

Title of Plan or Programme

Isle of Dogs and South Poplar Opportunity Area Planning Framework

Responsible Authority

The Greater London Authority

Record of Determination

In accordance with section 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004 as amended ('the SEA Regulations'), the Greater London Authority (GLA) submitted for consultation a report ('Isle of Dogs and South Poplar OAPF - SEA Screening Report' (February 2018)) to consider whether the Isle of Dogs and South Poplar Opportunity Area Planning Framework ('the OAPF') is likely to have significant environmental effects. This SEA Screening Report was prepared independently and with regard to the screening criteria specified in Schedule 1 of the SEA Regulations. The report concluded that the OAPF is not likely to result in significant effects on the environment on account of either its plan characteristics, its likely effects or the area likely to be affected and consequently concluded that it would not be necessary to undertake a full SEA in respect of the OAPF.

The GLA then sought the views of the SEA Consultation Bodies¹ regarding this conclusion in accordance with Regulation 9(2) of the SEA Regulations. Responses were received to the SEA Screening Report from Natural England, Historic England and the Environment Agency, all of whom endorsed the conclusions that significant effects on the environment are not likely to arise from the OAPF and therefore that a full SEA is not required.

Regulation 5(6) of the SEA Regulations identifies when an environmental assessment does not need to be carried out, which includes plans to determine the use of a small area at local level, unless it has been determined that the plan is likely to have significant environmental effects. In formally determining whether a SEA is required, the GLA have taken into account the views of SEA Consultation Bodies. There is agreement between all parties that the OAPF is not likely to have significant environmental effects and that a formal SEA is not required. In accordance with Regulation 9(3) of the SEA Regulations, a statement of reasons for this determination is provided below.

Statement of Reasons for Screening Determination

The GLA has reached this screening determination for the following reasons:

1. **Plan Characteristics:** The OAPF does not include specific policies, proposals or site allocations which could alone determine or provide significant support for development proposals within the Isle of Dogs and South Poplar Opportunity Area ('the OA'). Rather, the OAPF will function as a delivery plan to implement higher level plans within the OA to achieve significant housing and employment growth in line with the requirements of the current London Plan (2015), the emerging New London Plan and the emerging London Borough of Tower Hamlets (LBTH) Local Plan. Therefore, whilst the OAPF has the potential to influence the framework for future development consent of projects within the OA, this influence would be limited to a supporting role and would not be likely to result in significant environmental effects;

¹ The SEA Consultation Bodies are defined under the SEA Regulations as Natural England, Historic England and the Environment Agency.

2. **Plan Hierarchy:** The position of the OAPF towards the lower end of the planning policy hierarchy and its reliance upon higher level plans means that at present there is no potential for likely significant effects to occur on account of the OAPF influencing other plans and programmes;
3. **Relevance of the OAPF for Integrating Environmental Considerations:** The OAPF builds on the emerging New London Plan and LBTH Local Plan to address local level issues associated with current and expected future housing and employment growth. The OAPF does not however set out any new policy requirements or proposals not already identified (and assessed in SEA terms) in higher level plans. On this basis, the OAPF is not itself likely to result in any new or different significant environmental effects beyond those likely to occur in any case through the implementation of higher level plan and programmes, which the OAPF would simply contribute to;
4. **Relevant Environmental Problems:** The OAPF provides guidance and support for proposals to address identified environmental problems, without itself giving rise to adverse effects which could exacerbate these problems. Whilst the OAPF plans for the delivery of a minimum of 31,000 additional homes and 110,000 additional jobs by 2041, it does not include policy requirements or allocate sites for specific uses. The OAPF also does not include a detailed flood risk management strategy as this is being taken forward in a separate policy document. Read in the context of flood risk policy requirements set out in higher level plans, the OAPF would therefore itself have no specific effect on flood risks and is not likely to result in significant environmental effects in relation to current environmental problems and issues affecting the OA;
5. **Final OAPF Content:** The OAPF was previously subject to an Integrated Impact Assessment (IIA), incorporating SEA, Screening and Scoping Report issued to the SEA Consultation Bodies in October 2017. Based on the content of the draft OAPF available at that time it was considered that there was the potential for the document to have likely significant effects on the environment and therefore that a full SEA should be undertaken. A revised draft of the OAPF was produced by GLA officers in December 2017, with key changes made to align the OAPF with other emerging planning policy documents and take account of feedback from LBTH Council (the host Borough of the OA). In light of these changes the content of the OAPF (see below) is now not likely to have significant effects on the environment;
6. **Effect Characteristics:** The analysis provided in the SEA Screening Report identified the substantive components of the OAPF which have the potential to generate environmental effects, each of which is considered below:
 - a. **OAPF Objectives:** Due to their high level nature, the OAPF Objectives serve as hooks to underpin individual thematic and area strategies rather than directly influencing development. As such, their potential to result in clear environmental effects is limited. However, read together the objectives could indirectly result in positive effects on overall environmental quality, accessibility and social infrastructure provision through creating a framework to address these issues. The OAPF Objectives respond to existing policy requirements and seek to implement the high level spatial strategy and principles for the Isle of Dogs OA set out in the emerging LBTH Local Plan (2017). However, owing to the absence of clear and direct

environmental effects from the OAPF Objectives, no significant effects are considered likely from this component itself;

