



Dartmouth Park
Neighbourhood Forum

Enabling the community to guide future development

**DARTMOUTH PARK
NEIGHBOURHOOD FORUM
NEIGHBOURHOOD PLAN, 2019-2034
BASIC CONDITIONS STATEMENT**

JANUARY 2019



Dartmouth Park
Neighbourhood Plan

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1 Introduction

- 1.1. This Statement has been prepared by Dartmouth Park Neighbourhood Forum (DPNF) to accompany the submission to the local planning authority, London Borough of Camden (LBC), of the Dartmouth Park Neighbourhood Plan 2019-2034 under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2. In accordance with section 38A and 38B of the Planning and Compulsory Purchase Act 2004, the Dartmouth Park Neighbourhood Plan (“DPNP”) has been prepared by the DPNF, the designated qualifying body, for the Neighbourhood Area, as designated by LBC on 7th October 2013. The proposed neighbourhood plan period is to take effect from 2019 to 2034.
- 1.3. The DPNP sets out policies in relation to the development and use of land, that include policies that promote healthy communities, conserve and enhance the natural environment, support and build a strong, competitive economy, and require good design in the delivery of new development and housing to meet the needs of the community. These policies are to be used in the determination of planning applications, and do not relate to excluded development.
- 1.4. The Statement addresses each of the five ‘basic conditions’ required by the Neighbourhood Planning Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5. The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan (see **Section 2** of this statement)
 - b) the making of the neighbourhood plan contributes to the achievement of sustainable development (see **Section 3**)
 - c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area) (**see Section 4**)
 - d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations (**see Section 5**)
 - e) prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan (**see Section 6**)

1.7. DPNF confirms that this neighbourhood plan:

- relates only to the designated Area within Highgate Ward and to no other Neighbourhood Areas; and,
- is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

