

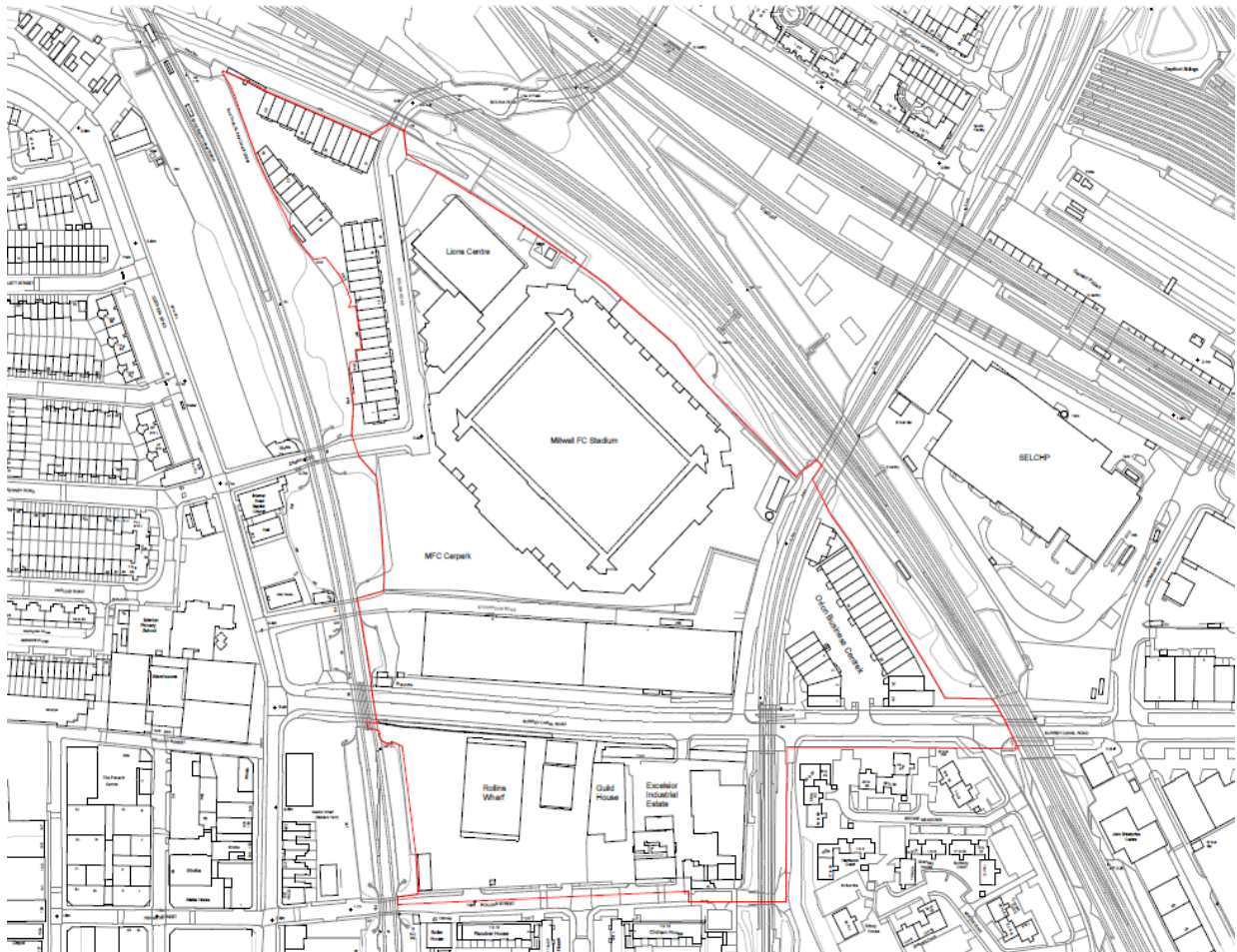
**Strategic Environmental Assessment Screening  
for the Surrey Canal Triangle Supplementary  
Planning Document  
September 2019**



# Section 1: The Strategic Environmental Assessment Screening Process

## Introduction

1.1 The London Borough of Lewisham is preparing a Supplementary Planning Document (SPD) to provide further guidance on the comprehensive masterplan for Surrey Canal Triangle, as allocated for redevelopment in the LB Lewisham Core Strategy 2011, to make the best use of available land close to transport hubs, increase the delivery of affordable new homes and to facilitate the future aspirations of Millwall Football Club at the heart of the site.



