



Strategic Environmental Assessment Screening Determination

Ham and Petersham Neighbourhood Plan

June 2017

Ham and Petersham Neighbourhood Forum

Ham and Petersham Neighbourhood Plan SEA Screening Determination

A report by **CAG Consultants**

June 2017

Revision history

Version	Date	Version summary	Approvals
RO	23/3/17	First draft	Principal author: Gerard Couper Approved by: Carey Doyle
R1	20/6/17	Final version reflecting consultation comments	Approved by: Gerard Couper
R2			Approved by:
R3			Approved by:

To contact CAG Consultants:

CAG CONSULTANTS
150 Minorities
London EC3N 1LS
Tel 020 8555 6126
Fax 020 7900 1868
hq@cagconsult.co.uk
www.cagconsultants.co.uk

For direct enquiries about this report:

Gerard Couper
Partner
CAG Consultants
07866 361111
gc@cagconsult.co.uk

CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

CAG Consultants' Quality Management System is approved to the Quality Guild standard.

For more information, see www.cagconsultants.co.uk



QUALITY GUILD
ACCREDITED COMPANY

Contents

1. Introduction	2
2. Strategic Environmental Assessment	2
3. Neighbourhood Plans and Strategic Environmental Assessment	2
4. Ham and Petersham Neighbourhood Plan	3
5. SEA Screening Assessment	5
6. Consultation responses	8
7. Screening determination	8
Appendix A – consultation responses	10

1. Introduction

This report sets out a draft Screening Determination for the Ham and Petersham Neighbourhood Plan and has been prepared on behalf of the Ham and Petersham Neighbourhood Forum by CAG Consultants. The purpose of the screening is to assess if the Neighbourhood Plan will require a Strategic Environmental Assessment (SEA).

More detail is given in the following sections on SEA (section 2) and Neighbourhood Plans (section 3), and the Ham and Petersham Neighbourhood Plan specifically (section 4). The assessment of the Ham and Petersham Neighbourhood Plan and the Draft Determination is included in sections 5 and 6.

2. Strategic Environmental Assessment

European Union Directive 2001/42/EC requires an SEA to be undertaken for certain types of plans or programmes that could have significant environmental effects. The Directive has been transposed into law for England and Wales in the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). The purpose of Strategic Environmental Assessment is to promote sustainable development through assessing the extent to which the plan will help to achieve relevant environmental, economic and social objectives.

Under the Regulation 9 of the Regulations, the responsible body is required to determine whether a plan or programme is likely to have significant environmental effects, and therefore whether an SEA is required. This process is called screening, and is undertaken using a specified set of criteria (set out in Schedule 1 of the Regulations). The Regulations require that the results of this process are set out in an SEA Screening Determination (this document), which must be publicly available. This document should be submitted with the neighbourhood plan proposal and made available to the independent examiner.

Before the responsible body makes a formal determination, there is a requirement to consult three statutory consultation bodies designated in the regulations (Historic England, the Environment Agency & Natural England) on whether an environmental assessment is required. This consultation has been undertaken, and the responses are included in Appendix A.

3. Neighbourhood Plans and Strategic Environmental Assessment

Planning Practice Guidance states¹ that *“to decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan’s preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004”*.

The Guidance also suggests that the *“The local planning authority, as part of its duty to advise or assist, should consider putting in place processes to determine whether the proposed neighbourhood plan will require a strategic environmental assessment”*². In this case the Ham and Petersham Neighbourhood Forum has undertaken the screening determination, and the local planning authority has reviewed the draft determination, and supported its conclusions (see Appendix A).

¹ Paragraph: 028 Reference ID: 11-028-20150209. Planning Practice Guidance available at <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal> (accessed 23 March 2017_

² *ibid*

The requirement for an SEA will depend on the nature of what is proposed in the plan. The Guidance notes that ³:

“ A strategic environmental assessment may be required, for example, 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 is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan”.*

The particular circumstances described above are encompassed by the criteria outlined in Schedule 1 of the Regulations. This Determination has taken account of the Guidance and the Regulations in reaching its conclusions.

4. Ham and Petersham Neighbourhood Plan

The Ham and Petersham Neighbourhood Plan Area lies between Richmond Park and the River Thames in the London Borough of Richmond-upon-Thames (LBRuT). It includes large areas of open green space, much of it designated Metropolitan Open Land. It also includes six Conservation Areas, a number of listed buildings including 17th Century Ham House and garden (Grade 1 listed and Grade II* registered landscape), and extensive areas of housing dating primarily from the 20th century.

