

Mapesbury and Roe Green Village Design Guides Supplementary Planning Document Strategic Environmental Assessment Screening Opinion

June 2017

Legislative Background

Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of a plan or programme for 'town or country planning or 'land use' are taken into account. The need for environmental assessments is set out in the EU Directive 2001/42/EC (hereafter referred to as the SEA Directive). This has subsequently been transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (hereafter referred to as the SEA Regulations).

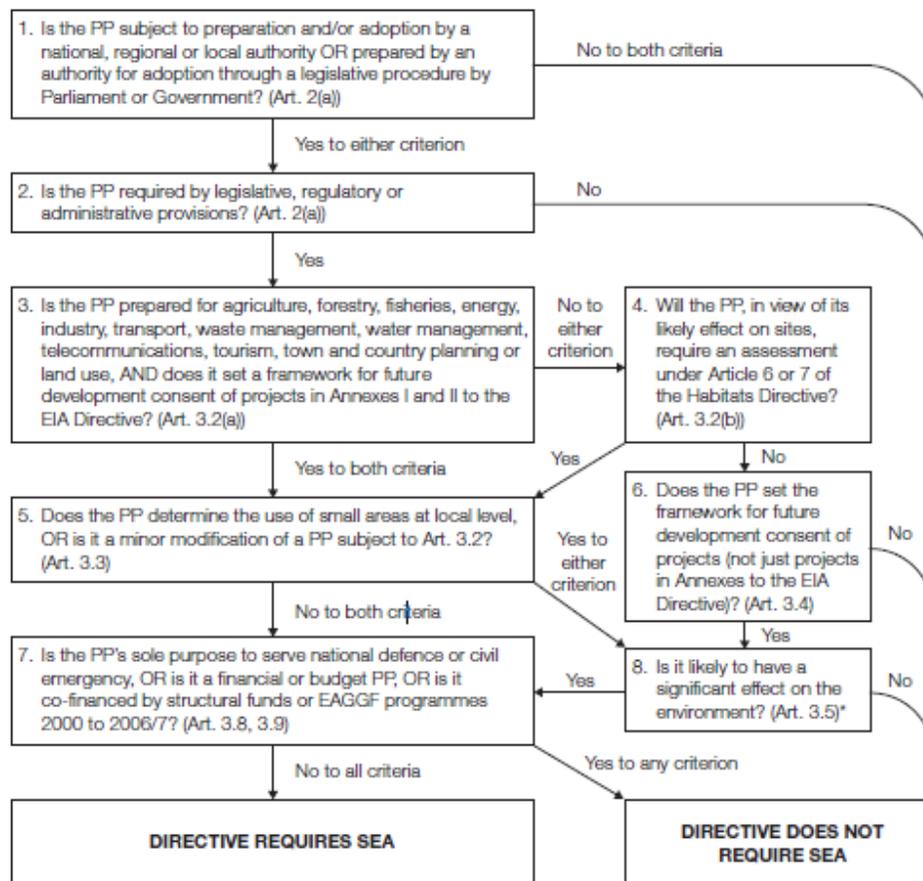
The Government's Planning Practice Guidance states in some limited circumstances, where a Supplementary Planning Document (SPD) could have significant environmental effects, it may fall within the scope of the SEA Regulations and so require an SEA. To determine whether the draft Design Guides SPDs might have significant environmental effects, its potential scope has been assessed against the criteria set out in Schedule 1 to the SEA Regulations.

Screening Process

The screening opinion assessment is undertaken in two parts: the first part will assess whether the SPD requires SEA (as per the flow chart which follows); and the second part of the assessment will consider whether the SPD is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the SEA Directive and the SEA Regulations.

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

(Extracted from A practical Guide to the SEA Directive, DCLG, 2005)

Summary of the SPD

Details of SPD	
Name of SPD	Mapesbury and Roe Green Village Design Guides SPDs
Geographic Coverage	The Mapesbury and Roe Green Village Conservation Areas
Purpose	The intention of the updated documents is to be more 'user friendly' and provide clearer practical guidance on the interpretation of planning requirements for development within the Mapesbury and Roe Green Conservation Areas. Diagrams; dimensions for extensions and photographs have been included to assist residents' in understanding the importance of the area and in making sensitive alterations. If adopted, the SPDs will supplement the policies contained in the Development Plan and will constitute a material consideration when deciding an application.
Summary of content	<p>The key planning policy requirements covered in the SPD are as follows:</p> <ul style="list-style-type: none"> a) The heritage designation of the conservation area including what is significant. b) Legislative framework and policy related to the conservation area designation and the Article 4 Directions. c) What and who the guide is for. d) Guiding parameters for extending and altering residential dwellings in the respective conservation areas. e) Guidance on general repairs to properties and other technical installations f) Guiding dimensions and limitations for alterations to front gardens, walls and boundaries g) Works to trees and Tree Preservation Orders h) Notes on how to apply and Heritage Statements

Summary of Screening Opinion

Local Authority Details	
Name and job title of officer undertaking screening opinion	Mark Price, Principal Heritage Officer
Date of assessment	June 2017
Conclusion of assessment	SEA is not required
Reason for conclusion	It is concluded that the Mapesbury and Roe Green Village Conservation Area Design Guides SPDs in their current form are unlikely to have significant environmental effects.

