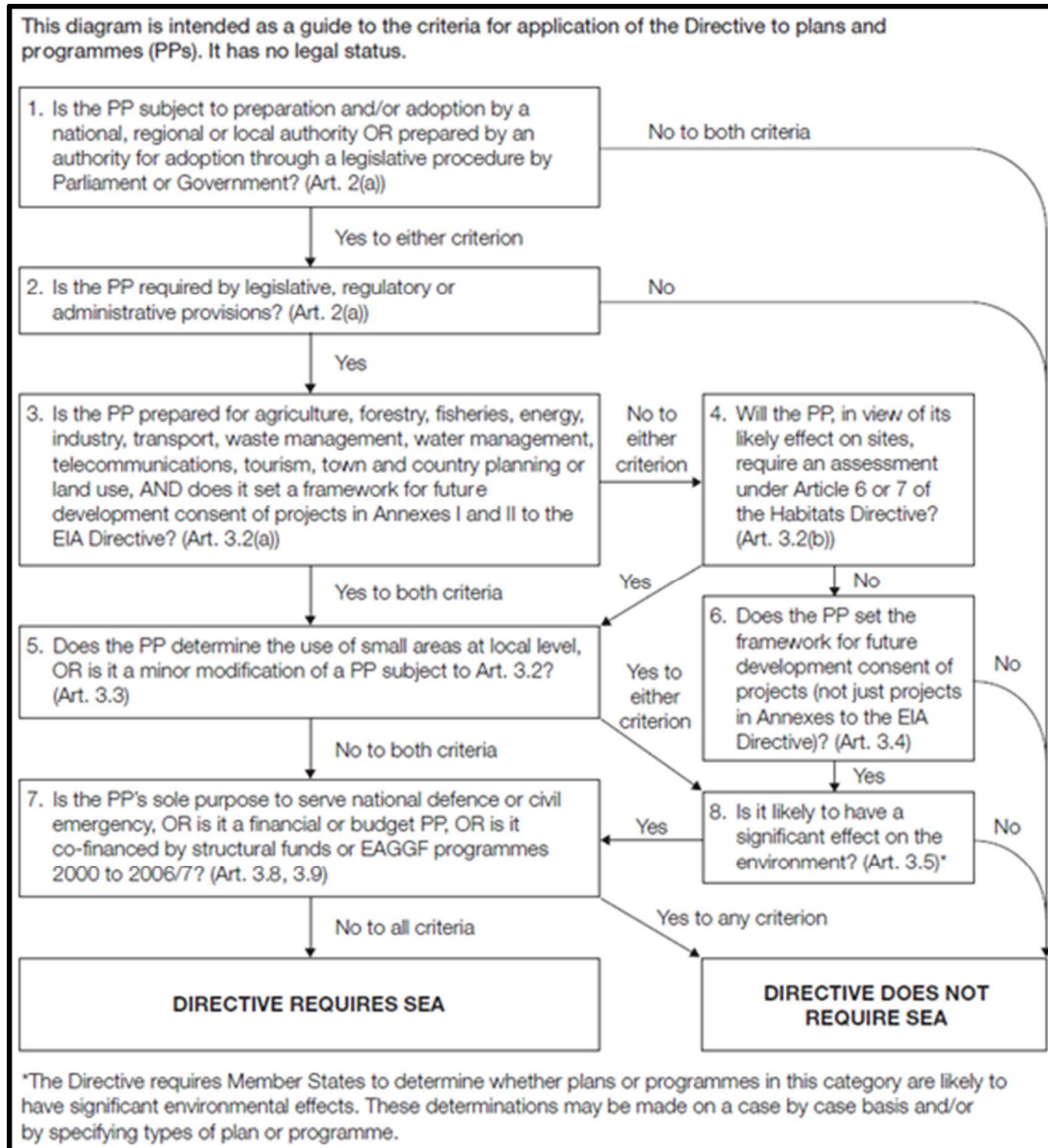


Table 1: Part 1 – Application of the SEA Directive to the draft NDP (source: Annex II of SEA Directive 2001/42/EC).