1.8. The map in Figure 1 shows the neighbourhood plan boundary.

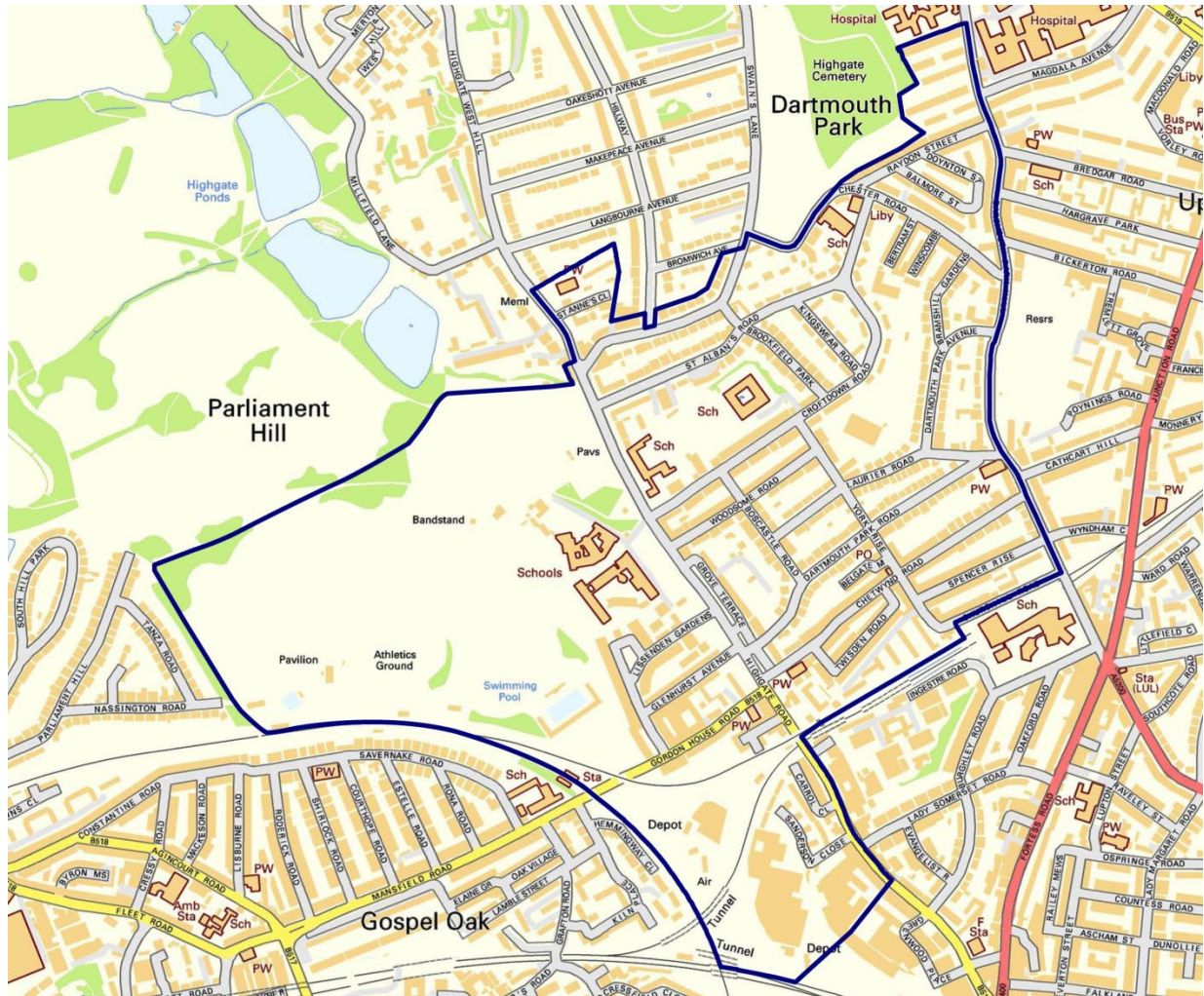


Figure 1. Neighbourhood Plan Boundary.

2 Conformity with National Planning Policy

- 2.1 The NDP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. We understand that Neighbourhood Plans submitted before 24 January 2019 should use the 2012 NPPF as opposed to the 2018 update. It is also mindful of the national Planning Practice Guidance (PPG) first published by the Government in website format in March 2014 in respect of formulating neighbourhood plans and other relevant guidance insofar as it relates to the content of the Neighbourhood Plan. Table 1 demonstrates how policy within the NPPF has been addressed in the DPNF. The DPNF references national policy, where appropriate, in the supporting reasoned justification text for the various plan policies. The principles of the NPPF have been embodied throughout the development of the Neighbourhood Plan, as evidenced in Table 1.
- 2.2 The below table seeks to compare the sustainability policies of the NPPF with those of the submitted DPNF.

Table 1 DPNF policy conformity with the NPPF

NPPF Sustainability Policy	DPNF Response
<p>Building a strong, competitive economy The NPPF (paragraph 21) requires that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing by:</p> <ul style="list-style-type: none"> i. facilitating flexible working practices; ii. supporting existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area; iv. planning positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; and v. facilitating flexible working practices such as the integration of residential and commercial uses within the same unit. 	<p>The DPNF supports this policy through policies CE1 (Supporting Neighbourhood Centres), CE2 (Intensification of Neighbourhood Centres), CE4 (Supporting Employment Activities) and the projects listed within chapter 9 (Specific Neighbourhood Sites) which seek to boost the local economy e.g. Murphy's Yard. The policies, in combination, seek to support the local economy by positively encouraging new commercial developments.</p>
<p>Ensuring the vitality of town centres This NPPF policy has particular relevance to areas with a recognised centre. Swain's Lane, York Rise/Chetwynd Road, Highgate Road, and Chester Road are Neighbourhood Centres. Several provisions of the policy apply to these 4 Neighbourhood Centres, such as:</p> <ul style="list-style-type: none"> - making clear which uses will be permitted and recognition that centres are the heart of their 	<p>Policy CE1 aims to support neighbourhood centres so that they continue to provide a range of services, maintain the character and the variety of shops and other businesses and provide the opportunity to work locally. Policy CE2 (Intensification of Neighbourhood Centres) seeks to support and promote intensification of our Neighbourhood Centres through use of upper floors.</p>

NPPF Sustainability Policy	DPNF Response
<p>communities and so plans should pursue policies to support their viability and vitality;</p> <ul style="list-style-type: none"> - requirement that development is well connected to services; and - recognition that residential development can play an important role in ensuring the vitality of centres. 	<p>Policy TS1 and TS2 (Safety and accessibility for pedestrians and cyclists and Cycling improvements) seek to ensure development is well connected to local services. It is generally recognised that there is an excellent public transport network within the area.</p> <p>The DPNF supports the principle of delivery of new housing in policies H1 – H3 (Meeting Housing Need, Affordable Housing and Accessible Housing). These policies reflect the needs of the community and require new planning applications to take into account local design and focusing development on to previously developed land.</p> <p>New commercial development should equally enhance the sense of place and reinforce the area’s visitor economy. As such policy CE1 (Supporting Neighbourhood Centres), alongside the priority projects (included in chapter 9), aim to enshrine heritage and design considerations into efforts to boost the local economy.</p>
<p>Promoting sustainable transport</p> <p>The NPPF states ‘The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas’, (Paragraph 29).</p> <p>Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies;</p> <ul style="list-style-type: none"> ▪ give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and, ▪ create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones. 	<p>The DPNF explicitly supports this through policies TS1, TS2 and TS3 (Safety and accessibility for pedestrians and cyclists, Cycling improvements and Traffic reduction). These policies seek to conserve, improve and expand cycle ways, footpaths and cycle parking. Allied to this there are a series of priority projects (chapter 9) which seek to proactively implement the policy aims of the NPPF and DPNF (e.g. Opportunity to improve transport and pedestrian links across Murphy Yard’s area to allow permeability between Gordon House Road and Highgate Road).</p>
<p>Delivering a wide choice of high quality homes</p> <p>Paragraph 50 requires delivery of a wide choice of</p>	<p>The DPNF supports this policy through policies H1 – H3 (Meeting Housing Need, Affordable</p>