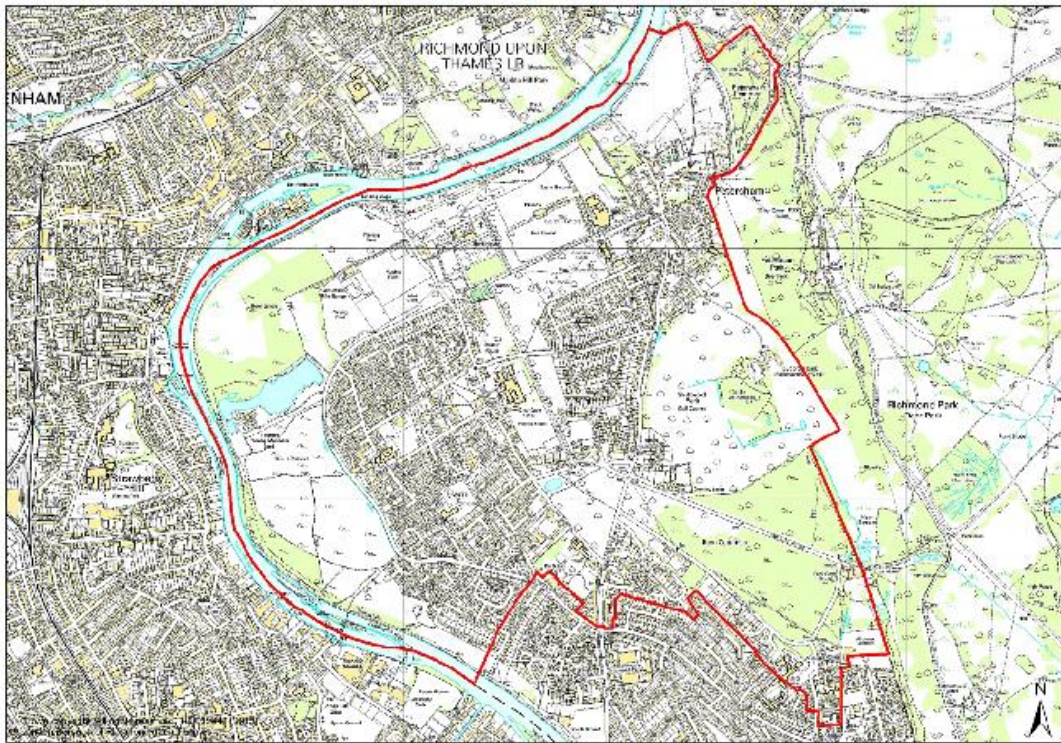
The Neighbourhood Plan has been produced by the Responsible Body, Ham and Petersham Neighbourhood Forum. The Neighbourhood Plan area was designated in January 2014 and is shown in the map below.

³ Paragraph: 046 Reference ID: 11-046-20150209

Annex A

1:11,000 at A3 scale

Ham and Petersham Neighbourhood Area



The Plan vision and objectives⁴ are shown in the Table below. As noted in the Plan⁵, a prominent theme emerging from consultation on the Neighbourhood Plan is the desire to protect and foster the character and heritage of Ham and Petersham.

Table 1: Neighbourhood Plan Vision and Objectives

1.1.1 The overarching purpose of the Neighbourhood Plan is to enable the community in Ham and Petersham to have a say in deciding the future development of the area. The views of the local community have been sought through extensive consultation.

1.1.2 Vision - to retain the identity of Ham and Petersham as a distinct and sustainable mixed residential community set within a semi-rural historic landscape.

1.1.3 Objectives - the objectives set out how the Neighbourhood Plan seeks to achieve this vision and how key issues should be addressed.

1.1.4 Character and Heritage

To ensure all development enhances the character and appearance of the area and is designed to integrate with the existing architecture and green spaces. To ensure that development is only permitted in appropriate locations.

1.1.5 Housing

To ensure the mix of any new housing has an appropriate balance in terms of tenure, size and type. Opportunities will be optimised for affordable housing. Older persons' housing, providing for a range of

⁴ Pre-submission version December 2016

⁵ Para 2.2.2 *ibid*

independence and support, will be encouraged.

1.1.6 Green Spaces

To protect and enhance existing green spaces, sites of historical and environmental significance and the semi-rural character of the area, for the benefit and enjoyment of the local and wider community and in the interest of nature conservation.

1.1.7 Travel and Streets

To create better transport links within the neighbourhood and with adjoining centres, in such a way as to encourage safe walking, cycling and the use of public transport, whilst seeking ways to minimise traffic congestion.

1.1.8 Community facilities

To provide an appropriate range of community facilities which will promote the health, education and physical, mental and spiritual development of all residents, particularly the young and the elderly.

1.1.9 Retail and Local Services

To enhance the character, quality and distinctiveness of key local shopping facilities and to ensure viable and vibrant shopping centres for residents and visitors to enjoy.

1.1.10 Environmental Sustainability

To ensure that buildings in the area achieve the highest of standards for energy and water efficiency and that flood risk is minimised.

5. SEA Screening Assessment

As noted above, Schedule 1 of the Regulations specify a set of criteria which must be used to assess whether any plan covered by the Regulation is likely to have significant environmental effects and therefore require an SEA. The table below considers each of these criteria in turn.