1.2 This Strategic Environmental Assessment (SEA) screening is being prepared in accordance with the requirements of Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the

Environment and the Environmental Assessment of Plans and Programmes Regulations 2004. The following guidance has also been taken into account:

- The National Planning Policy Framework (NPPF) (DCLG, 2012, as updated 2019).
- The National Planning Practice Guidance (PPG ID: 11) in relation to SEA/SA (DCLG, 2015).
- A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005).

1.3 The screening consultation is being prepared to enable the specified statutory consultation bodies (Natural England, Historic England and the Environment Agency) to comment on the appropriateness of the screening process for this proposed SPD. Other bodies that have specifically been invited to comment are:

- Neighbouring London boroughs;
- Transport for London;
- Greater London Authority

1.4 Comments are invited to be made in writing and returned to the Planning Policy Team at:

- Post: SEA Screening Consultation (Surrey Canal Triangle SPD), Planning Policy London Borough of Lewisham, 5th Floor Laurence House, 1 Catford Road, Catford, LONDON SE6 4RU
- Email: [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)
- The consultation period will run from Monday 16th September to Monday 21 October 2019

## SEA Screening process and the Scope of the Surrey Canal Triangle SPD

1.5 This Screening Report has been prepared in accordance with Section 9(3) of the SEA Regulations 2004 and is based on the Council's current scope of the Surrey Canal Triangle SPD.

1.6 The purpose of the SPD will be to:

- Build on the policies within the Local Plan; and
- Provide further guidance on key considerations for the comprehensive development of the Surrey Canal Triangle area.

- 1.7 The purpose of the SPD will be to provide further guidance on the Strategic Site Allocation within the Core Strategy and the application of other key relevant policies within the LDF. It will not create any new policy or amend existing adopted policies. A proposed structure of the Surrey Canal Triangle SPD is set out below. Once produced, the draft of the Surrey Canal Triangle SPD will be subject to formal public consultation.

## **Proposed Surrey Canal Triangle SPD Structure**

### 1 Introduction including:

- The Role of the SPD
- Background
- The Vision
- Site History

### 2 The Surrey Canal Triangle Development Area Today including:

- Existing Site and Uses
- Existing Access and Movement Network
- Existing Open Space Network
- Existing Community Provision
- Wider and Strategic Context

### 3 Development Principles

### 4 The Urban Design Framework including:

- Overarching Principles Local Distinctiveness and Character Areas
- Public Realm
- Land Uses
- Heights, Scale and Massing

### 5 Delivery and Requirements

### 6 Statutory Considerations

### 7 Consultation

## **SA/SEA of the Lewisham Core Strategy and Site Local Plan**

1.8 The adopted Lewisham Core Strategy has been the subject of Sustainability Appraisal (including Strategic Environmental Assessment) and this has included the Surrey Canal Triangle Site Allocation (SSA3) and all other policies. This SA/SEA process was undertaken throughout the plan preparation process. The relevant Sustainability Appraisal documents and the LDF Core Strategy can be found on the London Borough of Lewisham website. The Sustainability Appraisal for the Core Strategy was undertaken in September 2010. A separate Habitats Regulations Assessment Screening was also undertaken in February 2010.

1.9 Paragraph 165 of the NPPF (2012 and last updated 2019) states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.

1.10 Paragraph 166 states that “Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken”.

1.11 National Planning Practice Guidance (NPPG) (2016 and last updated 2019) states that:

“Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.

A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.

Before deciding whether significant environment effects are likely, the local planning authority should take into account the criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies.”

## Screening Assessment

1.12 The SEA screening procedure generally comprises of 6 stages, as detailed below:

1. Preliminary Assessment: to determine whether screening is necessary;
2. Assessment of likely Environmental Effects: if screening is required the an assessment of the likely environmental effects, including any significant effects, will be undertaken in accordance with the SEA Regulations 2004;
3. Draft Screening Report: a draft screening report will be prepared summarising the results of Stage 2 and including a draft determination as to whether the SPD is likely to have significant environmental effects;
4. Consultation with statutory bodies: the Environment Agency, Historic England and Natural England will be consulted on the draft Screening Report. In this case, the council will consult additional stakeholders considered to have a strategic interest in this stage of the SPD preparation.
5. Final Screening Report: consideration to be given to the responses from the three statutory bodies and other consultees and then a final version of the screening report prepared confirming:
  - a. The result of the screening;
  - b. Responses from the consultation bodies and other consultees;
  - c. The final determination, and
  - d. The statement of reasons if no SEA is required
6. Final Screening Report made publically available: the Council will issue the Final Screening Report to each of the three statutory consultees and other consultees and make it publicly available for inspection.