NPPF Sustainability Policy	DPNF Response
high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.	Housing and Accessible Housing). Main site for redevelopment: Murphy's Yard.
<p>Requiring good design</p> <p>The NPPF states 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people', (Paragraph 56) and requires:</p> <ul style="list-style-type: none"> i. that neighbourhood plans develop robust and comprehensive policies that set out the quality of development that will be expected for the area; ii. that developments establish a strong sense of place, respond to local character and history and promote or reinforce local distinctiveness create safe and accessible environments where crime and disorder, are visually attractive as a result of good architecture and appropriate landscaping; iii. that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design. 	<p>The DPNF supports this through policies H1-H3 (Meeting Housing Need, Affordable Housing and Accessible Housing).</p> <p>Appendix 7, titled projects, involving design and character are included at the end of the DPNF Local Plan.</p> <p>This content ensures new development must take into account relationships between buildings, landscape and open spaces which are characteristic of the area and surrounding buildings. Development must respect the local vernacular, materials and, the existing streetscape, heights, massing and building lines of adjoining buildings.</p>
<p>Promoting healthy communities</p> <p>NPPF policies to promote healthy communities include:</p> <ul style="list-style-type: none"> i. creating safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; ii. guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; iii. delivery of the social, recreational and cultural facilities and services the community needs, such as the provision and use of shared space and community facilities; and iv. promotion and protection of access to high quality open spaces for opportunities for sport and recreation. 	<p>The DPNF supports this national policy by:</p> <ul style="list-style-type: none"> ▪ Considering the impact of housing development on the community H1 (Meeting Housing Need) and H3 (Accessible Housing). ▪ Promoting green infrastructure and protecting existing green spaces (ES1 and ES2). ▪ Supporting existing community facilities (implicit throughout the plan and existing facilities identified in policy CM1). ▪ Identify social, green and physical infrastructure that would help foster healthy living e.g. Appendix 7 project 1: create a more coherent network of 'green corridors' for people and wildlife
<p>Meeting the challenge of climate change, flooding and coastal change</p> <p>The NPPF states 'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability</p>	<p>Camden's local flood risk maps show part of the area at high risk of surface water flooding from run-off combined with a high water table, which increases the importance of making space for water to permeate into the aquifer. The</p>

NPPF Sustainability Policy	DPNF Response
<p>and providing resilience to the impacts of climate change...and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development', (Paragraph 93).</p> <p>New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>Paragraph 100 states that: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p>	<p>provisions in the policy also ensure that climate change is adequately considered.</p> <p>Otherwise the DPNF supports this policy by:</p> <ul style="list-style-type: none"> ▪ Reducing the harmful effects of vehicle use. ▪ Reducing traffic volumes (Policy TS3). ▪ Protecting green spaces and promoting a positive approach to blue and green infrastructure (Policy ES1).
<p>Conserving and enhancing the natural environment</p> <p>The NPPF requires the planning system should contribute to and enhance the natural and local environment by:</p> <ol style="list-style-type: none"> i. protecting and enhancing valued landscapes, soils and the best agricultural land; ii. minimising impacts on biodiversity; iii. re-using and remediating previously developed (brownfield) land; iv. minimising pollution of all kinds; and v. encouraging good design. 	<p>The DPNF supports this principle in</p> <ul style="list-style-type: none"> ▪ Policy ES3 Biodiversity: protecting and enhancing existing biodiverse habitats as well as supporting developments which provide new areas of biodiverse habitat. ▪ Policy ES1 (Green and open spaces) helps to demonstrate conformity with this national policy approach. Policies H1-H3 aim to protect valued landscapes.
<p>Conserving and enhancing the historic environment</p> <p>The NPPF requires a positive approach to 'the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats'.</p>	<p>The neighbourhood area includes 90 Listed Buildings and almost the whole neighbourhood is a conservation area. As such heritage policies feature prominently within the DPNF.</p> <p>The DPNF support this national policy primarily through policy DC2 (Heritage assets). Associated appendices are; appendix 3 (Protected Views) and appendix 4 (Heritage).</p>

3 Contributing to Achieving Sustainable Development

- 3.1 The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally¹ as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 The NPPF uses three ‘dimensions’ to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the DPNP, where appropriate:
- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
 - to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
- 3.3 The DPNP’s contribution to sustainable development (as defined in the NPPF) has therefore to be measured against of three dimensions (NPPF paragraph 7):
- an economic role - to contribute to building a strong, responsive and competitive economy,
 - a social role - to support strong, vibrant and healthy communities; and
 - an environmental role - to contribute to protecting and enhancing the natural, built and historic environment.
- 3.4 Table 2 shows the alignment of the DPNP with the aims of the NPPF for the delivery of economic sustainability.

Table 2 Contribution of the DPWP to achieving economic sustainability

	Delivering Economic Sustainability
NPPF Definition	Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.
DPNP Objectives	2. Housing: provide a mix of housing for people of all means. 3. Community: create a neighbourhood that has a strong community feel, encompasses a wide mix of social groups, and is supported by first-class community services. 4. Neighbourhood Centres and Employment: ensure the neighbourhood has thriving local centres and is served by a wide range of independent shops, restaurants, cafes and pubs.