Table 2: Assessment of Likelihood of Significant Effects on the Environment

Criteria for determining the likely significance of effects	Likely to have significant effects?	Justification for assessment
1 (a) 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	No	<p>The framework for development in Ham and Petersham is currently set by the Richmond-upon-Thames Core Strategy and Development Management Plan. A new Local Plan is currently being developed, with adoption timetabled for spring 2018. The Ham and Petersham Neighbourhood Plan does not include site allocations which are additional to the emerging Local Plan or provide for any other projects which are likely to have significant effects.</p> <p>The Neighbourhood Plan does identify opportunities for improvement to specific areas which comprise:</p> <ul style="list-style-type: none"> • Improvements to public space and the public realm in specified locations. • Conversion and redevelopment of existing sites (provided for in the emerging Local Plan). <p>Protection of sensitive features in these areas is addressed in response 2(f) below.</p> <p>The Neighbourhood plan encourages the development of</p>

		“previously developed land pockets for residential purposes”. ⁶ It notes that the Housing and Planning Act 2016 has introduced a ‘Permission in Principle’ procedure that could grant planning approval for housing-led development in sites identified by the Neighbourhood Plan. The Neighbourhood Plan does not identify any such sites, but indicates that such sites could be identified when the plan is reviewed. Should such sites be identified in the future the requirements for an assessment of environmental impacts would need to be determined
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	No	A Neighbourhood Plan is at the bottom of the planning hierarchy and must be in general conformity with the strategic policies of the Local Plan and the London Plan. The Neighbourhood Plan fits with the emerging strategic policies of higher level plans.
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The Neighbourhood Plan focuses on protecting the quality of the neighbourhood and its environment, particularly in the case of any development which arises out of the existing planning framework or the emerging new Local Plan. The existing and emerging Local Plan have been subject to sustainability appraisal at all stages, and the outcomes of those assessments have been considered with regard to this Neighbourhood Plan. It is considered that the Neighbourhood Plan’s likely impact will be to have a positive effect on the environment by providing an additional layer of policy protection.
1(d) environmental problems relevant to the plan	No	The Borough of Richmond-upon-Thames as a whole has been designated an 'Air Quality Management Area' (AQMA) for both nitrogen dioxide (NO2) and PM10 (particles less than 10 microns). A portion of the development along the River is within Flood Zone 2, but none within Flood Zone 3. .
1 (e) 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)	No	The Plan will be in conformity with the Richmond-upon-Thames Core Strategy and Development Management Plan, the London Plan, the emerging Local Plan and the NPPF which have taken account of existing legislation for environmental protection. As noted above it is likely to have a positive effect by improving environmental protection policy.
2 (a) the probability, duration, frequency and reversibility of the effects	No	No significant effects have been identified
2 (b) the cumulative nature of the effects	No	No significant effects have been identified
2 (c) the trans-boundary nature of the effects	No	No significant effects have been identified
2 (d) the risks to human health or the environment	No	No significant effects have been identified

⁶ Policy 9.18

(e.g. due to accidents)		
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	No significant effects have been identified
2 (f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards (iii) intensive land-use	No	<p>The neighbourhood area contains sensitive features, particularly heritage features but there are no proposals in the plan which are likely to have significant environmental effects on these features. Key plan policies are designed to protect these features. The plan notes that LBRuT has produced Character Appraisal and Management Plans⁷ covering each of the 6 Conservation Areas wholly or partly in the neighbourhood and the plan strongly encourages LBRuT to update them. In addition, as part of the preparation for the plan, neighbourhood character studies were undertaken for the different and distinctive areas within Ham and Petersham which fall outside the designated conservation areas. These are included as appendices to the plan. The following specific policies protect sensitive features:</p> <ul style="list-style-type: none"> • Policy C1 - Protecting Green Character • Policy C2 - Character and Context Appraisals • Policy C3 - Protecting the Character of Built Areas <p>The plan also provides the following protection for sensitive features where it identifies opportunities for improvement to specific areas :</p> <ul style="list-style-type: none"> • Improvements to central Petersham – proposed urban realm improvements will be undertaken within the context of the Petersham Conservation Area Management Plan⁸ • Redevelopment of Ham Close - builds on protection of the adjacent Ham House Conservation Area and the many listed buildings provided in policy SA15 of the emerging Local Plan.⁹ • Redevelopment of the Grade II listed Cassel Hospital – builds on protection of the site and neighbouring heritage assets provided in policy SA16 of the emerging Local Plan. • Redevelopment of the Grade II listed St Michael's Convent – builds on protection of the site and neighbouring heritage assets provided in SA17 of the emerging Local Plan.
2 (g) the effects on areas or landscapes which have a recognised national, community or international	No	Significant areas of the neighbourhood are designated as Metropolitan Open Land in the LBRuT Local Plan ¹⁰ , affording a high level of protection and retention as undeveloped land in open use. As also discussed above,

⁷ A comprehensive description and assessment of the 4 Conservation Areas located entirely within the neighbourhood (Petersham, Ham House, Ham Common and Parkleys) is provided in the Character Appraisal and Management Plan published by the LBRuT in 2007. The LBRuT Teddington Lock and Teddington High Street Conservation Area Study was produced by LBRuT in 1995 and briefly refers to the Lock and Ham bank. Only a small part of the Richmond Hill Conservation Area falls within the neighbourhood area (Petersham Common Woods and the Star and Garter). The Richmond Hill Conservation Area Study was produced by LBRuT in 2000.