1.13 This is the stage 3 report, with the current consultation being stage 4.

1.14 The document "A Practical Guide to the Strategic Environmental Assessment Directive" (ODPM, 2005), sets out eight criteria that should be taken into account when screening a plan or programme to determine whether it will require SEA. The following provides the London Borough of Lewisham's screening assessment using these criteria and the recommended methodology within the guide.



**Table 1: Application of the SEA Directive to the Proposed SPD**

Screening Question	Screening assessment
<p>Is the SPD subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority through legislative procedure by Parliament or Government?</p>	<p>Yes. The SPD will be prepared and adopted by the London Borough of Lewisham in its role as Local Planning Authority.</p>
<p>Is the SPD required by legislative, regulatory or administrative provisions?</p>	<p>No. Preparation of SPD is not a requirement of legislation, regulatory or administrative provisions.</p>
<p>Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport or 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?</p>	<p>Yes. The SPD is intended to provide further guidance to the LDF Core Strategy which is the town planning policy framework for its area, including policy for land-use. The Core Strategy has been subject to full Sustainability Appraisal (including SEA). The SPD will not create new policy or land-use designations.</p>
<p>Will the SPD, in view of its likely effects on sites, require an assessment under Article 6 or 7 of the Habitats Directive?</p>	<p>No. The Core Strategy were subject to screening for the need for assessment under the requirements of the Habitats Directive and it was concluded that such assessment was unnecessary. As the SPD will not change or add to policy, proposals or designations within the Core Strategy it is not considered that further screening for such assessment is necessary as there would be no likely effects on European Sites.</p>

<p>Does the SPD determine the use of small areas at local level, or is it a minor modification of a plan subject to Article 3.2?</p>	<p>No. The policies, proposals and allocations that determine use within the SPD area have already been set within the Core Strategy. There will be no aspect of the SPD which would modify these policy documents.</p>
<p>Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)?</p>	<p>No. This framework is already set within the Core Strategy. The SPD will provide further guidance on the relevant policies, proposals and allocations within this document.</p>
<p>Is the SPD's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan, OR is it co-financed by structural funds or EAGGF programmes 2000-2006/7?</p>	<p>No</p>
<p>Is it likely to have a significant effect on the environment?</p>	<p>It is not likely that the SPD will have any significant effect on the Surrey Canal Triangle area or elsewhere that has not already been assessed through Sustainability Appraisal (including SEA) of the Core Strategy. For example, the assessment of the Site Allocation SSA3 Surrey Canal Triangle concluded that whilst there may be some negative impacts in the shorter term, there were predominantly positive impacts in the longer term, including to business and economics, environmental quality, biodiversity, community identity, training and education. It concluded that there may be more uncertain noise and air quality impacts but that any negative impacts could be improved through mitigation.</p>



**Table 2: Determining the likely significance of effects**

	<b>SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)</b>	<b>Comment</b>
1.	The characteristics of plans and programmes, having regard, in particular, to:	
1a)	The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The SPD will provide further guidance to the policies, proposals and the allocations that are contained within the Core Strategy and already set the framework for the development projects and activities that could occur within the Surrey Canal Triangle SPD area. The Core Strategy, including those parts that set a framework for Surrey Canal Triangle, have been fully assessed for the purposes of SA/SEA
1b)	The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The Surrey Canal Triangle SPD, in providing further guidance to the framework set within the Core Strategy does not directly affect other specific public sector plans or programmes but rather is influenced by the Core Strategy and other higher tier planning policy, including the London Plan and NPPF
1c)	The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The Core Strategy and other higher level policies set the context for achieving sustainable development for which the SPD will provide further guidance as to how this should be achieved. These options will not revisit or change the higher level policy requirements and in the case of the Core Strategy, this have been subject of SA/SEA. The SA Report 2010 concluded that the Surrey Canal Triangle site allocation will give rise to a positive