¹ Resolution 24/187 of the United Nations General Assembly

Delivering Economic Sustainability	
	6. Transport and Streets: ensure the neighbourhood is well-connected both to neighbouring areas and to central London by excellent walking and cycling links and public transport.
DPNP Policies	DC1: Enhancing the sense of place DC3: Requirement for good design DC4: Small residential developments H1: Meeting housing need H2: Affordable housing H3: Accessible housing CM1: Community facilities CE1: Supporting Neighbourhood Centres CE2: Intensification of Neighbourhood Centres CE3: Public realm CE4: Supporting employment activities CE5: Character of Neighbourhood Centres ES4: Energy efficiency TS1: Safety and accessibility for pedestrians and cyclists TS2: Cycling improvements TS3: Traffic reduction
Commentary	These DPNP policies contribute to economic sustainability by: <ul style="list-style-type: none"> ▪ Supporting the development of additional housing which will generate more customers for local businesses; ▪ Protecting established employment areas; ▪ Supporting the continued development of existing commercial and academic areas; and ▪ Maintaining the viability and vitality of the area's commercial cores so they continue to meet the day to day needs of the community

3.5 Table 3 shows the alignment of the DPNP with the aims of the NPPF for the delivery of social sustainability.

Table 3 Contribution of the DPNP to achieving social sustainability

Delivering Social Sustainability	
NPPF Definition	Support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
DPNP Objectives	<ol style="list-style-type: none"> 1. Design and Character: ensure a neighbourhood that is predominantly residential, characterised by a rich variety of architectural styles and excellent design. 2. Housing: provide a mix of housing for people of all means 3. Community: create a neighbourhood that has a strong community feel, encompasses a wide mix of social groups, and is supported by first-class community services. 4. Neighbourhood Centres and Employment: ensure the neighbourhood has thriving local centres and is served by a wide range of independent shops, restaurants, cafes and pubs. 5. Environment and Sustainability: retain the neighbourhood's leafy feel, with treasured green and open spaces and wide, tree-lined roads giving a semi-rural or village feel, and contribute to addressing issues of climate change and air quality. 6. Transport and Streets: ensure the neighbourhood is well-connected both to neighbouring areas and to central London by excellent walking and cycling links and public transport.

Delivering Social Sustainability	
DPNP Policies	DC1: Enhancing the sense of place DC3: Requirement for good design DC4: Small residential developments H1: Meeting housing need H2: Affordable housing H3: Accessible housing CM1: Community facilities CE1: Supporting Neighbourhood Centres CE2: Intensification of Neighbourhood Centres CE3: Public realm CE4: Supporting employment activities CE5: Character of Neighbourhood Centres ES1: Green and open spaces ES2: Tress ES3: Biodiversity TS1: Safety and accessibility for pedestrians and cyclists TS2: Cycling improvements TS3: Traffic reduction
Commentary	These DPNP policies contribute to social sustainability by: <ul style="list-style-type: none"> ▪ Ensuring development will not have a detrimental impact upon the quality of life of residents; ▪ Requiring a mix of housing that recognizes the need for affordable housing, housing for young families and housing for older people; ▪ Ensuring that all new developments respect the heritage and character of Dartmouth Park Conservation Area; and ▪ Supporting the development and expansion of new community facilities.

1.1. Table 4 shows the alignment of the DPNP with the aims of the NPPF for the delivery of environmental sustainability.

Table 4 Contribution of the DPNP to achieving environmental sustainability

Delivering Environmental Sustainability	
NPPF Definition	Contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
DPNP Objective	1. Design and Character: ensure a neighbourhood that is predominantly residential, characterised by a rich variety of architectural styles and excellent design. 5. Environment and Sustainability: retain the neighbourhood's leafy feel, with treasured green and open spaces and wide, tree-lined roads giving a semi-rural or village feel, and contribute to addressing issues of climate change and air quality. 6. Transport and Streets: ensure the neighbourhood is well-connected both to neighbouring areas and to central London by excellent walking and cycling links and public transport.
DPNP Policies	DC2: Heritage assets CE3: Public realm ES1: Green and open spaces ES2: Trees ES3: Biodiversity ES4: Energy efficiency TS2: Cycling improvements TS3: Traffic reduction

Delivering Environmental Sustainability	
Commentary	<p>These DPNP policies contribute to environmental sustainability by:</p> <ul style="list-style-type: none"> ▪ considering the impact of housing development on the form, character and setting of settlement and local environment; ▪ requiring that development respects the delicate balance between buildings, views, landscape and opens spaces; ▪ protecting green spaces and maintaining existing habitats.

3.6 In short, the DPNP contributes to the achievement of sustainable development by:

- including policies that ensure commercial and residential development adequately reflect the unique characteristics of the local area to ensure natural and built heritage assets are protected and development is delivered in accordance with high quality design principles and adequate regard to wider infrastructure considerations;
- protecting and enhancing the built and historic environment by encouraging high quality development that responds to the local vernacular, form, character and setting of the surrounding local environment;
- protecting green space, local habitats and opportunities to provide biodiversity gains within new developments; and
- protecting community assets that both enhance the quality of life and establishing projects that provide new facilities.