⁸ LBRuT, 2007

⁹ Publication Version December 2016

¹⁰ Publication Version December 2016

protection status		<p>the plan includes policies to protect these areas, and therefore any effects are likely to be positive.</p> <p>Regarding effects on European sites, a Habitats Regulation Assessment screening report was carried out on the emerging Local Plan.¹¹ The screening report identifies that the total new development proposed in the borough is likely to contribute to an increase in traffic and therefore air pollution, either alone or in combination with development in neighbouring boroughs. However, having undertaken an appropriate assessment of these impacts, the report concludes “that the LBRuT Publication Local Plan is not expected to result in adverse effects on the integrity of any European sites in relation to increased air pollution from vehicle traffic”. As noted above, the three areas proposed for new residential development in the Ham and Petersham Neighbourhood Plan are contained within the provisions made in the emerging Local Plan. The screening report considers¹² that individually they are not likely have a significant effect on European sites. As these sites are within those considered in the Local Plan Habitats Regulations Assessment, the Neighbourhood Forum is relying on this evidence to conclude that the Ham and Petersham Local Plan is not likely to result in adverse effects on the integrity of any European sites.</p>
-------------------	--	--

6. Consultation responses

Before the responsible body makes a formal determination, there is a requirement to consult three statutory consultation bodies designated in the regulations (Historic England, the Environment Agency & Natural England) on whether an environmental assessment is required. This has been done. Responses were received from Natural England and the Environment Agency. These are attached in Appendix A. Both responses agreed that the Plan is not likely to have significant environmental effects. In addition, LBRuT has undertaken its own screening opinion (also attached in Appendix A), which agrees that *the Neighbourhood Plan does not require SEA as it is not likely to result in significant environmental effects*¹³.

7. Screening determination

Based on the conclusions outlined in table 2 above, the consultation responses from the statutory bodies and the screening opinion produced by LBRuT, it is concluded that the Ham and Petersham Neighbourhood Plan is not likely to have significant environmental effects and therefore an SEA is not required. The principal reasons for this conclusion are:

- No additional sites are allocated for development in the Neighbourhood Plan. Those allocated are three sites provided for in the LBRuT Publication Local Plan (2016) which has already been subject to SEA as part of Sustainability Appraisal.

¹¹ Land Use Consultants December 2016

¹² Appendix 3, pages 75-78

¹³ *Strategic Environmental Assessment – Screening Opinion, Response by LB Richmond upon Thames on whether SEA is required 06 June 2017* p 11

- The Plan focuses on protecting the quality of the neighbourhood and its environment, particularly in the case of any development which arises out of the existing planning framework or the new Local Plan. It is considered that the Neighbourhood Plan's likely impact will be to have a positive effect on the environment by providing an additional layer of policy protection.
- The neighbourhood area does contain sensitive features, particularly heritage features, but there are no proposals in the Plan which are likely to have significant environmental effects on these features. In fact as already noted, key plan policies are designed to protect these features.

Appendix A - consultation responses

Date: 18/04/2017

Our ref: 213126

Your ref:



Chris Ruse [<mailto:chris.ruse@care4free.net>].

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business
Park
Electra Way
Crewe Cheshire
CW1 6GJ

T 0300 060 3900

Dear Chris,

Screening consultation: Ham and Petersham Neighbourhood Plan - consultation requested for the draft scoping report for a Strategic Environmental Assessment

Location: Richmond upon Thames

Thank you for your consultation on the above dated 12th April 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), 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 Guidanceⁱ. 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 queries relating to the specific advice in this letter only please contact Sally Harries on 0208 026 4005. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours Sincerely

Sally Harries

Sustainable Development, Thames Team.

Chris Ruse
H&P Neighbourhood Forum
C/O Grey Court School
Ham Street, Ham
Richmond
Surrey TW10 7HN

Our ref: SL/2007/100791/SE-03/SC1

Your ref: email

Date: 22 May 2017

chris.ruse@care4free.net

Dear Chris Ruse

Ham and Petersham Neighbourhood Plan SEA Screening Determination

Thank you for consulting the Environment Agency on the above.

The Environment Agency is in agreement with the findings of the screening assessment that the Ham and Petersham Neighbourhood Plan is unlikely to have any significant environmental effects and therefore a full Strategic Environmental Assessment will not be required.

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

Yours sincerely,

Charles Muriithi, MRTPI
Planning Specialist

Sustainable Places
Kent and South London
0203 263 8077
charles.muriithi@environment-agency.gov.uk

Ham and Petersham Neighbourhood Plan
Pre-submission version, approved 13 December 2016

Strategic Environmental Assessment – Screening Opinion

Response by LB Richmond upon Thames on whether SEA is required

06 June 2017

This screening opinion has been prepared by LB Richmond upon Thames to determine whether or not a full SEA is required. This is to ensure that the proposed Neighbourhood Plan is in accordance with Regulations 5 and 9 of the Environmental Assessment of Plans and Programmes regulations 2004.

