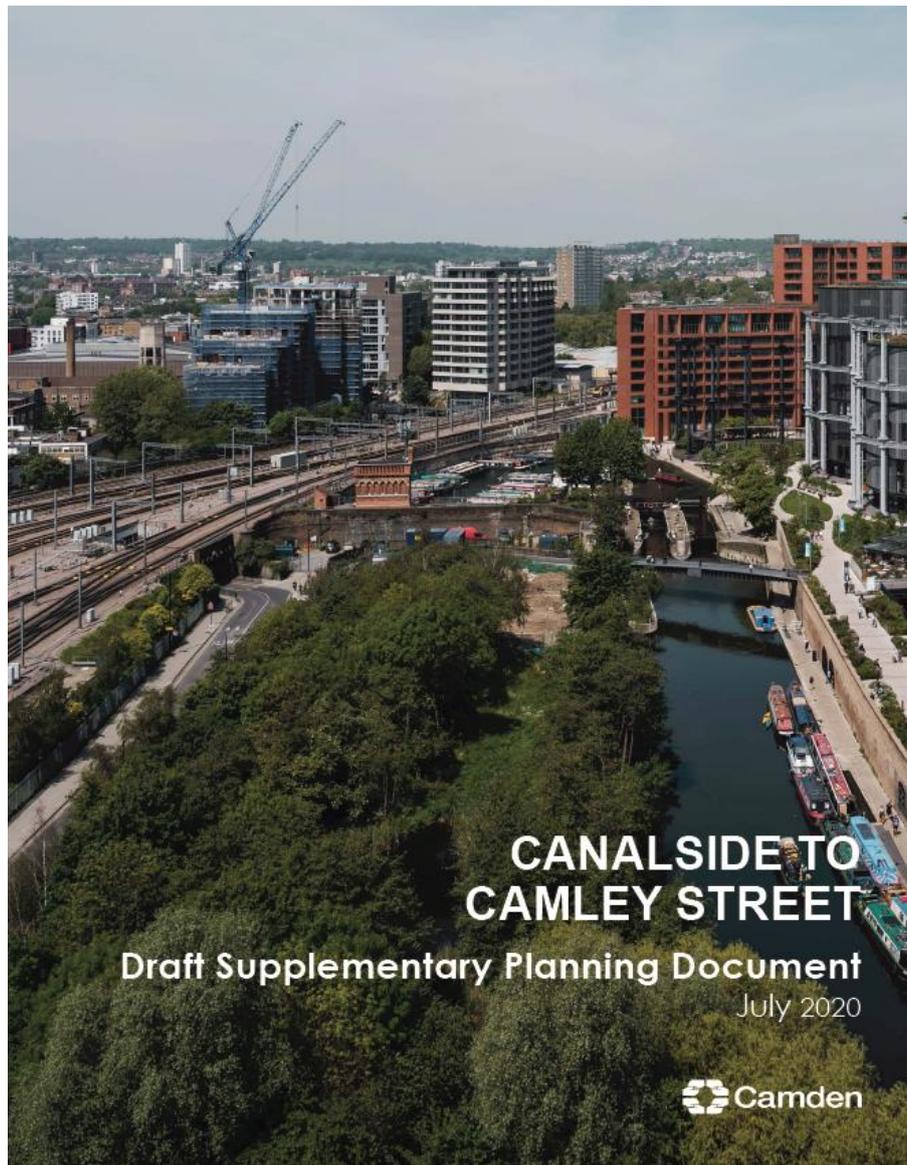


Strategic Environmental Assessment and Habitats Regulation Assessment Screening

Draft Canalside to Camley Street Supplementary Planning Document



**Prepared by:
London Borough of Camden
July 2020**

Contents

- 1.0 Introduction
- 2.0 Legal Framework
- 3.0 Purpose, priorities and objectives of the SPD
- 4.0 Strategic Environmental Assessment (SEA)
- 5.0 Habitats Regulation Assessment (HRA)
- 6.0 SEA and HRA Screening Conclusions
- 7.0 Next steps

1.0 Introduction

1.1 This screening report has been prepared to consider whether the “Canalside to Camley Street” Supplementary Planning Document (SPD) should be subject of Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) in accordance with the related national legislation and regulations.

1.2 The report outlines the legislative and policy framework for the respective screening regimes, before considering whether significant environmental effects are likely to arise through the draft SPD that would require more detailed assessments.