- b. **Housing Strategy:** This component plans for the delivery of a minimum of 31,000 new homes by 2041. It includes a spatial strategy to identify the density related residential character areas across the OA and tests the delivery of existing, higher level affordable housing policy requirements (minimum 35% subject to viability). This component of the OAPF builds upon existing and emerging higher level housing policies by setting out a plan to support the delivery of a range of housing in appropriate locations to meet identified needs, without allocating new sites or setting new targets. It would also indirectly assist with the implementation of LBTH level affordable housing requirements. As such the OAPF would strengthen previously identified beneficial environmental effects from higher level plans, without resulting in any new or different likely significant effects;
- c. **Centres and Employment Strategy:** This component builds upon existing and emerging higher level policies by safeguarding Canary Wharf as a global employment hub, setting out a delivery plan to support the delivery of up to 110,000 new jobs and develop major centres (Canary Wharf and Crossharbour) within the OA. It also identifies density related employment areas across the OA and supports an expanded retail role for Canary Wharf. All of these elements are promoted through the strategy without allocating new sites, setting new targets or detailing new policy requirements. By demonstrating how 110,000 jobs can be delivered, the OAPF strengthens previously identified beneficial and significant environmental effects from the emerging LBTH Local Plan (2017) without resulting in any new or different significant effects itself. This component would also help to reduce the previously identified uncertainty at LBTH level regarding the delivery of the GLA's employment target for the Borough. No significant effects on the environment are therefore likely to result from this component of the OAPF;
- d. **Transport and Movement Strategy and Local Connections Plan:** This component sets out proposed interventions to enhance connectivity, encourage active travel and improve the functioning of public transport systems. The strategy is supported by an OA wide Local Connections Plan which spatially identifies proposed transport infrastructure interventions. All proposed transport interventions have already been identified (and subject to SEA) in higher level plans and do not rely upon the OAPF for their main policy support. This component of the OAPF would therefore strengthen previously identified beneficial environmental effects from higher level plans in terms of improving connectivity and accessibility and supporting economic growth, without resulting in new or different likely significant environmental effects;
- e. **Social and Community Infrastructure:** This component identifies the level of social infrastructure provision needed to accommodate a growing population in the OA. It identifies the planned delivery of new social and community infrastructure and recommends potential additional provision to meet future needs. The strategy does not however allocate new sites for social and community infrastructure provision or set out associated developer contribution requirements. As such, whilst this component of the OAPF would strengthen previously identified beneficial

environmental effects from higher level plans, it would not itself result in any new or different significant effects;

- f. **Sustainability and Utilities Strategy:** This component sets out sustainability and green infrastructure objectives and identifies green infrastructure, biodiversity and air quality considerations for all development proposals. This includes consideration of the application of the Urban Greening Factor for London to the Opportunity Area. The strategy also provides guidance to address flood risk and utility capacity issues and promotes the deployment of decentralised energy networks and new waste management solutions for high density developments. Further, it recommends the preparation of waste management, construction and freight strategies to consider and appropriately address waste management and logistics pressures associated with the expected level of strategic growth within the OAP, including in relation to waste from construction activities. The component does not however include policy requirements or land allocations. This component of the OAPF would therefore help to implement higher level policies and proposals (which have already been subject to SEA) to promote placemaking, ensure development proposals are sustainable, enhance green infrastructure provision, address waste management issues and provide adequate utilities capacity to accommodate expected growth. Whilst this component would strengthen previously identified beneficial environmental effects from higher level plans, it would not itself result in any new or different significant effects; and,
- g. **Areas of Change Emerging Visions and Strategies:** The OAPF sets out spatial visions and strategies for the following six 'areas of change': Blackwell, South Poplar, Canary Riverside, South Quay, Millwall Waterfront, Crossharbour Town Centre. Due to their high level nature the emerging visions will serve as hooks to underpin individual spatial strategies rather than directly influencing development. As such, whilst each area specific vision seeks to enhance environmental quality, no clear effects would arise from this component itself. Further, each spatial strategy simply draws together elements from the above thematic strategies that apply to each Area of Change and would therefore not result in any new or different environmental effects. No new or different significant effects are therefore likely to arise from these components of the OAPF.

Further evidence in support of the GLA's screening determination is provided within the SEA Screening Report, which is published in tandem with this document.

In summary, the OAPF is not likely to result in significant effects on the environment on account of either its plan characteristics, its likely effects or the area likely to be affected. On the basis that each component of the OAPF is not likely to have significant effects, as the components simply seek to implement higher level policy requirements, it is also concluded that the OAPF is not likely to result in any significant cumulative environmental effects. No significant effects on the environment are therefore likely to arise from the OAPF and consequently a full SEA is not required.

Publicity

This SEA Screening Determination can be viewed online here:

<https://data.london.gov.uk/dataset/isle-of-dogs-and-south-poplar-oapf>

A copy will also be available for inspection by the public at the Principal Offices of the Greater London Authority:

City Hall, The Queen's Walk, London SE1 2AA

If you require any further assistance, please contact the GLA's Strategic Planning Team on 01287 612356 or email oapf@london.gov.uk.