Stage	Y/N	Reason
Stage one		
Is the NDP subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art 2(a))	Y	<p>A NDP is prepared by a qualifying body (a neighbourhood form) under the Town and Country Planning Act 1990 (as amended)</p> <p>The preparation of a NDP is subject to the Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (referendums) Regulations 2012 (as amended).</p> <p>A NDP is subject to independent examination and local referendum and if successful at those stages, will be ‘made’ by the Council.</p>
Stage two		
Is the NP required by legislative, regulatory or administrative provisions? (Art 2(a))	Y	<p>The preparation of a NDP is optional. However, once ‘made’ it will form part of the statutory Development Plan for the neighbourhood area. Therefore, it is important to consider whether it is likely to have any significant environmental effects and hence, whether a SEA is required under the Directive.</p>
Stage three		
Is the NDP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste 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? (Art 3.2(a))	Y	<p>The NDP is primarily prepared for the purpose of town and country planning and land use.</p> <p>The NDP also includes site allocations, additional to those found in the current borough Development Plan.</p> <p>Therefore, it is considered that the NDP contains a framework for future development consent of urban development projects (Listed 10(b) in Annex II of the EIA Directive).</p>
Stage four		
Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art 3.2 (b))	N/A	<p>The NDP could potentially have an impact on sites covered by the Habitats Regulations. This is assessed separately in an accompanying report.</p>

Stage five		
Does the NP determine the use of small areas at local level OR is it a minor modification of a plan or programme subject to Art. 3.2? (Art 3.3)	Y	The NDP does determine the use of small areas at the local level through the site allocations and designation policies.
Stage six		
Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	N/A	The NDP will set the framework for future developments at a local level once 'made'.
Stage seven		
Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	The NDP does not fall into any of the criteria listed.
Stage eight		
Is it likely to have a significant effect on the environment? (Art. 3.5)	??	The NDP could potentially have a significant effect on the environment. Therefore, this will be assessed separately in table 2 of this report.

4.2 The assessment in table 1 shows that a SEA may be required. Therefore, a specific assessment of HopCroft's draft NDP is required in order to establish whether the NDP might have significant environmental effects. This will be demonstrated by assessing the scope of the draft NDP against the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations (2004). This assessment is set out in table 2 below.

Table 2: Criteria for determining the likely significance of effects. (Source SEA Directive criteria and schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004)

1. The Characteristics of plans and programmes, having regard, in particular to:	Likely to have significant environmental effects? Y/N	Reason
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.	Y	The NDP sets out a local policy framework for development proposals. The proposed NDP does allocate sites for development additional to those that are in the Council's Site Allocations Local Plan (Land Whitbread Road and potentially land

		<p>adjacent to Honor Oak Station, Malham Road area of Intensification, Beecroft Mews) and provides a framework to guide the location and size of development. The NDP also sets policies relating to the protection of green space and encourages uses in town centres which are not encouraged at present.</p> <p>The NDP does sit within the existing borough Development Plan and as such, the influence of the NDP is limited to a local level and would likely have limited resource implications.</p>
The degree to which the Plan influences other plans and programmes including those in a hierarchy.	N	<p>The NDP must be in conformity with the NPPF and strategic policies in the Borough Local Plan. It does not therefore, have a significant influence on other plans or programmes.</p> <p>Therefore the NDP would have a limited degree of influence over other plans and programmes.</p>
The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	Y	<p>The NDP is expected to promote sustainable development. The NDP will undergo an independent examination and will not be found sound if it does not promote sustainable development.</p> <p>If passed at examination, the NDP will sit alongside the borough Development Plan. However, at this time there are draft policies and site allocations included that are additional to those in the borough's existing Development Plans and so would not have been subject to a SA/SEA previously. These include allocations for housing, local green space designation and area of special character designation.</p> <p>These policies and site allocations are required to undergo SEA in order to support the delivery of sustainable development.</p>
Environmental problems relevant to the Plan.	Y	<p>The NDP does seek to address some environmental problems such as surface water flood risk but the NDP will need to consider the impact of the plan on</p>

		designated SINC sites and intensification of Employment Land as well as the primary, secondary and cumulative impacts on the environment.
The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	N	The draft NDP is not relevant for the implementation of Community legislation on the Environment. The NDP does contain a policy in respect of managing flood risk but only for 'larger developments' and managing air quality.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	Y/N	Reason
The probability, duration, frequency and reversibility of the effects.	Y	The draft NDP contains site allocations for development that are not contained within the borough's current Development Plan. The draft NDP also contains policies that go beyond those contained in the Council's Development Plan (Land Whitbread Road and potentially land adjacent to Honor Oak Park Station, Malham Road are of Intensification, Beecroft Mews and also sets policies relating to the protection of green space and encourages uses in town centres which are not encouraged at present).
The cumulative nature of the effects of the Plan.	Y	As the draft NDP contains allocations and policies that go beyond the requirements in the Council's current Development Plan there could be likely effects that arise.
The trans-boundary nature of the plan	N	The NDP is local in nature and trans boundary effects are not expected.
The risks to human health or the environment (e.g. due to accidents)	N	There are no significant risks to human health or the environment.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	Y	The HopCroft Neighbourhood Area covers the Crofton Park Ward which has 14,937 people residing within the Ward according to the 2011 census. The number of people that work within the ward is not likely to be significant due to the limited amounts of employment land.