1.3 The draft SPD has been prepared for public consultation from July – September 2020¹ and is intended to establish some key objectives and principles to guide future development and related improvements in the area covered. The nature and level of guidance is intended to support and complement other adopted and emerging development plan documents and policies, which have undergone (or are undergoing) equivalent and more detailed assessments:²

- Camden Local Plan (adopted July 2017)
- Camden Site Allocations Plan (adopted September 2013)
- Camley Street Neighbourhood Plan (Following an independent Examiner’s report in February 2020 a modified plan has been approved to proceed to referendum)³
- New Camden Site Allocations Plan (initial consultation on the draft plan took place in February-March 2020)

1.4 In accordance with the SEA and HRA Regulations this screening report and its conclusions will be subject to consultation with the relevant statutory bodies; the Environment Agency, Historic England and Natural England.

2.0 Legal Framework

Strategic Environmental Assessment

2.1 SEA is a procedure that evolved in accordance with European Directive 2001/42/EC (the SEA Directive) “on the assessment of the effects of certain plans and programmes on the environment”. The SEA Directive aimed to ensure a high level of protection for the environment and to integrate environmental considerations into the preparation of plans.

2.2 This has been transposed into legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations), which requires the formal environmental assessment of certain plans and programmes if they are determined to be likely to have significant effects on the environment.

2.3 The National Planning Policy Framework (NPPF) defines an SPD as a document which adds further detail to the policies in the development plan (which encompasses the London Plan, Local Plans and Neighbourhood Plans) and can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

2.4 National Planning Practice Guidance states that whilst SPD do not require Sustainability Appraisal (SA)⁴ they may *in exceptional circumstances* (our emphasis) require a SEA if they are assessed to be likely to have significant environmental effects that have not already have been

¹ <https://www.camden.gov.uk/en/canalside-to-camley-street-draft-supplementary-planning-document-spd->

² Where any required Sustainability Appraisals undertaken on these other plans will also incorporate the SEA requirements of the Environmental Assessment of Plans and Programmes Regulations 2004

³ Neighbourhood Plan referendums are currently postponed nationally

⁴ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 removed the duty to produce a sustainability appraisal report for Local Development Documents other than Development Plan Documents

assessed during the preparation of the relevant strategic policies.⁵ The guidance goes on to state SEA is unlikely to be required where a SPD deals only with a small area at a local level, unless it is considered that there are likely to be significant environmental effects.⁶

2.5 In order to determine whether significant environment effects are likely, the local planning authority as “the responsible authority” need to take the criteria specified in Schedule 1 to the SEA Regulations⁷ into account (reflecting Annex II of the SEA Directive) and consult the relevant bodies.

2.6 The outcome of Camden’s SEA screening process is detailed further in this report.

Habitat Regulation Assessment (HRA)

2.7 HRA relates to the procedures that evolved in accordance with European Directive (92/43/EEC) (the HRA Directive) to assess the possible impacts of a plan or project on designated European Sites of international nature conservation importance, that are protected for the benefit of the habitats and species they support, before deciding whether to undertake, permit or authorise them. The Directive has been transposed into legislation by the Conservation of Habitats and Species Regulations 2017 (as amended)(the HRA Regulations).

2.8 Government guidance states that “all plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the ‘Habitats Regulations Assessment screening’ – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.”

2.9 For the purposes of HRA, European Sites and European Marine Sites are referred to as “habitats sites” in the National Planning Policy Framework and defined as any site included within the definition at regulation 8 of the HRA Regulations. The designated European sites include Special Areas of Conservation (SAC) relating to habitats and Special Protection Areas (SPA) relating to birds. Although not covered by the HRA Regulations, Ramsar sites (which are internationally designated wetland sites) have been treated in the same way as designated European Sites and collectively these are known as internationally designated sites (and assessment can also extend to potential new sites).

2.10 The Council as “the competent authority” must consult Natural England for the purposes of the initial screening (and subsequent appropriate assessment if required) and must have regard to any representations that Natural England make and may agree to the plan or project only after ascertaining that it will not adversely affect the integrity of the European Site or the European Marine Site (as the case may be).

2.11 The outcome of Camden’s HRA screening process is detailed further in this report.

⁵ [Strategic Environmental Assessment](#)