1. Background

A screening report has been prepared by CGA Consultants. This concluded that a full SEA would not be required. In accordance with the Regulations, the SEA consultation bodies, i.e. Natural England, Historic England and the Environment Agency, have been consulted by the qualifying body (i.e. the neighbourhood forum) to get their opinion on whether or not the plan is likely to result in significant environmental effects and therefore whether an SEA is required. The Council, in its role as the local planning authority and due to the duties placed upon it to check whether the forthcoming Neighbourhood Plan meets the basic conditions, including relevant EU legislation, is also providing this opinion to assist the Forum.

What information should be in a screening report?

When determining whether a neighbourhood plan requires SEA, the SEA Regulations require that the criteria set out in Schedule 1 of the SEA Regulations be considered. These are the criteria “for determining the likely significance of effects on the environment”. These criteria are split into two categories: those relating to the characteristics of the plan and those to the characteristics of the effects and area likely to be affected. These are set out below:

Plan characteristics

- 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 degree to which the plan or programme influences other plans and programmes including those in a hierarchy
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development
- environmental problems relevant to the plan or programme
- the relevance of the plan or programme for the implementation of [European] Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

Effects and area characteristics

- 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 or the environment (for example, 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; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: The Environmental Assessment of Plans and Programmes Regulations 2004, accessed at: http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf, which replicate the criteria in Annex II of the SEA Directive 2001/42/EC.

Assessment of effects should be proportionate. The question to consider should be what the likely significant effects of implementing the plan would be? It is important that whatever approaches are adopted by the LPA as part of the 'duty to support', that they are: consistent, proportionate and accessible.

2. Vision, Objectives & policy priorities of the plan

Table 1: Draft Neighbourhood Plan Vision and Objectives

<p>The overarching purpose of the Neighbourhood Plan is to enable the community in Ham and Petersham to have a say in deciding the future development of the area. The views of the local community have been sought through extensive consultation.</p> <p>Vision - to retain the identity of Ham and Petersham as a distinct and sustainable mixed residential community set within a semi-rural historic landscape.</p> <p>Objectives - the objectives set out how the Neighbourhood Plan seeks to achieve this vision and how key issues should be addressed.</p> <p>1 Character and Heritage</p> <p>To ensure all development enhances the character and appearance of the area and is designed to integrate with the existing architecture and green spaces. To ensure that development is only permitted in appropriate locations.</p> <p>2 Housing</p> <p>To ensure the mix of any new housing has an appropriate balance in terms of tenure, size and type. Opportunities will be optimised for affordable housing. Older persons' housing, providing for a range of independence and support, will be encouraged.</p> <p>3 Green Spaces</p> <p>To protect and enhance existing green spaces, sites of historical and environmental significance and the semi-rural character of the area, for the benefit and enjoyment of the local and wider community and in the interest of nature conservation.</p> <p>4 Travel and Streets</p> <p>To create better transport links within the neighbourhood and with adjoining centres, in such a way as to encourage safe walking, cycling and the use of public transport, whilst seeking ways to minimise traffic congestion.</p>
--

5 Community facilities

To provide an appropriate range of community facilities, which will promote the health, education and physical, mental and spiritual development of all residents, particularly the young and the elderly

6 Retail and Local Services

To enhance the character, quality and distinctiveness of key local shopping facilities and to ensure viable and vibrant shopping centres for residents and visitors to enjoy.

7 Environmental Sustainability

To ensure that buildings in the area achieve the highest of standards for energy and water efficiency and that flood risk is minimised.

The Neighbourhood Plan aims to ensure that development in Ham and Petersham respects and reflects the particular architectural and visual character of the area. It also aims to protect and enhance existing green spaces. Any new development will be expected to have regard to the character of the area in which it is located and new housing will be expected to meet high design and environmental standards. Development is only permitted in appropriate locations and all new housing should be delivered on those sites identified in this plan and on previously developed brownfield sites. The development of backland garden sites is not considered appropriate and will be resisted, in line with policy LP 39 of the draft LBRuT Local Plan Publication Version.

In terms of opportunities for change, a small number of opportunity sites and areas where significant improvement could be achieved over the next 15 years have been identified as well as a number of previously developed brownfield sites which are currently vacant or under-utilised. These sites offer the potential to deliver housing growth and environmental improvements. Environmental enhancements are a key element of those proposals.

3. Sensitive areas

There are no highly sensitive areas as identified through the EIA regulations such as SSSIs, Natura 2000 sites, Special Protection Areas, World Heritage Sites, etc. Ham House is a Scheduled Ancient Monument within the Neighbourhood Area.

It is possible to determine whether there would be any likely significant effects (positive and / or negative) on the environment, having gathered data on the environmental constraints and assets in the area.

Potential environmental constraints /assets (This list is not exhaustive.)

Type of area	Comments on sensitivity and establishing the significance of effects
National Nature Reserve	The Ham & Petersham Neighbourhood area lies between Richmond Park and the River Thames in south-west London. Richmond Park is a National Nature Reserve. The area includes large areas of open green space, much of it designated as Metropolitan Open Land. Consideration should be given both to likely effects on the biodiversity value of the National Nature Reserve and opportunities for research and visitor enjoyment. It is the Council's opinion that the protection of the National Nature Reserve, i.e. Richmond Park, is afforded protection through the Local Plan as well as the emerging Neighbourhood Plan.