<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values or • Intensive land use <p>And</p>	<p>Y</p>	<ul style="list-style-type: none"> • The NDP may have an impact on sites with special natural characteristics due to the proposed site allocations policy. • The NDP has the potential to exceed the environmental quality standards although it is not expected to do so. • The NDP is not expected to result in over development of land but the NDP does encourage the intensification of Employment land and additional housing site allocations.
<p>The effects of the Plan on areas or landscapes which have recognised national, community or international protection status.</p>	<p>Y</p>	<p>Whilst there are no landscapes of national or international status, the draft NDP could have an impact on the Metropolitan SINC site next to Honor Oak Park due to site allocations policy.</p> <p>The Council have undertaken a HRA Screening Assessment which should be read in conjunction with this report.</p> <p>There are a number of local green spaces that have been allocated for protection in the draft NDP.</p>

5. Screening outcome

- 5.1. As a result of the assessment in section 4 of this report the Council considers that the HopCroft NDP is likely to have significant environmental effects by virtue of containing land allocation policies and policies that extend beyond the remit of the borough Development Plan and therefore have not already been subject to a Sustainability Appraisal or SEA.
- 5.2. Consultation responses from the statutory consultees (found in appendix 2 of this report) concur with the findings outlined in paragraph 5.1 of this report.
- 5.3. Therefore the final determination is that the draft HopCroft NDP is likely to have significant environmental effect by virtue of including policies and site allocations that extend beyond the existing borough Development Plan, and will require full SEA.

Appendix 1: Map of the HopCroft Neighbourhood Area



Appendix 2: Statutory consultation responses



Cheryl Maughan
Planning Policy Officer
Planning Service, Resources and Regeneration
London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road, SE6 4RU

Our ref:
Your ref:

Telephone
Fax

16 January 2017

Dear Cheryl

SA-SEA Screening for Draft Neighbourhood Development Plan for Crofton Park and Honor Oak Park (HopCroft NDP)

Thank you for the opportunity to comment on the London Borough of Lewisham's 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. Having considered the information submitted we agree with the council's determination that the documents do have potential significant environmental impacts by virtue of allocating sites additional to those in the Council's Site Allocations Local Plan.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "Richard Parish".

Richard Parish
Historic Buildings & Areas Advisor
richard.parish@HistoricEngland.org.uk



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Maughan, Cheryl

From: Harries, Sally (NE) <Sally.Harries@naturalengland.org.uk>
Sent: 16 February 2017 07:57
To: Maughan, Cheryl
Subject: 205936 Draft SEA screening report & draft HRA screening report for the draft Crofton Park and Honor Oak Park Neighbourhood Development Plan Lewisham
Attachments: NE Feedback Form June 2015.PDF

Dear Cheryl

Thank you for consulting Natural England on the screening reports for Crofton Park and Honor Oak Park Neighbourhood Plan. Having reviewed the screening assessments along with the neighbourhood plan I can concur with your assessments. Natural England is satisfied that the plan will not impact on European sites in the vicinity therefore no HRA is required. However, an SEA is needed due to potential environmental impacts resulting from the policies within the plan.

Do let me know if I can be of further help.

Kind regards

Sally Harries

Sustainable Development
Thames Team
Tel: 0300 060 2933 / 0208 026 4005

Mob: 07900 608 263

Please note: My working week is Monday - Thursday.

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Our ref: SL/2007/101451/SE-11/SC1

Your ref: Email

Date: 20 February 2017

planning.policy@lewisham.gov.uk

Dear Sir/Madam,

**Draft Neighbourhood Plan for Crofton Park and Honor Oak Park (HopCroft Plan).
Strategic Environmental Assessment (SEA) Draft Screening Report**

Thank you for consulting the Environment Agency on the above. We have reviewed the SEA Draft Screening Report and the evidence base presented including the Site Identification and Assessment for Crofton Park and Honor Oak Park prepared by AECOM. Paragraph 26 of this documents points out that the Forum is not required to allocate land to meet the London Borough of Lewisham's housing requirement. The council has confirmed that there are no known potential development sites within the Neighbourhood Area.

However, HopCroft Plan has identified sites and set out principles or policies for each site that would be supported by the plan. The assessment has concluded that some of the sites that have been identified have development potential or are appropriate as local green space designations and recommend that these are taken forward for further consideration.

The Environment Agency therefore is in agreement with the screening outcome of draft Screening Report that HopCroft Plan is likely to have significant environmental effects by virtue of containing land allocation policies and policies that extend beyond the remit of the borough Development Plan and therefore have not already been subject to a Sustainability Appraisal or SEA.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully,

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Planning Specialist

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