		<p>impact overall and a specifically positive impact for the majority of the SA objectives when assessed against these.</p>
1d)	<p>Environmental problems relevant to the plan or programme</p>	<p>The assessment of the Site Allocation SSA3 Surrey Canal Triangle concluded that whilst there may be some negative impacts in the shorter term, there were predominantly positive impacts predicted in the longer term, including to business and economics, environmental quality, biodiversity, community identity, training and education. It concluded that there may be more uncertain noise and air quality impacts but that any negative impacts could be improved through mitigation.</p>
1e)	<p>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).</p>	<p>It is unlikely that there would be any significant impact resulting from the further guidance for this site allocation area.</p>
2	<p>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>	
2a)	<p>The probability, duration, frequency and reversibility of the effects</p>	<p>The SPD will provide guidance for and help give effect to the policies in the Core Strategy, which cover the 15 year plan period up to 2026. A Sustainability Appraisal was undertaken for the Core Strategy which included the Surrey Canal Triangle site allocation which is the area that will be addressed by the SPD. The evidence</p>

		<p>to support the SA for the Core Strategy continues to be up-to-date and looked at the probability, duration, frequency and reversibility of effects. The assessment of the Site Allocation SSA3 Surrey Canal Triangle concluded that whilst there may be some negative impacts in the shorter term, there were predominantly positive impacts in the longer term, including to business and economics, environmental quality, biodiversity, community identity, training and education. It concluded that there may be more uncertain noise and air quality impacts but that any negative impacts could be improved through mitigation. It is recognised that the SPD will provide further guidance on the design and the forms of development in the area which will result in higher level of certainty in the probability, duration, frequency and reversibility of any potential positive effects for SA objectives relating to noise and air quality.</p>
2b)	The cumulative nature of the effects	<p>Cumulative effects of the Surrey Canal Triangle site allocation have been assessed within the SA for the Core Strategy. There are no likely cumulative effects that would result from the production of the Surrey Canal Triangle SPD.</p>
2c)	The trans-boundary nature of the effects	<p>There will be no national trans boundary effects resulting from the Surrey Canal Triangle SPD given the highly localised nature of the area included and the types of development defined within the Core Strategy. Local administrative trans boundary effects were considered as part of the SA/SEA of these documents.</p>
2d)	The risks to human health or the environment (e.g. due to accidents)	<p>Human health effects were assessed in the SA for the Core Strategy for site allocation SSA3. No residual risks to human health or the environment were identified in</p>

		relation to the site allocation area for Surrey Canal Triangle.
2e)	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The spatial extent of the SPD will not be larger than the area already covered in the Core Strategy. This is a small area at local level with the site allocation area being 10 hectares. It has a range of existing businesses but a very limited existing residential population. The potential impact of the site allocation has been assessed as part of the SA/SEA of the Core Strategy. The impact on existing businesses is mitigated by the assessed employment policies within the Core Strategy. The magnitude of the impacts of the site allocation are therefore considered to be limited in this sense and positive in terms of the provision of a range of new homes and business space within the site allocation area
2f)	The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>I. special natural characteristics or cultural heritage,</li> <li>II. exceeded environmental quality standards or limit values</li> <li>III. intensive land-use</li> </ul>	The value and vulnerability of the area of the Surrey Canal Triangle SPD have been considered as part of the SA/SEA of the Core Strategy, including the special natural characteristics and cultural heritage aspects, with the latter being of limited relevance. The intensiveness of the proposed use of the land was part of the SA/SEA assessment and no significant impacts were identified in relation to this.
2g)	The effects on areas or landscapes which have a recognised national, Community or international protection status	There are no landscapes or areas of recognised national, community or international protection status that have been identified in relation to the Surrey Canal Triangle site allocation/SPD area. However, further site specific guidance on appropriate design is considered largely positive with regard to local character and townscape.

## Draft determination

- 1.15 A screening assessment has been undertaken on the Surrey Canal Triangle SPD, as detailed in Tables 1 and 2.
- 1.16 The assessment indicates that the spatial extent of the SPD is limited to a strategic site in a contained area of the borough, and the scope of the document is to provide guidance which will help give effect to the adopted Core Strategy policies.
- 1.17 Any effects resulting from higher tier planning documents including the 'parent policies' relevant to this SPD have already been considered and assessed by a separate full SEA through the Development Plan process.
- 1.18 The SPD does not propose any new policies, or the amendment of existing adopted policies, and will not allocate resources or direct other higher level plans and programmes.
- 1.19 In conclusion, the draft determination is that a SEA will not be required.

## Next Stage

- 1.20 The draft determination is that a SEA will not be required for the SPD. However, before a final determination is made it will be necessary to:
- 1 Consult on this draft determination with the three statutory consultees and other consultees listed in Paragraph 1.3, and
  - 2 Prepare a final screening report, which is to be made publicly available.