



**South Quay Masterplan
Supplementary Planning Document (SPD)**

SEA Adoption Statement

October 2015

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1.0 Introduction

- 1.1 London Borough of Tower Hamlets adopted its South Quay Masterplan Supplementary Planning Document (SPD) on 6th October 2015.
- 1.2 During preparation of the South Quay Masterplan SPD, the Council undertook a Strategic Environmental Assessment (SEA) of the SPD as it was developed. The SEA requirements were met through two rounds of public consultation, and the method and findings of which were described in the environment report published alongside the consultation version of the SPD (November 2014).
- 1.3 In accordance with regulation 16 (4) of the Environmental Assessment of Plans and Programmes Regulations 2004, the Council has prepared this statement to set out the following particulars:
 - (a) how environmental considerations have been integrated into the plan or programme;
 - (b) how the environmental report has been taken into account;
 - (c) how opinions expressed in response to—
 - (i) the invitation referred to in regulation 13(2)(d);
 - (ii) action taken by the responsible authority in accordance with regulation 13(4), have been taken into account;
 - (d) how the results of any consultations entered into under regulation 14(4) have been taken into account;
 - (e) the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
 - (f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.
- 1.4 The final SEA Report for the Adopted South Quay Masterplan SPD is dated May 2015 and comprises the SEA Report Addendum (May 2015) which provides the most up-to-date summary of effects. It supplements the draft documents published following the SEA Scoping Report consultation that took place between September 15th and October 20th 2014 which consisted of:
 - (i) Strategic Environmental Assessment for the South Quay Masterplan Supplementary Planning Document
 - (ii) Non-Technical Summary of the Strategic Environmental Assessment of the South Quay Masterplan Supplementary Planning Document
 - (iii) Strategic Environmental Assessment for the South Quay Masterplan: Technical Appendices

2.0 How environmental and sustainability considerations have been integrated into the South Quay Masterplan Supplementary Planning Document

- 2.1 The Council commissioned external consultants, Land Use Consultants (LUC), to undertake and draft the SEA independently.
- 2.2 This work was undertaken between August 2014 and May 2015.
- 2.3 The purpose of the SEA is to assist the Council in preparing the South Quay Masterplan SPD by identifying the key sustainability/environmental issues facing the Masterplan area, to predict what would be the likely effects of the SPD on these issues, and to put forward recommendations to inform content of the SPD.
- 2.4 An SEA Scoping Report was published for consultation between 15th September and 20th October 2014. The draft SEA report was published for a six week consultation between 5th January and 16th February 2015.
- 2.5 The SEA framework (see table 1 below) was developed taking account of the objectives which were informed by the topics required to be covered by the SEA regulations, the policy framework, sustainability issues facing the Plan area and objectives already established in the Sustainability Appraisal/SEA of the Local Plan (Core Strategy 2010 and Managing Development Document 2013) as well as the London Plan. The SEA objectives were supported by more detailed criteria to facilitate assessment of the options and provisions within the draft Masterplan.

Table 2.1 SEA Framework

SEA Objective	Relevant SEA Topic
1. To create and sustain a liveable, well-designed environment that promotes long-term social cohesion, sustainable healthy lifestyles and a sense of place	Material assets; Human Health
2. To protect, conserve and enhance the biodiversity within the Masterplan Area and wider borough and where appropriate create habitats, green and open spaces and watercourses	Biodiversity, fauna, flora and material assets
3. To minimise flood risk to people and property within the Masterplan Area, the wider borough and elsewhere, and promote the use of sustainable urban drainage systems	Water; Population; Material Assets
4. To enhance and protect the significance of heritage assets and archaeological heritage	Cultural heritage, including architectural and archaeological heritage
5. To enhance local townscape/ landscape character and improve the quality of the built environment and public open spaces	Landscape (townscape)
6. To achieve a planned and aesthetically balanced skyline, as seen in protected views	Landscape (townscape and views)

7. To protect views and the visual amenity of people living and working in	Population (visual amenity) and visiting the area and surroundings
8. To increase the proportion of journeys made by walking and cycling followed by bus or train (relative to those taken by car)	Material Assets; Population; Human Health
9. To maximise the accessibility to key services and amenities	Population & Human Health
10. To improve the quality of water within the Masterplan Area and to achieve the wise management and sustainable use of water resources	Water
11. To minimise the production of waste across all sectors and increase reuse, recycling, remanufacturing and recovery rates	Material assets.
12. To protect existing, make provision for new, and maximise accessibility to education facilities to meet the needs of all sectors of the population	Population & Human Health
13. To maximise the health and well-being of the population and reduce inequalities in health	Population & Human health
14. To ensure that all residents have access to good quality, well-located, affordable housing that promotes liveability	Population
15. To provide all residents with the opportunity of employment, particularly in deprived areas	Population & Human Health
16. To reduce pollution to land through direct action or mitigation; to seek to improve the quality of land as far as possible	Soil; population; human health
17. To reduce pollution to the air and reduce disruption from noise and vibration through direct action or mitigation measures; To seek to improve the quality of the air as far as possible	Air; population; human health.
18. To ensure the Masterplan adapts to the effects of climate change (both now and in the future) and contributes to climate change mitigation, achieves greater energy efficiency and reduces its reliance on fossil fuels	Climatic factors; Population & Human Health; Material Assets.