4 General Conformity with the Development Plan

Camden Local Plan

- 4.1 The National Planning Practice Guidance states that a draft neighbourhood plan must be in general conformity with the strategic policies of the local plan in force if it is to meet the basic condition. The DPNP takes into account Camden's Local Plan 2017, setting out policies and proposals for the development and use of land:
- 4.2 Camden Council's strategic policies have been assessed with particular reference to their detailed objectives and specific policies, to ensure that the Dartmouth NP is in general conformity with the respective adopted policies. Table 5 below illustrates this general conformity. Please note that where a local plan policy is not identified it is not considered directly relevant to the DPNP.
- 4.3 The policies contained in the DPNP are considered to be consistent with the following strategic policies of the Camden Local Plan 2017:

Table 5 General conformity with LB Camden's Local Plan 2017

Camden's Local Plan 2017	Dartmouth Park Neighbourhood Plan Policy
H1 Maximising Housing Supply	H1
H4 Maximising the supply of affordable housing	H2
H6 Housing choice and mix	H1, H2, H3
H7 Large and small homes	H1, H2, H3
C1 Health and wellbeing	ES1, ES2, TS1, TS2, SNS1
C2 Community facilities	CM1
C3 Cultural and leisure facilities	CE1
C5 Safety and security	TS1, DC3
C6 Access for all	H3, TS1
E1 Economic development	CE1, CE2, CE4
E2 Employment premises and sites	CE1, CE2
A1 Managing the impact of development	CE5
A2 Open space	ES1, ES2
A3 Biodiversity	ES3
A4 Noise and vibration	TS3
D1 Design	DC3
D2 Heritage	DC2
CC5 Waste	DC3
T1 Prioritising walking, cycling and public transport	TS1, TS2
T3 Transport Infrastructure	TS1, TS2, TS3
DM1 Delivery and monitoring	Chapter 10

- 4.4 Note that Camden Council provided very detailed comments on three drafts of the DPNP, which has very much shaped the policies in the submission draft.
- 4.5 The DPNP is in general conformity with Camden’s local plan adding value to local plan policy that can be easily considered alongside any other material considerations in determining planning applications.

London Plan

- 4.6 London Plan policies are broadly framed and are already reflected in the Camden Local Plan. Therefore, the issues of 'non-conformity' with the London Plan are unlikely to arise in relation to neighbourhood plans. This Basic Conditions Statement does, in any event, outline how the Dartmouth Park Neighbourhood Plan conforms with the London Plan.
- 4.7 Dartmouth Park Neighbourhood Forum is confident that the policies proposed in the DPNP both support, and generally conform with, those of the London Plan. Table 6 sets this out below.
- 4.8 This Basic Conditions Statement refers to the currently adopted version of the London Plan.

Table 6 General conformity with the London Plan

London Plan objective	Dartmouth Park Neighbourhood Plan conformity
01: A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high-quality homes and neighbourhoods for all Londoners and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.	The Dartmouth Park Neighbourhood Plan is clear that it supports residential growth in the area (policies H1, H2 and CE2). A main aim of the Plan is to ensure that development reflects and responds to local character and dynamics of the area. Policy H2, in particular, seeks to ensure that housing is provided for all sections of society, not just the wealthy.
02: An internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.	DPNP has policies that specifically supports and attempts to stimulate enterprise and to protect the employment premises that help to make the area varied. Policy CE4 on supporting employment activities specifically includes mention of affordable workspace and homeworkers, the bedrocks of entrepreneurialism. Policy CE2 promotes the intensification of neighbourhood centres, including for employment uses.
03: A city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high-quality environment for individuals to enjoy, live together and thrive.	<p>Dartmouth Park has a broad mix of residential areas, business and commercial premises, retail offerings and access to highly sought after green and public spaces. The DPNP recognises this and actively, and through its policies, promotes improved public realm, green infrastructure, sustainable movement, better neighbourhood centres and community facilities. These factors cumulatively will provide for a strong sense of place, and create accessible and secure neighbourhood.</p> <p>Dartmouth Park has a diverse mix of residents. The housing stock ranges from affordable and social housing (38% of homes are social rented) through to very expensive residences. The Plan establishes policies that seek to enhance the environment for all.</p> <p>All policies are working towards this objective.</p>
04: A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London’s built heritage, and which makes the most of	The vision of the DPNP clearly recognises the architectural heritage of the area, including the Conservation Area and Hampstead Heath. Policies within the Plan seek to enhance and maintain these assets and positively plan for them. A key objective of the DPNP is to