<p>Biodiversity Action Plan Priority Habitats</p>	<p>Consideration should be made to the location and extent of BAP Priority Habitats through screening. The priority habitats within this borough, which are also of regional and national importance, are: Acid Grassland, Ancient Parkland/Veteran Trees, Broadleaved Woodland, Reed beds and Tidal Thames.</p> <p>Ham Lands (OSNI), Petersham Common, Marble Hill Park & Orleans House Gardens and the River Thames & Islands are Sites of Metropolitan Importance or Borough Importance to nature Conservation, Ham Common is a Local Nature Reserve and Ham Pond is a Site of Local Importance to Nature Conservation. The Council is of the opinion that the BAP habitats are afforded significant protection through the Local Plan and that this will be supported through the emerging Neighbourhood Plan.</p>
<p>Listed buildings</p>	<p>Nationally listed buildings are classed as Grade I, Grade II* or Grade II listed. Whilst consideration of the fabric and setting of all listed buildings is appropriate through screening, likely effects on Grade I and Grade II* listed structures have the potential to be particularly significant. The Grade 1 Ham House built in 1610 and the Grade 2* Manor House, Langham House Close and Sudbrook Lodge in Ham, and St Peter's Church, Douglas House, Petersham House, Rutland Lodge, Montrose House, and Harrington Lodge in Petersham are some of a number of Listed Buildings in the area. New development is not expected to affect these buildings. The Council is of the opinion that the national guidance set out in the National Planning Policy Framework as well as the policies of the development plan for the borough, i.e. the London Plan and Local Plan, afford protection to heritage assets in accordance with their significance and that this will be supported through the emerging Neighbourhood Plan.</p>
<p>Conservation area</p>	<p>Conservation Areas are locally designated. They typically represent important concentrations of key historic environment features and townscapes such as here: an 18th century settlement along linear streets and 20th century suburban style housing, often arranged in closes and around courtyards.</p> <p>The area includes 6 Conservation Areas and it is the Council's opinion that the emerging Neighbourhood Plan seeks to protect, and where possible enhance, the character of these areas in line with national, regional and local policies.</p>
<p>Flood Zone 3a and 3b</p>	<p>Flood Zone 3 represents land a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of sea flooding. No development sites have been identified by the Plan that lie within Flood zone 3.</p>
<p>Areas with surface water flooding issues.</p>	<p>Surface water sewers in Ham have a relatively flat gradient so during a high intensity summer storm the sewers fill up quickly and do not have the capacity to carry the rainwater away quickly. All new buildings will be expected to include a sustainable drainage system to dispose of surface water and all new hard standings and forecourt parking areas will be</p>

	constructed using permeable materials. The Council considers that this approach is in accordance with its own emerging policy of the Local Plan (Policy LP 21 Flood Risk and Sustainable Drainage).
Air Quality Management Area	Air Quality Management Areas are designated because they are not likely to achieve national air quality objectives. In practice neighbourhood plans have the most potential to affect air quality through effects on road transport. The Council considers that the Neighbourhood Plan seeks to address air quality by promoting sustainable modes of transport, in particular cycling and walking, as an alternative to motorised travel.
Areas of archaeological priority	e.g. Ham Fields and Ham. The Council considers that there are unlikely to be significant effects.
Locally designated nature conservation sites	There are no proposals to develop in the nature reserves. Most of the grounds of Cassel Hospital are designated as Other Open Land of Townscape Importance and Other Sites of Nature Importance. This offers a high degree of protection to the grounds. The Neighbourhood Plan seeks to retain and enhance the listed buildings and grounds for the enjoyment of the community, while realising the potential of the site for suitable uses and possible new development.
Metropolitan Open Land	The Ham & Petersham Neighbourhood Area lies between Richmond Park and the River Thames in south-west London. It includes large areas of open green space, much of it designated as Metropolitan Open Land. The broad sweep of open space flanking the Thames stretching from Petersham Meadows, with grazing cattle set against the backdrop of Richmond Hill, to Teddington Lock and beyond, together with Petersham and Ham Commons are important and much loved constituents of the semi-rural character of the neighbourhood. They are designated as Metropolitan Open Land in the Local Plan, affording a high level of protection and retention as undeveloped land in open use. The Council considers that the Neighbourhood Plan fully supports this designation.
Other Open Land of Townscape Importance	Other significant open areas including school playing fields, the gardens of the Cassel Hospital and St Michael's Convent and Ham Green are designated as OOLTI in recognition of their importance to the village-like character which is highly valued by residents. This designation and associated policies in the Council's Local Plan provide control over development and protection. The St Michael's Convent is listed Grade II and the grounds are designated as Other Land of Townscape Importance. The listed buildings and grounds are considered to be very important to the character of Ham and Petersham. As the Council considers that the Neighbourhood Plan seeks to retain and enhance OOLTI designations for the enjoyment of the community and for future generations, it is not considered that the Plan would lead to any likely significant effects in this regard.