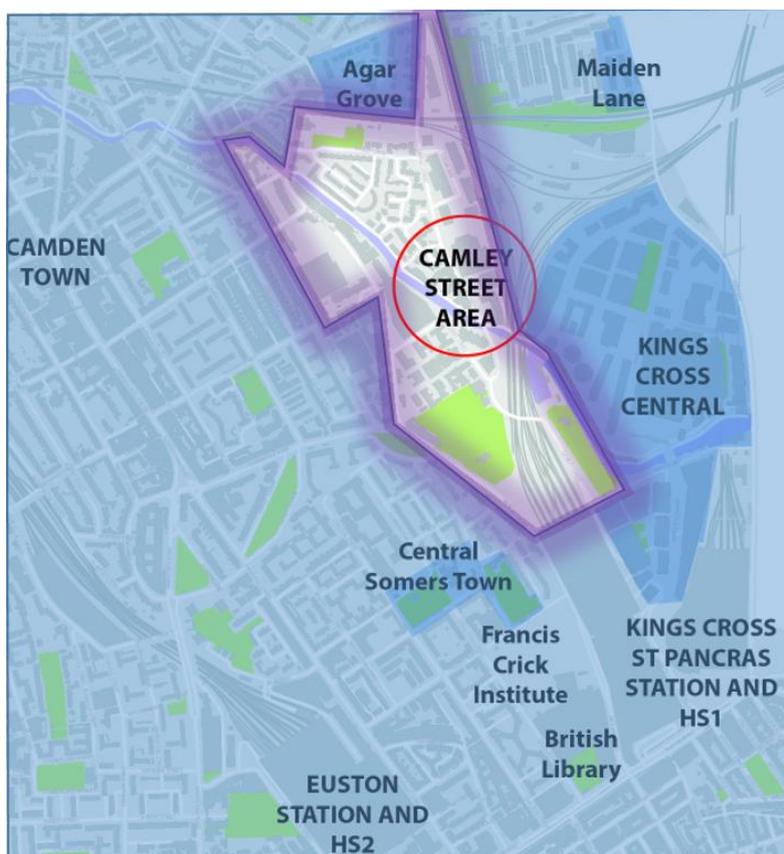
⁶ [Regulation 5\(6\) of the Environmental Assessment of Plans and Programmes Regulations 2004](#)

⁷ [Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004](#)

3.0 Purpose, priorities and objectives of the SPD

3.1 The NPPF defines SPDs as “documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions, but are not part of the development plan.”

3.2 The area of Camden covered by this SPD, based around Camley Street, St Pancras Way and the Regents Canal, is located on the northern edge of the designated Central London Activities Zone close to Kings Cross Central and also in close proximity to Somers Town and Camden Town.



3.3 The draft SPD has been prepared to support Camden’s adopted Local Plan policies and priorities and in particular supports Policy G1(Delivery and location of growth) that identifies the areas where major development can be expected and seeks development that will be consistent with the area priorities and principles set out in the Local Plan. The Camley Street area is identified and the plan states a planning vision or framework will be prepared to support the priorities for the area which are:

- **Creating a more vibrant, attractive area** that builds on its location adjacent to King’s Cross Central and close to Camden Town
- **Enhanced connectivity and public realm**, with more active overlooking of the street at different times of the day
- **Creating new public spaces and greening of the street environment** and
- **Making more efficient and intensive use of land**, taking opportunities to provide a mix of uses, including new housing and employment floorspace

3.4 These priorities are supported by a number of other policies in the Local Plan in particular those seeking to safeguard land and buildings for employment uses and to maximise the supply of new and affordable housing in well-designed and sustainable places.

3.5 The area is seeing a considerable amount of development activity and interest, with a number of proposals for a number of sites in the pipeline and likely to come forward. There is already significant development adjacent to the area, with Kings Cross Central the most obvious neighbour, but also the transformation of Agar Grove Estate to the north is well underway and further mixed-use schemes at the south end of Camley Street are completed or well under construction.

3.6 A Camley Street Neighbourhood Plan (covering a smaller area than the SPD) has been produced by the local Neighbourhood Forum setting out its objectives and policies for guiding development in the neighbourhood area (at the time of this screening the plan has undergone independent examination and a modified plan has been approved to go to local referendum).

3.7 In the wider area covered by this SPD, further proposals have emerged for sites along St Pancras Way including St Pancras Hospital, the Ted Baker site (“Ugly Brown Building”), St Pancras Commercial Centre and Bangor Wharf. The proposal for the “Camden Highline”, a new linear park linking the area to Camden Town, is gathering momentum, alongside other plans to improve the Regents Canal, which runs through the area.

3.8 For an area so close to Central London, there are many cases of inefficient and poorly designed uses of scarce land, which offer redevelopment opportunities. The area has significant barriers to convenient and accessible movement; where in places it is difficult to navigate and get around. The area also has significant variations in the quality and attractiveness of its streets, public realm and spaces; contributing to people unfriendly and unsafe feeling environments.