<p>and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.</p>	<p>improve public realm and green infrastructure through the area with overarching and specific policies (ES1, ES2 and ES3) regarding new opportunities and improvement to existing situations.</p> <p>Policy DC3 helps to implement this objective by defining good design in the Dartmouth Park context. Contemporary design can sit comfortably within this definition.</p>
<p>05: A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.</p>	<p>The DPNP proactively seeks to address the main factors relating to climate change and sustainable development, insofar as following advice from LB Camden has allowed. Policy ES3 supports measures which increase energy efficiency and which reduce energy and resource loss.</p> <p>As part of this, policies TS1 and TS2 promote walking and cycling, whilst policy TS3 seeks to lessen the harmful impacts of vehicular traffic.</p>
<p>06: A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.</p>	<p>The DPNP Vision notes our excellent connectivity with the rest of London and increasing opportunities for pleasant and safe active travel. Policies TS1 and TS2 promote walking and cycling, whilst policy TS3 seeks to lessen the harmful impacts of vehicular traffic.</p>

5 European Union Regulations

Strategic Environment Assessment (SEA)

- 5.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The plan sought to consult across the community broadly, as set out in the Consultation Statement.
- 5.2 As the DPNP does not include policies to allocate sites for development or include policies that are likely to have significant environmental effects on European protected sites, the local and wider environment, there was not a requirement for the DPNP to prepare a Strategic Environmental Assessment (SEA) in accordance with EU Directive 2001/42 on SEA as outlined in the screening opinion confirmed by LBC in agreement with statutory consultees.
- 5.3 Section 11 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires LBC to determine whether the Dartmouth Park Neighbourhood Plan is likely to have significant environmental effects. LBC has determined after consultation with Natural England, the Environment Agency and Historic England that the DPNP is not likely to have significant environmental effects and, therefore, a Strategic Environmental Assessment (SEA) is not required (see Appendix 1).
- 5.4 In addition to the screening of Neighbourhood Plans in relation to SEA, there is a need to assess the likelihood of proposals within a Plan having an adverse impact on internationally designated wildlife sites. This Habitats Regulations Assessment (HRA) is required by the European Habitats Directive. A Habitats Regulations Assessment may be required depending on the contents of the Neighbourhood Plan and the potential impact of the Plan on internationally designated wildlife sites within a reasonable distance from the Neighbourhood Plan area. For the purposes of assessment this will be taken to be sites within 20km of the Neighbourhood Area.
- 5.5 The DPNP area is situated outside any European Designated Protection Area. European sites (sometimes known as 'Natura 2000' sites / network and Ramsar sites) include candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
- 5.6 Policies within the DPNP require development to protect, enhance and improve the built and natural environment within the plan area, providing it does not negatively impact on people and neighbouring uses through pollution impacts.

Habitats Regulations

- 5.7 The Dartmouth Park Neighbourhood Plan is considered to compatible with the EU Habitats Directive. The NP is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, & c.) Regulations 2017, either alone or in combination with other plans or projects.
- 5.8 A Habitats Regulation Assessment (HRA) was undertaken for Camden Council's Local Plan documents and concluded that they would be unlikely to have significant effects on wildlife.
- 5.9 Camden Council has undertaken an Equality Impact Assessment (EqIA) for the plan's effects on individuals and groups with protected characteristics. The Plan has sought to minimize any negative impacts on the equality strands of gender, race, religion, sexual orientation, age, disability, class and deprived communities.

6 Conclusion

- 6.1 The policies in the Dartmouth Park Neighbourhood Plan have been drafted taking into account national and local planning policies and are considered to be in conformity with these policies. The Strategic Environmental Assessment (SEA) indicates that the Plan would have a significant positive effect on the area. Taking all these together, we consider that the plan is in conformity with relevant national and local policies and relevant EU regulations.

Appendix 1: Strategic Environmental Assessment (SEA) Screening Opinion

Strategic Environmental Assessment (SEA) Screening Opinion

Draft Dartmouth Park Neighbourhood Plan (Pre – Regulation 14)

March 2018

Prepared by:

London Borough of Camden

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- 4.0 Screening outcome

1. Introduction

- 1.1. A neighbourhood plan may require a Strategic Environmental Assessment (SEA) to comply with European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”. The European Directive is transposed into law by the Environmental Assessment of Plans and Programmes Regulations 2004. However, there is no legal requirement for a neighbourhood plan to have a Sustainability Appraisal (SA), as set out in section 19 of the Planning and Compulsory Purchase Act. Neighbourhood plans are not defined as Local Plans, having their own designation and are produced by qualifying bodies under the Localism Act.
- 1.2. Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which “determine the use of small areas at a local level and minor modifications to plans and programmes” where they are determined to be likely to have significant environmental effects.
- 1.3. A neighbourhood plan will be capable of being a material consideration in the assessment of future planning applications. It is the Council’s responsibility to identify whether an SEA should be undertaken. This is determined through an SEA screening exercise (table below).
- 1.4. The screening process is based upon consideration of standard criteria in Annex II of the Directive to determine whether the plan is likely to have “significant environmental effects”. The result of the Camden’s screening process is detailed in this screening statement.
- 1.5. The draft Dartmouth Park Neighbourhood Plan sent to Camden Council in February 2018 has been screened to consider whether an SEA is required. Should policies within the plan change, the screening opinion of the borough could also change.
- 1.6. The screening report has been informed by the views of the statutory consultation bodies (Historic England, Natural England and the Environment Agency).