4. Significance

Significance is an outcome of the characteristics of the impact of the policy or plan, such as its 'scale', and the 'sensitivity' of the area in which the impact is felt. There must be sufficient information available to anticipate the likely content of the plan or its likely intent (e.g. will it allocate development sites or not?) in order to properly assess the likelihood of significant effects.

- i) Plan vision and objectives
- ii) sites to be considered for inclusion in the plan (this list could be derived from the LPA's site allocations in the Local Plan or a 'call for sites')

What is the intent of the plan and are sites to be allocated, and, or whether housing numbers above those in the local plan will be proposed (these are two important factors to consider in determining whether a plan is likely to have significant effects)? There are however only two outcomes: screened in (the plan requires an SEA) or screened out (the plan does not require an SEA).

Table 2: Assessment of Likelihood of Significant Effects on the Environment

SEA Directive criteria for determining the likely significance of effects	Likely to have significant effects?	Justification for assessment
Characteristics of plans and programmes, having regard, in particular to		
1 (a) 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	No	<p>The Neighbourhood Plan must have regard to National Policy and be in general conformity with the strategic policies of the borough.</p> <p>The framework for development in Ham and Petersham is currently set by the Richmond-upon-Thames Core Strategy and Development Management Plan. A new Local Plan is currently being developed, which has been submitted for examination in public to the Secretary of State, with adoption timetabled for spring 2018. The Ham and Petersham Neighbourhood Plan does not include site allocations, which would be additional to the emerging Local Plan, nor does it provide for any other projects which are likely to have significant effects.</p> <p>The Neighbourhood Plan does identify opportunities for improvement to specific areas which comprise:</p> <ul style="list-style-type: none"> • Improvements to public space and the public realm in specified locations. • Conversion and redevelopment of existing sites (provided for in the emerging Local Plan). <p>Protection of sensitive features in these areas is addressed in response 2(f) below.</p> <p>The Neighbourhood plan encourages the development</p>

		of “previously developed land pockets for residential purposes”. ¹ It notes that the Housing and Planning Act 2016 has introduced a ‘Permission in Principle’ procedure that could grant planning approval for housing-led development in sites identified by the Neighbourhood Plan. The Neighbourhood Plan does not identify any such sites, but indicates that such sites could be identified when the Plan is reviewed in the future. Should such sites be identified in the future the requirements for an assessment of environmental impacts would need to be determined.
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	No	The Neighbourhood Plan is at the bottom of the planning hierarchy and must be in general conformity with the National Planning Policy Framework as well as the strategic policies of the London Plan and the Local Plan. The Neighbourhood Plan conforms to the emerging strategic policies of higher level plans and thus the extent of its impact is unlikely to be significant in this regard.
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The Neighbourhood Plan focuses on protecting the quality of the neighbourhood and its environment, particularly in the case of any development which arises out of the existing planning framework or the emerging new Local Plan. The existing and emerging Local Plan have been subject to sustainability appraisal at all stages, and the outcomes of those assessments have been considered with regard to the Ham and Petersham Neighbourhood Plan. It is considered that the Neighbourhood Plan is likely to have a positive effect on the environment by providing an additional layer of policy protection.
1(d) environmental problems relevant to the plan	No	The whole of Richmond Borough has been designated an 'Air Quality Management Area' (AQMA) for both nitrogen dioxide (NO2) and PM10 (particles less than 10 microns). The Neighbourhood Plan seeks ways to minimise traffic in the area. In addition, new development is directed away from the river and Flood zone 3.
1 (e) 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	No	The neighbourhood plan is not directly relevant to the implementation of community legislation on the environment. The Plan will be in conformity with the Richmond-upon-Thames Core Strategy and Development Management Plan, the emerging Local Plan, the London Plan and the NPPF, all of which have taken account of existing legislation for environmental

¹ Policy 9.18

water protection)		protection. As noted above, the emerging Neighbourhood Plan is likely to have a positive effect by improving environmental protection policy.
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to		
2 (a) the probability, duration, frequency and reversibility of the effects	No	No significant effects have been identified.
2 (b) the cumulative nature of the effects	No	Cumulative effects occur where several policies or site allocations, when put together, have a significant combined effect. No significant effects have been identified.
2 (c) the trans-boundary nature of the effects	No	No significant effects have been identified.
2 (d) the risks to human health or the environment (e.g. due to accidents)	No	No significant effects have been identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	No significant effects have been identified.
2 (f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards (iii) intensive land-use	No	The neighbourhood area contains sensitive features, particularly heritage features, but there are no proposals in the plan which are likely to have significant environmental effects on these features. Key policies in the emerging Plan are designed to protect these features. The plan notes that LB Richmond has produced Character Appraisals and Management Plans ² , covering each of the 6 Conservation Areas wholly or partly in the neighbourhood area, and it is noted that the Plan encourages the Council to update them. In addition, as part of the preparation for the Plan, neighbourhood character studies were undertaken for the different and distinctive areas within Ham and Petersham, which fall outside the designated conservation areas. These are included as appendices to the plan. The following specific policies protect sensitive features:

² A comprehensive description and assessment of the 4 Conservation Areas located entirely within the neighbourhood (Petersham, Ham House, Ham Common and Parkleys) is provided in the Character Appraisal and Management Plan published by the LBRuT in 2007. The LBRuT Teddington Lock and Teddington High Street Conservation Area Study was produced by LBRuT in 1995 and briefly refers to the Lock and Ham bank. Only a small part of the Richmond Hill Conservation Area falls within the neighbourhood area (Petersham Common Woods and the Star and Garter). The Richmond Hill Conservation Area Study was produced by LBRuT in 2000.