3.9 A number of sites in the area are already allocated in the adopted Site Allocations Plan (2013) and the draft SPD reflects and supports relevant current site allocations. Current and further sites are proposed to be allocated in a new version of this plan. This will provide the higher level policies and requirements for the development and use of land and has been undergoing its own Sustainability Appraisal and HRA screening assessments.⁸

3.10 These factors have contributed to a need for guidance to supplement and complement existing and emerging planning policies to help guide future development proposals which are consistent with strategic policies, including those which seek to make the best use of available land, whilst respecting the area’s historic context, through high quality contextual design, public realm and green infrastructure.

3.11 The area offers major opportunities for improvement and in view of the change that is happening and likely to evolve, this offers the chance to identify key issues and opportunities that need to be addressed through the “Canalside to Camley Street” SPD to establish some broad planning and design principles and objectives to guide future development and desirable area improvements.

3.12 The draft Canalside to Camley Street SPD is intended to limit itself to providing further detail and elaborate on existing policies in adopted plans and guidance and as an SPD cannot create new planning policies, allocate sites or set out policies for the development and use of land.

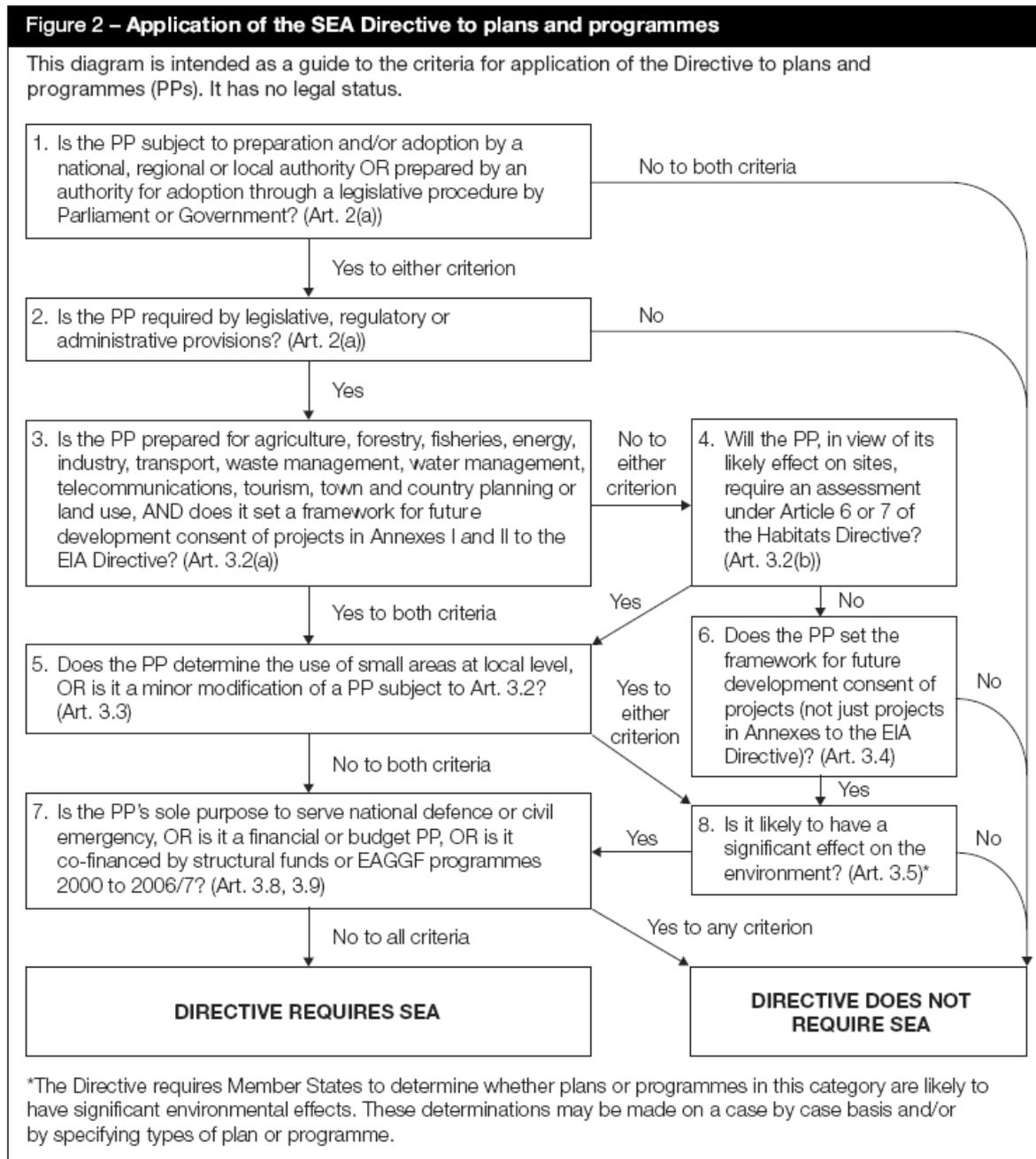
3.13 The aim of the SPD is to supplement and build upon the priorities identified for the area in the adopted Local Plan by providing additional guidance to help ensure that emerging developments are planned and designed in a coherent and integrated way and can deliver identified priorities, in particular a high-quality mixed-use environment and a more connected and accessible place. In doing so, it complies with Local Plan policies and in supporting high quality design also strongly complies with the NPPF.