Assessment 1: Screening Assessment Establishing the Need for SEA Stage

Stage	Y/N	Reason
1. Is the SPD 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	The preparation and adoption of the SPDs is allowed under the Town and Country Planning Act 1990. The process in preparing the SPD accords with the Town and Country Planning (Local Planning) Regulations 2012. It contains policy from the Planning (Listed Buildings and Conservation Areas) Act 1990 and The Town and Country Planning (General Permitted Development) (England) Order 1973 to 1976, 1977 and 1995. GO TO STAGE 2
2. Is the SPD required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the SPDs are not a requirement and is optional under the provisions of the Town and Country Planning Act it will if adopted it will form part of the Local Plan and supplement development plan policies. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive. GO TO STAGE 3
3. Is the SPD 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 the NP has been prepared for the purposes of town and country planning and N the scale of development will be	The SPDs are being prepared for the purposes of town and country planning. They supplement policies in the London Plan and Brent's Local Plan, by providing detailed guidance on how the conservation areas are to be developed. GO TO STAGE 5

	below the threshold set in the EIA Directive Annexes I and II	
4. Will the SPD, 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))	NOT APPLICABLE	
5. Does the SPD 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)	N	GO TO STAGE 8
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)	NOT APPLICABLE	
7. 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)	NOT APPLICABLE	
8. Is it likely to have a significant effect on the environment? (Art 3.5)	N	See Assessment 2: Likely significant effects on the environment GO TO STAGE 7

Assessment 2: Likely Significant Effects on the Environment

SEA Directive criteria and Schedule 1 of Environmental Assessment of plans and programmes Regulations	Brent Council assessment	Likely significant environmental effect?

2004		
Characteristics of the SPD, having regard to:		
The degree to which the SPD sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The SPDs would, if adopted, form part of the Local Plan and as such would contribute to the framework for future development consent in relation to development within the Mapesbury and Roe Green Village Conservation Areas. The developments for which it helps to set a framework are localised in nature and have limited resource implications.	N
The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The SPDs are in conformity with the National Planning Policy Framework, London Plan and the council's strategic policies. The SPDs will not significantly influence other plans and programmes. It supplements existing London Plan and Local Plan policy which has been subject to SEA.	N
The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The SPDs seeks to preserve and enhance the respective conservation areas. It seeks to protect trees and other forms of green infrastructure and ensure any loss is mitigated. It encourages best practice in sustainable development, including the re-use of historic materials and repairing rather than replacement. It encourages good practice to prevent needless waste of masonry and structure. It also encourages the use of energy efficient products, and sustainably, responsibly sourced materials.	N
Environmental problems relevant to the SPD.	The SPDs are not relevant to environmental issues. They are design guides for development in terms of character and appearance.	N
The relevance of the SPD for the implementation of Community legislation on the environment (for example, plans and	The SPDs are not directly relevant to the implementation of European legislation including the Water Framework Directive.	N

programmes linked to waste management or water protection).		
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of the effects.	The SPDs seek to ensure that development is of an appropriate scale, suitably designed with consideration of impact on amenity, character and appearance of the conservation areas. Therefore positive social, design, heritage and environmental impacts are predicted. It is not anticipated the SPD will result in significant long-term effects.	N
The cumulative nature of the effects of the SPD.	The SPD is in general conformity with the strategic policies. It is intended that the effects will have a positive cumulative benefit for the area.	N
The trans-boundary nature of the effects of the SPD.	No screened European Sites are within or adjacent to the borough, the closest site being Richmond Park 8km away from the southern boundary, and subsequently distance limits the potential impacts of development in the neighbourhood area on the screened European Sites. There are not expected to be any significant trans-boundary effects.	N
The risks to human health or the environment (e.g. due to accidents).	There are no significant risks to human health. Indeed, the SPD is likely to have a positive impact on human health by seeking positive design and heritage impacts. In addition, it seeks to protect and promote green infrastructure.	N
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the SPD.	Not considered to be of any magnitude.	N
The value and vulnerability of the area likely to be affected by the SPD due to: - Special natural characteristics or cultural heritage;	In relation the vulnerability of a particular site, applications will be assessed against relevant London Plan policy in relation to sites of importance for nature conservation. Applications will also look to preserve features of cultural heritage.	N

<p>- Exceeded environmental quality standards or limit values; or</p> <p>- Intensive land use</p>	<p>The SPD seeks to guide development in keeping with the principles of national, regional and local strategic policy and seek to prevent over intensive development.</p>	<p>N</p> <p>N</p> <p>N</p>
<p>The effects of the SPD on areas or landscapes which have recognised national, community or international protection status.</p>	<p>There are no Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGLV) or locally protected views located adjacent to or within the borough.</p>	<p>N</p>
<p>Assessment 2 Conclusion</p>		<p>The Design Guides SPDs are unlikely to have a significant effect on the environment.</p>

Conclusion

As a result of the Screening Assessment, it is concluded that the Mapesbury and Roe Green Village Design Guide SPDs in their current form are unlikely to have significant environmental effects. The SPDs accord with Brent's strategic policies which have undergone full SEA, as well as national and regional policies. As such the SPD does not require a full SEA to be undertaken.