2.6 In the early stages of developing the SPD, various densities of development within the Masterplan area and in turn ways of delivering development were explored. As a result, the options appraisals informed the placemaking principals and design approaches set out in the SPD. Alongside the consultation responses, the SEA helped to identify where there may be other 'reasonable alternatives' to the options being considered for the SPD, and refined options assessed against the SEA Framework.

2.7 The findings of the appraisal from the Draft SEA Report highlighted the likely significant effects and made recommendations for improvements in terms of mitigating adverse effects and maximising benefits of the Masterplan, together with proposed monitoring measures.

3.0 How the Environmental Report has been taken into account

- 3.1 As stated above, the SEA was undertaken alongside each stage of the development of the SPD including following formal public consultation. Reports were produced to describe the approach taken, the potential effects identified, and to put forward recommendations to minimise negative effects or enhance positive effects. Officers prepared the SPD by taking the SEA findings into account and made changes where appropriate following formal public consultation in early 2015.
- 3.2 Table 3.1 (below) shows stages of South Quay Masterplan SPD preparation and corresponding SEA stages plus how the SEA Report has been taken into account

Table 3.1 Stages of South Quay Masterplan SPD alongside the SEA

Time period	Plan-making stage	SEA stage
Summer 2014	Evidence gathering	Scoping Report
Winter 2014/15	Draft SPD Consultation (6 weeks)	Draft SEA Report
Spring 2015	Review Consultation Response	Update Draft SEA Report
Summer 2015	Adoption	Final SEA Report Addendum

4.0 How opinions of consultation bodies and the public have been taken into account

The Draft SEA Report (2014) to inform the Draft South Quay Masterplan SPD (2014)

- 4.1 Prior to the publication of the Draft South Quay Masterplan SPD (2014), the Council published the Draft SEA Report for public consultation in December 2014. The Consultation response is attached in Appendix 1 of the Final SEA Addendum Report (April 2015).
- 4.2 The recommendations from the Draft SEA report are design focused, and include:
- **Promote exemplar standards of design and sustainability** focusing on demand reduction (e.g. in terms of energy and water) and demonstrates how overall waste production will be reduced.
 - **Promote innovative technologies** e.g. inclusion of Combined Heat and Power proposals/ Energy from Waste Plants, delivered onsite.
 - **Designs to take account of protected views and appropriate in scale** (for example, steps down from Canary Wharf Major Centre and appropriately reflects street scale at ground level) and **ensure there is open sky between buildings**.
 - **Designs to avoid significant adverse effects** as a first principle – for example, through genuinely building in daylight/sunlight/microclimate (including wind) considerations into development design at the outset.

- **Incorporates ecological enhancement measures** into the building design.
- **Promotes car free development and/or contributes to car clubs, electric vehicle charging points** in order to reduce car based travel and its consequent impacts.
- **Designs to take account of surrounding new and existing development and vacant plots within the Masterplan Area** (i.e. schemes at scoping stage/ pre-application stage and other early stages in the planning system, in addition to consideration of consented schemes) In essence, developers should be demonstrating how they are responding to a better Masterplan overall. In particular, cumulative visualisations will be key. New development should not blight adjacent development sites.
- **Designs to take account of features** set out in the Masterplan SPD such as principal open spaces (i.e. if a specific development plot is adjacent to a planned principal, public open space it would need to demonstrate that it would not adversely affect the usability of this space e.g. through microclimate effects/daylight/sunlight issues.
- **Provides public and private open space and social infrastructure** (e.g. primary schools, healthcare facilities) onsite as a first principle rather than relying on financial contributions. Open spaces and social infrastructure should be of a sufficient size and quality to enable use by the wider population of LBTH.
- **Provides appropriate employment onsite to meet development needs** (e.g. B1 use classes) as a first principle rather than relying on financial contributions.