⁸ Published here: <https://www.camden.gov.uk/draft-site-allocations-consultation>

4.0 SEA screening assessment

4.1 The “responsible authority” (in this case the London Borough of Camden) must determine whether a plan or programme, in this case the draft Canalside to Camley Street SPD, is likely to have significant environmental effects with reference to the criteria specified in Schedule 1 of the SEA Regulations.

4.2 Whilst there is no up to date guidance, a checklist guide to the application of the SEA Directive to plans and programmes from Government guidance(reproduced below)⁹ has been used as a starting basis to help consider whether SEA is required with further assessment in the tables below this checklist.



⁹ ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive

Application of SEA Directive to Plans and Programmes		
1. Is the PP 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))?	Yes-The SPD is being prepared and is planned to be adopted by the local authority	Go to Step 2
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))?	No - There is no statutory requirement to produce SPD, however as it has been decided to produce the SPD its preparation and adoption will be subject to relevant legislative, regulatory and administrative provisions and it will become a material consideration in decision-making	Go to Step 3
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water 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))?	No – The SPD is prepared for town and country planning purposes but, whilst it identifies potential development sites in the area where future proposals may meet the thresholds for which EIA may be required when they come forward, it does not allocate sites or set out policies for the development or use of land. It does not set a framework for future development consent of projects listed in Annexes I and II to the EIA Directive. ¹⁰	Go to Step 4
4. Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	No - The draft SPD is supplementary to the adopted Local Plan an Site Allocations Plan and the area covered includes a Neighbourhood Plan area, all of which have been subject of screening assessments under the Habitats Directive where no significant adverse effects on any European (Natura 2000) sites have been identified. The SPD is subject of its own HRA screening assessment outlined in Section 5 of this report.	Go to Step 6
6. Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No - The SPD does not allocate sites or set out policies for the development or use of land and does not set a framework for future development consent of projects (even those not listed in Annexes I and II to the EIA Directive).	This indicates the Directive does not require SEA
8. Is it likely to have a significant effect on the environment? (Art 3.5)	The answers to the checklist questions above indicate that SEA is unlikely to be required for the SPD. However potential effects have been considered further and the SPD is subject of its own SEA screening assessment outlined below.	See table below: Determining the Likely Significance of Effects on the Environment

¹⁰ Transposed into Schedule 1 and 2 Development in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017)

Criteria for determining likely significance of effects

4.3 The criteria for assessing the likely significance of effects in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations are set out in the table below, along with consideration of the potential impact of the SPD against each.

4.4 This screening assessment has also taken into account that Sustainability Appraisal (incorporating SEA) has taken place on the adopted Camden Local Plan and Site Allocations DPD and SEA screening on the Camley Street Neighbourhood Plan.

4.5 In the case of the former, the SA process (2016) highlighted that changes could be made to enhance the positive effects of the Plan and changes were incorporated. The SA also highlighted areas where there would be negative effects in relation to SA objectives and criteria and informed the inclusion of mitigation measures to eliminate or reduce the effects. In the case of the Site Allocations Plan the SA process(2012) found that the plan delivered positive sustainability effects and that the allocated sites overall delivered positive outcomes in sustainability terms against the relevant sustainability objectives. The examiners' reports on both plans confirmed compliance with relevant legal requirements.

4.6 In the case of the latter, the Council determined (November 2018) that the draft Camley Street Neighbourhood Plan was unlikely to have significant environmental effects and this conclusion was also supported by the examiner.¹¹

SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Comments	Likely Significant Effects?
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	<p>The draft SPD, if adopted, would contribute to a framework of policies and guidance for future projects and activities in the area.</p> <p>It has regard to National Policy and is in general conformity with the strategic policies of the borough. The SPD does not create new policies or allocate sites for particular development or uses or address issues outside of those already assessed in the Council's Local Plan and Site Allocations DPD SA (incorporating SEA) and as such is not considered to have significant effects in this regard.</p> <p>The SPD does not allocate resources.</p>	No
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	Whilst a material consideration in decision-making, SPD sit at a lower level in the hierarchy of planning documents and are weighted accordingly. Providing supplementary guidance to support policies in the NPPF and the Development Plan (which includes the London Plan, Local Plan and Neighbourhood Plan) the SPD will have a	No