2. Vision, objectives & policy priorities of the plan

- 2.1. The stated vision of the Dartmouth Park Neighbourhood Plan is to “This Dartmouth Park Neighbourhood Plan seeks to ensure that Dartmouth Park is a vibrant neighbourhood with a balanced and diverse community, with thriving local centres and excellent connectivity with the rest of London. While welcoming sustainable development that provides new jobs and needed housing, the people of Dartmouth Park wish to ensure that the area’s village character, rich architectural heritage, attractive green streets, open spaces and natural environment are not only maintained but enhanced.”

2.2. The draft Neighbourhood Plan's key policy areas include:

- Design and character
- Housing
- Community
- Neighbourhood centres and employment
- Environment and sustainability
- Transport and streets
- Specific neighbourhood sites

2.3. The plan also contains a number of projects. These are not considered as policies within the plan and therefore do not require testing for SEA.

3. Assessment

3.1. The 'responsible authority' must determine whether a plan or programme, in this case the draft Dartmouth Park Neighbourhood Plan, is likely to have significant environmental effects with reference to the criteria specified in Schedule 1 of the Regulations.

3.2. These criteria are set out in the table below, along with consideration of the likely impact of the neighbourhood plan against each.

SEA Directive criteria	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 Neighbourhood Plan must have regard to National Policy and be in general conformity with the strategic policies of the borough.</p> <p>The draft Neighbourhood Plan, if adopted, would form part of the statutory Development Plan for the borough and as such contribute to the framework for future projects and activities in the Neighbourhood Area.</p> <p>The Plan does not allocate sites for development or address issues outside of those already assessed in the Council's Local Plan SA (incorporating SEA) and as such is not considered to have significant effects in this regard.</p>	No
1b) The degree to which the plan or programme influences other plans and programmes	<p>The Neighbourhood Plan must be consistent with the National Planning Policy Framework and in general conformity with the Council's strategic policies.</p> <p>The Neighbourhood Plan may form the context for and influence other documents for this area.</p>	No

including those in a hierarchy	However, it is considered the extent of impact is unlikely to be significant in this regard.	
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>If passed at referendum, the plan will sit alongside the Council's current development plan documents which have undergone SA (incorporating SEA).</p> <p>The draft Plan considers all three dimensions to sustainable development: economic, social and environmental. The policies seek to protect residential amenity and conserve natural and heritage assets identified as important by the local community. The extent of these effects are not considered sufficient to warrant SEA.</p>	No
1d) Environmental problems relevant to the plan or programme	The draft Neighbourhood Plan seeks to address some environmental problems within Dartmouth Park Neighbourhood Area, such as increasing/protecting open/green space and limiting impermeable surfaces. These issues are addressed in the SA of the Local Plan and as such do not need further assessment.	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).	The draft Plan is not directly relevant to the implementation of community legislation on the environment.	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	As discussed under Criterion 1a above, the policies are not considered to extend significantly beyond those already tested for SEA in the Council's Development Plan for the borough	No
2b) The cumulative nature of the effects	<p>Cumulative effects are where several policies or site allocations have insignificant effects but when put together have a significant combined effect.</p> <p>The draft Plan does not allocate sites for development nor do the policies extend significantly</p>	No

	beyond those already tested for SEA in the Council's Development Plan for the borough.	
2c) The trans-boundary nature of the effects	There are no trans-boundary effects arising from the draft Plan.	No
2d) The risks to human health or the environment (e.g. due to accidents)	There are unlikely to be risks to human health or the environment arising from the Plan in respect of this criterion.	No
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The Plan would apply to development in the Dartmouth Park Neighbourhood Area. A population of approximately 8,900 may be considered significant, however the neighbourhood plan does not allocate sites for development nor do the policies extend significantly beyond those already tested for SEA in the Council's Development Plan for the borough.	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	The Plan identifies a number of buildings not currently noted for their heritage value but are considered of merit in the neighbourhood area. Some shopfronts and public houses are also noted for their historic value. The extent of these 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	There are no landscapes of national or international protection status in the Plan area.	No

4. Screening outcome

4.1. Having reviewed the draft Dartmouth Park Neighbourhood Plan against the above criteria, as written, the Council considers that the Plan is unlikely to have significant environmental effects.

4.2. The London Borough of Camden's planning policies have undergone Sustainability Appraisal (incorporating SEA). Policies in neighbourhood plans that are consistent with those policies need not go through further screening and assessment. There are policies in the draft Dartmouth Park Neighbourhood Plan that seek to enhance and protect the environment. The extent to which these go beyond existing policy in the Council's Development Plan are not considered sufficiently significant to warrant carrying out a Strategic Environmental Assessment.

4.3. This determination has also been subject to consultation with the statutory consultation bodies. The consultation bodies, specified in the Environmental Assessment of Plans and Programmes Regulations 2004, that have been consulted are:

- Natural England
- Historic England; and
- Environment Agency.