4.3 The draft SPD took account of the above recommendations and set out design guidance to help inform applicant discussions and future assessment of development which exceeds density guidelines articulated by the London Plan. This guidance was split into the following sections of the SPD:

- SQ1 Housing Density
- SQ2 Connections & public spaces
- SQ3 Massing & urban blocks
- SQ4 Skyline
- SQ5 Infrastructure

4.4 Following the January and February 2015 public consultation, three of the representations related specifically to the SEA and were received from the following stakeholders:

- Historic England (formerly English Heritage);
- GVA (on behalf of Berkley Homes); and
- a local resident.

4.5 A summary of the representations and the SEA response can be found in the SEA Addendum Report.

4.6 In order to improve the appearance and content of the document, the Council made amendments to the draft SPD following formal public

consultation. The updated SEA assessment concluded that all of these changes were tested against the SEA Framework and none of the proposed changes would result in any new significant effects. For example, one of the main changes to the infrastructure policy guidance (moving to a focus on 'waste management') is not considered to change any of the scores identified as other infrastructure needs can be dealt with appropriately through existing Local Plan policies. In addition, the SEA conclusions and recommendations are included within the revised chapter 'Delivery, Management & Monitoring' of the updated Draft Masterplan SPD.

- 4.7 All proposed measures and recommendations were responded to by the Council in some form. In many instances, the issues raised were already covered by extant development management policies within the London Plan and adopted Local Plan.

5.0 Why the adopted South Quay Masterplan Supplementary Planning Document was chosen in light of reasonable alternatives

Different amounts of development

- 5.1 The options tested through the SEA process included different amounts of development which could reasonably come forward within the Masterplan area. The smallest amount considered was 1,100 habitable rooms per hectare which is the maximum density recommended by London Plan guidance. Higher density options were also considered up to a maximum of 7,000 habitable rooms per hectare, representing development densities which could conceivably come forward drawing on real schemes which had either been consented or had been submitted in the South Quay area at the time.
- 5.2 In respect of the assessment of the different development amounts, Option 1 (1,100 habitable rooms per hectare) performed best overall, whilst Option 5 (7,000 habitable rooms per hectare) performed worst overall (predicted to have the greatest number of significant adverse effects before mitigation). The assessment of different densities of development found that the threshold for the greatest number of significant adverse effect was 3,000 habitable rooms per hectare and above.
- 5.3 Thus, in developing development scenarios, density options of 1,100hr/ha and 3,000hr/ha were tested as reasonable options.

Different ways to deliver development

- 5.4 The SEA tested different ways to deliver development coming forward. 'Towers in Space' and 'Podiums/ Plinths/ Towers' were considered to be the two main Options for delivering tall, high density development and no other reasonable alternatives have been identified.

- 5.5 'Towers in space' consisted of a development form which delivers all types of uses (e.g. residential, employment and education) within a single tower, perhaps with open/ private amenity space alongside. This represents a development form which has been coming forward within the SPD area and elsewhere in the Borough and London.
- 5.6 'Podiums /Plinths /Towers' consisted of an architectural form which enabled higher density residential development to be delivered in tall towers alongside podiums [1-2 stories] and plinths [3-10 stories] enabling non-residential uses to be provided at lower levels within the podium/ plinth elements and for private/ amenity space to be contained around the built form.
- 5.7 'Towers in space' and 'Podiums/Plinths/Towers' options were tested at 1100hr/ha and 3000hr/ha against the SEA Framework to establish the likely impact of development in the Masterplan area.
- 5.8 The 'Podiums/ Plinths/ Towers' form of development delivery is considered to offer greater opportunities to deliver a more 'liveable' place both within individual development plots and across the SPD area as a whole.

6.0 How will the environmental and sustainability effects be monitored

- 6.1 In respect of cumulative effects, the SEA recognised the potential for other major developments proposed in the wider borough and in London to contribute cumulatively (both positively and negatively) to the development proposed in South Quay. It is recommended that a list of other major developments be prepared and be used to inform developer cumulative assessments, including consideration of schemes within the borough and elsewhere in London which would significantly affect the skyline.
- 6.2 Monitoring of the likely significant effects should be undertaken at a pan-Masterplan level to enable the Council to keep track of the sustainability issues identified within the SEA and whether these are moving in a positive or negative direction.
- 6.3 Finally, developers should keep abreast of and respond to emerging issues such as safety issues identified by London City Airport. This means that new tall buildings cannot be developed in isolation and each developer will need to work with neighbouring developers to consider the potential cumulative safety issues of numerous tall buildings.
- 6.4 The Council monitors the effectiveness and suitability of policies in the council's annual Monitoring Report (AMR). The supplementary policies in this SPD will be monitored as part of this process, and where necessary will be updated or replaced.