¹¹ <https://www.camden.gov.uk/web/guest/camley-street-neighbourhood-forum>

	<p>limited influence on other plans and programmes at higher levels in the hierarchy and acts to provide more detail to the priorities and principles established in higher level plans which have been subject to SEA.</p> <p>The SPD provides a context and some principles which may be incorporated in an emerging Site Allocations Plan or future site briefs if prepared. However, as such is not considered to have significant effects in this regard.</p>	
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>The SPD promotes sustainable development in accordance with the principles of the NPPF and Local Plan and seeks to make a positive contribution to the three dimensions of sustainable development (social, economic and environmental).</p> <p>For example, the redevelopment of sites creates opportunities to deliver improvements to the quality of streets and connections across the area and new areas of open space.</p>	No
1d) Environmental problems relevant to the plan or programme	<p>The SPD will not introduce or exacerbate any environmental problems. It has appropriately identified, and responded to, environmental problems in the SPD area. Together with the Local Plan and other adopted plans and guidance this SPD adds to a policy context and framework within which acceptable development proposals and associated improvements can be prepared. It addresses some local environmental problems and should positively assist in mitigating identified issues with an emphasis on improving the public realm and connectivity of the area and have beneficial effects.</p>	No
1e) 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>The SPD through its objectives and the encouragement of high quality and sustainable design will be indirectly relevant to the implementation of Community legislation on the environment, but not to any significant extent in the scope and nature of the localised positive outcomes envisaged, eg supporting improved air quality through promotion of walking/cycling, improved health and well-being through provision of green spaces/tree planting as part of redevelopment proposals.</p>	No
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
2a) The probability, duration, frequency and reversibility of the effects	<p>The SPD guidance, objectives and principles are not considered to extend significantly beyond the Council's policies which have already been subject to SEA.</p>	No
2b) The cumulative nature of the effects	<p>Cumulative effects occur where the outcome of one or more policies, when put together, have</p>	No

	a significant combined effect. The draft SPD does not allocate sites for development nor does the guidance extend significantly beyond the Council's policies which have already been subject to SEA.	
2c) The trans-boundary nature of the effects	The SPD extends to an area beyond the local Neighbourhood Plan area, but there are not considered to be any significant trans-boundary effects arising from the SPD.	No
2d) The risks to human health or the environment (e.g. due to accidents)	The SPD will not create significant risks to human health or the environment. Instead there are expected to be positive outcomes, eg through maintaining and the promotion of green infrastructure, health and wellbeing and realigned transport priorities.	No
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD guidance applies to a local area and the magnitude and spatial extent of potential effects will be limited. An Equalities Impact Assessment has been prepared to assess the community profile and the potential effects (negative and positive) of the SPD on the local population and the extent of effects are not considered sufficient to warrant SEA.	No
2f) 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 or limit values iii) intensive land-use	Local Plan policies relating to design, cultural heritage and environmental protection will apply alongside the SPD. The SPD highlights the character and assets in the area and the need for appropriate and contextual design responses. The extent of effects are not considered sufficient to warrant SEA.	No
2g) The effects on areas or landscapes which have a recognised national, Community or international protection status	The SPD does recognise potential effects on local heritage assets, such as conservation areas, however there are no areas or landscapes of national, Community or international protection status within the SPD area or in close proximity to be directly affected by the guidance in the SPD. The HRA screening opinions on the Camden Local Plan, Site Allocations Plan and Camley Street Neighbourhood Plan confirm this position.	No

4.7 The draft SPD highlights that there are local environmental issues to resolve and locally designated nature conservation and heritage assets to protect, preserve or enhance. The guidance is intended to support the delivery of the high quality design of sites, streets, connections and public spaces and green infrastructure that can do that and there should be positive local effects.

4.8 The draft SPD is in broad conformity with the policies of development plan documents that have undergone SA and SEA screening, which concluded they were unlikely to have significant environmental effects. The guidance contained in the lower level SPD is considered to be similarly unlikely to give rise to significant environmental effects.

5.0 HRA screening assessment

5.1 In addition to the screening of the draft SPD in relation to SEA, there is a requirement to consider whether a plan or project is likely to have significant effects on internationally designated sites of nature conservation importance.

5.2 The regulations set out a process to assess the potential implications of a plan or project on these sites, the first stage of which is a screening assessment where designated sites within the area or a reasonable distance from the area are identified to see if there is any potential for a plan or project to have an adverse impact on any of these sites. The sites consisting of Special Areas of Conservation (SACs) Special Protection Areas (SPAs), Offshore Marine Sites (OMSs) as well as Ramsar sites have been established as a European network of nature conservation sites known as the “Natura 2000” network.