4.4 The responses from the consultation bodies were received in March 2018 and set out below:

Natural England – confirms that the proposals contained within the plan will not have significant effects on sensitive sites.

Historic England - agrees that the proposed Neighbourhood Plan does not set out policies likely to have sufficient significant environmental impacts likely to require full SEA.

Environmental Agency – do not consider there to be potential significant environmental effects. However they note that the Surface Water Management Plan (SWMP) will indicate if there are any Critical Drainage Areas (CDAs) from local sources of flood risk.

4.5 Regarding the Environment Agency's comments, officers note that the SWMP identifies that CDAs cover the majority of the borough (with the exception of a narrow strip of land along the northern boundary near Hampstead Heath). The York Rise Local Flood Risk Zone is located in the neighbourhood area which the SWMP notes could be vulnerable to flooding in an extreme (1 in 100 year) weather event. The Neighbourhood Plan however should enable better drainage. It includes policies which seek to resist hard surfacing of gardens, and protect green spaces and trees. Overall, flood risk in the neighbourhood area is likely to be low. The Council has therefore not consider that this issue justifies altering the assessment.

4.6 Copies of the representations from the consultation bodies can be found below.

Mr Benjamin Vickers
London Borough of Camden
Forward Planning & Projects
PlanningPolicy@camden.gov.uk

Our ref: NE/2007/102642/OR-
21/IS1-L01

Date: 27 February 2018

Dear Mr Vickers

Strategic Environmental Assessment (SEA) Screening report for Dartmouth Park Neighbourhood Plan

Thank you for consulting us on the above screening opinion. This consultation was received on 16 February 2018.

Based on a review of environmental constraints for which we are a statutory consultee, there are no areas of fluvial flood risk, Source Protection Zones for groundwater or watercourses affected by the neighbourhood plan area. Therefore we do not consider there to be potential significant environmental effects relating to these environmental constraints.

Your Surface Water Management Plan will indicate if there are any critical drainage areas from local sources of flood risk (e.g. surface water, groundwater and sewerage) which coincide with the neighbourhood plan area.

For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely

Mr Demitry Lyons
Sustainable Places Planning Advisor

Direct dial 02084748769

Direct e-mail HNL SustainablePlaces@environment-agency.gov.uk

End

Date: 19 March 2018
Our ref: 239492
Your ref: Dartmouth Park NP – SEA Screening



Mr B Vickers
Planning Policy Officer
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BY EMAIL ONLY

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Dear Mr Vickers

Dartmouth Park Neighbourhood Plan - SEA Screening

Thank you for your consultation on the above dated and received by Natural England on 16th February 2018.

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) are concerned, 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 new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Sharon Jenkins
Consultations Team



Historic England

By email : Planningpolicy@camden.gov.uk

Our ref. PL00322023

FAO

Telephone 020 7973 3717

Benjamin Vickers
Planning Policy Officer
London Borough of Camden
Strategic Planning and Implementation
Regeneration and Planning
2nd Floor, 5 Pancras Square
London
N1C 4AG

20 March 2018

Dear Camden Planning Policy Team

Draft Dartmouth Park Neighbourhood Plan SEA Screening - Pre Regulation 14

Thank you for consulting Historic England.

The Government through the Localism Act (2011) and Neighbourhood Planning (General) Regulations (2012) has enabled local communities to take a more pro-active role in influencing how their neighbourhood is managed. The Regulations require Historic England, as a statutory agency, be consulted on Neighbourhood Plans where the Neighbourhood Forum or Parish Council consider our interest to be affected by the Plan.

As the Government's adviser on all matters pertaining to the historic environment and a consultation body for the purposes of Regulation 10(4) of the Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 1999 ("the EIA Regulations"), English Heritage writes to inform the London Borough of Camden's Screening Assessment on the Environmental Statement for the Proposed Neighbourhood Plan for Dartmouth Park, London.

On the basis of this information provided we agree with the assessment set out in Draft SEA Screening Report, prepared by the London Borough of Camden, that the proposed



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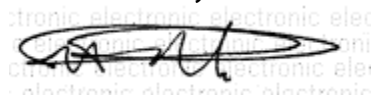
Neighbourhood Plan does not set out policies likely to have sufficient significant environmental impacts likely to require full SEA.

Having reviewed the Draft Neighbourhood Plan, we consider this to be well written, accurate and accessible, and likely to have positive benefits for the heritage, local character and vitality of the Plan area. The Plan clearly identifies the architecture and the history of the area as a key strength to be protected but also to inspire the way in which the area should develop. In light of this we do not wish to make detailed comments regarding the Neighbourhood Plan.

If however there are any aspects of the Draft Plan which you consider would benefit from further consideration by Historic England please do not hesitate to contact us.

It must be noted that this advice does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this request and which may have adverse effects on the environment. We trust this advice is of assistance in the preparation of your scoping opinion.

Yours faithfully



Richard Parish
Historic Places Adviser



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Dartmouth Park
Neighbourhood Plan