		<ul style="list-style-type: none"> • Policy C1 - Protecting Green Character • Policy C2 - Character and Context Appraisals • Policy C3 - Protecting the Character of Built Areas <p>The plan also provides the following protection for sensitive features where it identifies opportunities for improvement to specific areas :</p> <ul style="list-style-type: none"> • Improvements to central Petersham – proposed urban realm improvements will be undertaken within the context of the Petersham Conservation Area Management Plan³ • Redevelopment of Ham Close - builds on protection of the adjacent Ham House Conservation Area and the many listed buildings provided in policy SA15 of the emerging Local Plan.⁴ • Redevelopment of the Grade II listed Cassel Hospital – builds on protection of the site and neighbouring heritage assets provided in policy SA16 of the emerging Local Plan. • Redevelopment of the Grade II listed St Michael’s Convent – builds on protection of the site and neighbouring heritage assets provided in SA17 of the emerging Local Plan.
Key opportunity sites for housing development in the area. These have been identified in the Opportunities for Change chapter	No	There is a range of potential housing sites on previously developed brownfield sites in the area. These offer windfall opportunities for housing development and the Plan seeks to encourage appropriate proposals. Housing targets for LBRuT, as set through the London Plan, reflect the very strong protection afforded to MOL across London. The identified opportunity sites and the potential brownfield and windfall sites are considered to contribute to meeting the borough’s housing target.
2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status	No	<p>Significant areas of the neighbourhood are designated as Metropolitan Open Land in the Council’s Local Plan⁵, affording a high level of protection and retention as undeveloped land in open use. As mentioned above, the proposed Neighbourhood Plan includes policies to protect these areas, and therefore any effects are likely to be positive.</p> <p>Regarding possible effects on European sites, a Habitats Regulation Assessment (HRA) screening report was carried out as part of the emerging Local Plan⁶. The HRA screening report identifies that the</p>

³ LBRuT, 2007

⁴ Publication Version December 2016

⁵ Publication Version December 2016

⁶ Land Use Consultants December 2016

	<p>total new development proposed in the borough is likely to contribute to an increase in traffic and therefore air pollution, either alone or in combination with development in neighbouring boroughs. However, having undertaken an appropriate assessment of these impacts, the report concludes “<i>that the LBRuT Publication Local Plan is not expected to result in adverse effects on the integrity of any European sites in relation to increased air pollution from vehicle traffic</i>”. As noted above, the three areas proposed for new residential development in the Ham and Petersham Neighbourhood Plan are contained within the provisions made in the emerging Local Plan. The HRA screening report considers⁷ that individually they are not likely to have a significant effect on European sites. As these sites are within those considered in the Local Plan’s HRA, the Council is content with the Neighbourhood Forum’s decision to rely on the Council’s evidence on the HRA, and to conclude that the Ham and Petersham Local Plan is not likely to result in adverse effects on the integrity of any European sites.</p>
--	--

5. Determination

It is concluded by the London Borough of Richmond upon Thames that the Ham and Petersham Neighbourhood Plan is not likely to result in significant environmental effects and, accordingly, it is the Council’s view that the Plan does not require a strategic environmental assessment.

Statement of reasons for the SEA determination

- No additional sites are proposed to be allocated for development in the emerging Neighbourhood Plan. The three identified sites in the area are already allocated as part of the LBRuT Publication Local Plan 2016, which has been submitted to the Planning Inspectorate for examination later this year. The Local Plan, including the site allocations, have already been subject to SEA as part of the Sustainability Appraisal.
- The neighbourhood area contains sensitive features, particularly heritage features, but there are no proposals in the emerging Neighbourhood Plan which are likely to have significant environmental effects on these features. It is the Council’s view that the Neighbourhood Plan’s objectives and policies are designed to protect these features and therefore it is likely to result in positive impacts.
- The Plan focuses on protecting the quality of the neighbourhood and its semi-rural environment, particularly in the case of any development which arises out of the existing planning framework or the new Local Plan. The Council therefore considers that the Neighbourhood Plan is likely to have a positive effect on the environment by providing an additional layer of policy protection.

⁷ Appendix 3, pages 75-78

6. What are the next steps?

The Neighbourhood Forum has consulted the SEA consultation bodies, i.e. Natural England, Historic England and the Environment Agency, as well as the Council on the SEA screening report prepared by CGA Consultants.

The Council considers that the Neighbourhood Plan does not require SEA as it is not likely to result in significant environmental effects.

The Neighbourhood Forum should consider all responses received from the SEA consultation bodies and subsequently inform the Council of the outcome.