5.3 This screening assessment has taken into account that HRA screening has taken place on the adopted Local Plan and Camley Street Neighbourhood Plan respectively.

5.4 Camden Council’s screening of the Draft Local Plan (2015) identified four Natura 2000 sites within 10 km of the borough – three Special Areas of Conservation: Epping Forest, Richmond Park and Wimbledon Common; and one Special Protection Area and Ramsar site: the Lee Valley.¹²

5.5 The Screening opinion concluded that: *“It is considered that the policies contained in the draft Local Plan are unlikely to have significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites. Therefore it is not considered necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (mitigation and alternative solutions) of the Habitats Regulations Appropriate Assessment.”*

5.6 The Inspectors report (2017) confirmed that the HRA screening complied with legal requirements and that the determination that further assessment was not required was supported by Natural England.

5.7 The Council’s additional screening of the draft Camley Street Neighbourhood (November 2018) also considered whether that plan’s policies would give rise to impacts on the same four Natura 2000 sites.

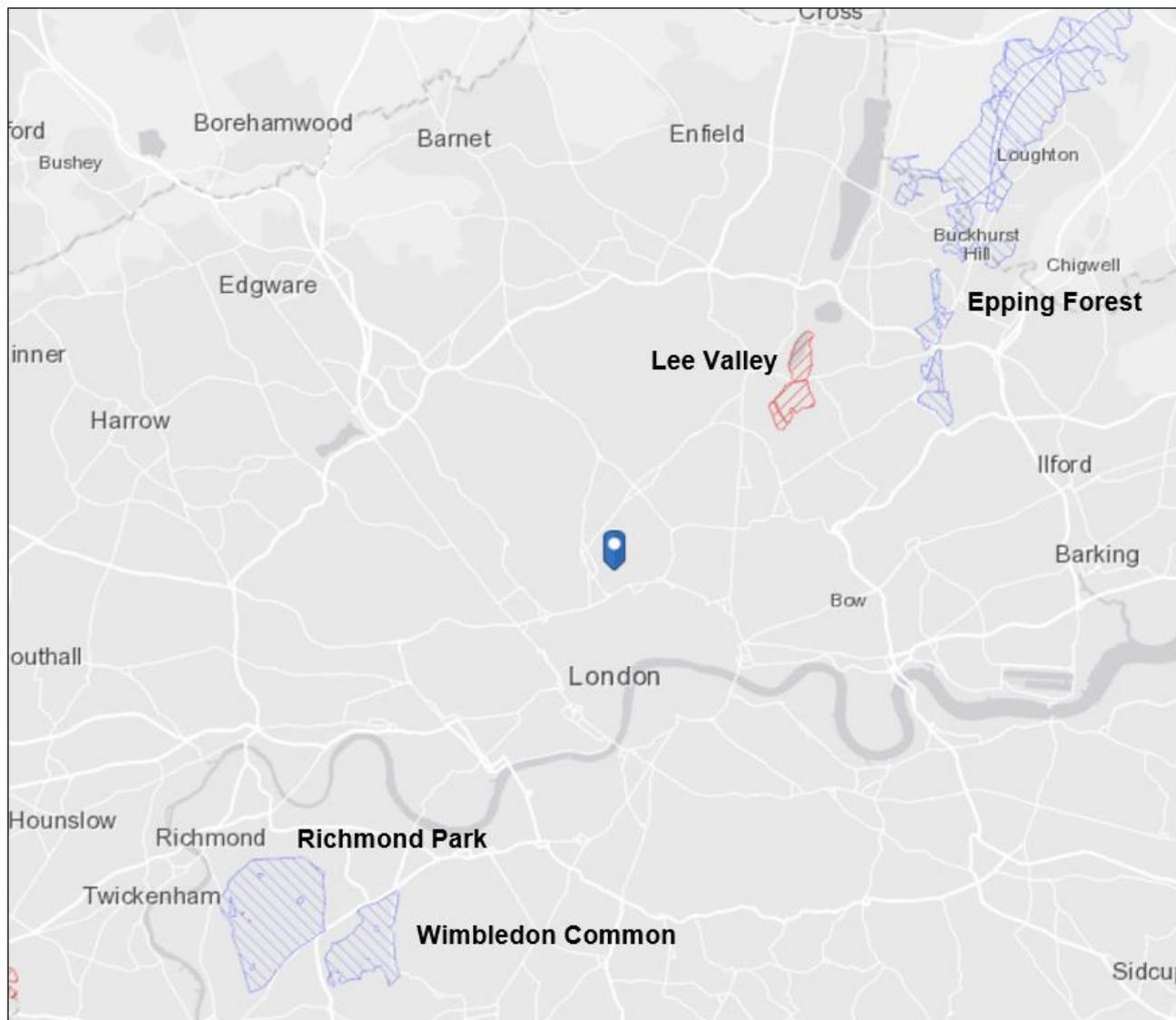
5.8 The Screening opinion concluded that: *“The Council has considered the scope and content of the Draft Camley Street Neighbourhood Plan for the purposes of determining whether the policies and proposals are likely to give rise to any significant adverse impacts on the network of Natura 2000 sites. It is the Council’s opinion that the Draft Plan will not do so. In making its assessment, the Council has had regard to the Screening Opinion that was previously undertaken on the Draft Local Plan. This found that the future growth and development of Camden set out by the Local Plan was unlikely to significantly effect(sic) the Natura 2000 sites.*

The Draft Neighbourhood Plan builds on the Council’s adopted approach and does not introduce new policy requirements, or diverge from the Camden Local Plan in a way, that alters the Council’s findings at a strategic/Borough-wide level. This Screening Opinion finds that the Draft Neighbourhood Plan is likely to have some positive environmental outcomes by the attention it gives to improving green infrastructure and the public realm within the Camley Street area. The impact of the Draft Plan on the Natura 2000 sites is, however, most likely to be neutral. The Plan’s strategy helps to make best use of available land through the intensification of development and a wider mix of uses. This should lead to a more sustainable community and successful place, meaning that the area would be able to better address its existing, and future, needs.”

¹² An earlier screening assessment for the Site Allocations DPD (2012) related to the Councils previous Local Development Framework and based on the same four sites concluded: *“It is considered that the sites in the Site Allocations DPD are unlikely to have significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites.”*

5.9 The independent examiner report agreed with this opinion.

5.10 For the purposes of this HRA screening assessment a “reasonable distance” has been taken to be sites within 15 km of the SPD area itself¹³ and reconfirms that no designated sites are located within the borough. This screening report has checked whether any further candidate sites have been identified or designated since previous screenings and none have and it identifies the same four Natura 2000 sites within this proximity and which have been subject of previous screenings.



5.11 As development proposals come forward they will required to assess the impacts on the local landscape and ecological context and the draft SPD highlights that there are locally designated areas of nature conservation interest. The guidance is intended to support measures, such as provision of improved green infrastructure, which should have positive local effects.

5.12 The draft SPD is in broad conformity with the policies of development plan documents that have undergone HRA screening, which concluded they were unlikely to have significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites. The guidance contained in the lower level SPD is similarly unlikely to have significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites.

¹³ Previous screenings looked at sites within 10 km of the borough boundary.

6.0 SEA and HRA Screening Conclusions

6.1 The Council has considered the scope and content of the draft SPD for the purposes of determining whether the guidance is likely to give rise to any significant environmental effects.

6.2 The Council has also considered the scope and content of the draft SPD for the purposes of determining whether the guidance is likely to have significant effects on sites of European importance for habitats or species (Natura 2000 sites), or an adverse impact on the integrity of those sites.

6.3 In making its assessments, the Council has had regard to the respective SA and SEA/HRA screening opinions that have been previously undertaken on higher level development plan documents.

6.4 The Council has determined through this SEA screening assessment that the draft Canalside to Camley Street SPD is unlikely to give rise to significant environmental effects.

6.5 The Council has determined through this HRA screening assessment that the draft Canalside to Camley Street SPD is unlikely to have significant effects on sites of European importance for habitats or species (Natura 2000 sites), or an adverse impact on the integrity of those sites.

6.6 This assessment and conclusions will not negate the need to consider whether further assessments, such as an Environmental Impact Assessment, will be required for specific development proposals and related planning applications in the area covered by the draft SPD.

7.0 Next steps

7.1 The Council has consulted the following statutory consultation bodies:

- Environment Agency.
- Historic England;
- Natural England (both in respect of SEA and HRA screening)

7.2 Consultation responses will be considered and the respective screening determinations updated as appropriate. If, as a result of this consultation, an SEA and/or next stage appropriate HRA is found to be required, their preparation can be integrated into the process of revising the draft SPD and in producing the final SPD to be adopted following further assessment and necessary changes.

7.3 If the outcome of this screening confirms that SEA and/or HRA are not necessary, in accordance with regulations, a statement and final screening report will be published to demonstrate that SEA and HRA issues have been taken into account and considered during the preparation of the SPD.